

# I-15 GOLDEN TRIANGLE FARM ASSET

TOOLE & PONDERA COUNTIES, MT  
2,131.51 +/- DEEDED ACRES OFFERED

GOLDEN  
TRIANGLE

MONTANA FARM ASSET



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## EXECUTIVE SUMMARY

This offering is comprised of 2,131.51 +/- deeded acres across three non-contiguous assets in Montana's Golden Triangle, between Conrad and Shelby, Montana. There are 1,872.35 +/- cropland acres, per the Toole and Pondera County Farm Service Agencies. This multifaceted asset consists of irrigated and dryland farm ground, a livestock working facility, and rangeland.

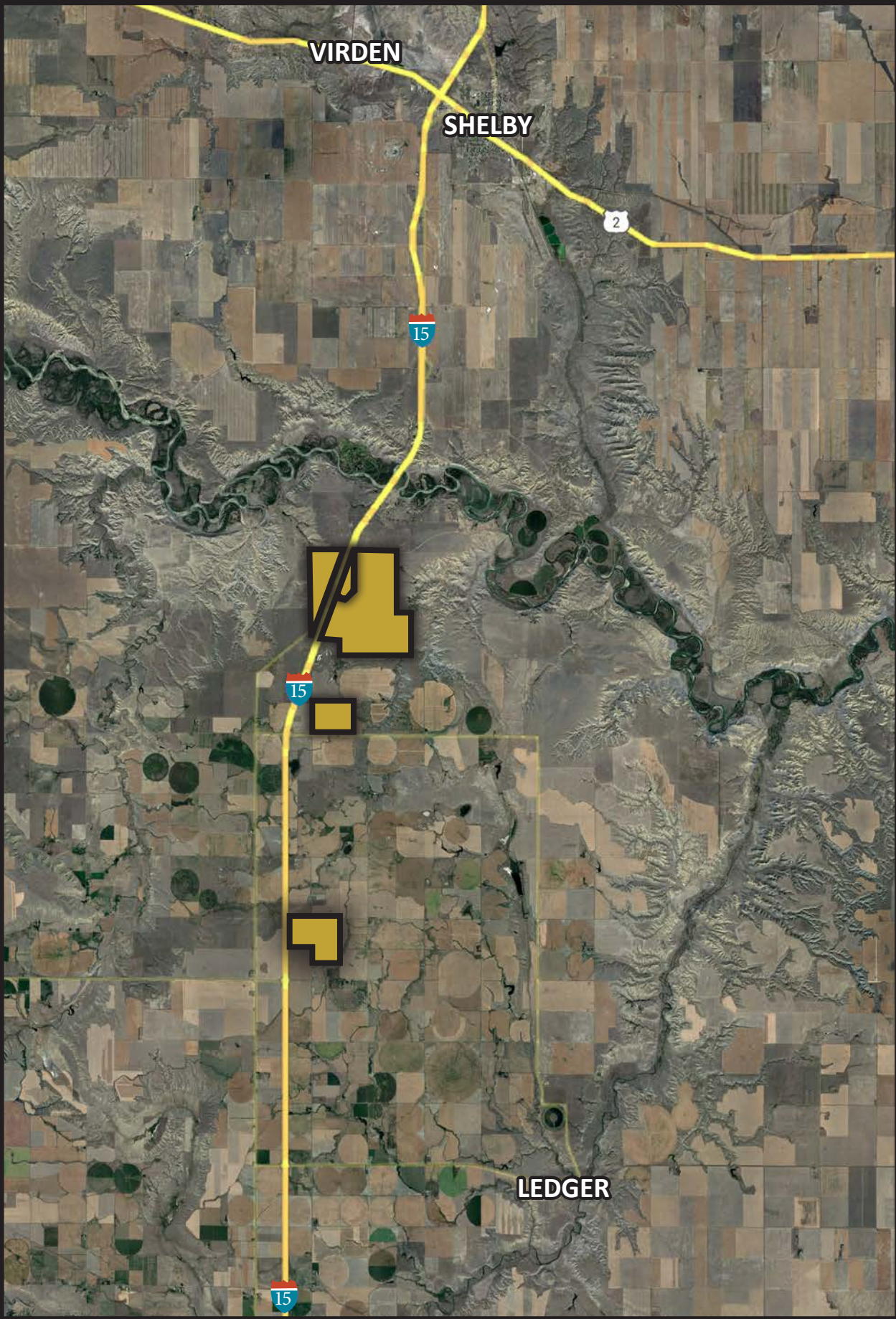
The irrigated farm ground has historically been farmed under an annual crop rotation, using typical farming practices for the area. The primary crops grown on this farm include hay barley, malt barley, and alfalfa mix forage. Alongside the farm ground, the third-generation owner-operators run an Angus-cross cow-calf operation.

Irrigation water for the entire asset is delivered via surface water rights from the Pondera County Canal and Reservoir Company (PCCRC). These water rights, included in the sale, consist of an allocation of 717 shares.

There is ample grain storage on-site, along with one residence, and numerous general-purpose buildings located on the property and included in the sale of this asset. The grain storage consists of seven grain bins, strategically located throughout the three non-contiguous assets, which combine to hold 50,000 +/- bushels. There is a 5,100 +/- square-foot heated Quonset, that is currently used as an equipment shop, and a 4,800 +/- square-foot pole frame building, that is currently used as a calving barn.

*The asset for sale consists of real estate and structures only.*





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## OVERVIEW DETAILS

### TOTAL ACRES

- Per the Montana Cadastral, there are 2,131.51 +/- deeded acres included in the sale of this asset.
  - » The deeded property consists of nine tax parcels. See Exhibit A for a full list of tax parcels and associated information.
  - » The total property taxes for 2023 were \$12,618.23.
- There are 1,872.35 +/- cropland acres, per the Toole and Pondera County Farm Service Agencies.
  - » There are 1,286.59 +/- dryland farm and tillable rangeland acres.
  - » There are 585.76 +/- irrigated acres.
- There are 259.16 +/- acres which are out ground, roads, windbreaks, and other acres.

### CURRENT FARM OPERATION & YIELDS

- The irrigated farm ground has historically been farmed under an annual crop rotation, using typical farming practices for the area.
- The primary crops grown on this farm include hay barley, malt barley, and alfalfa mix forage.
- Access to the data room, which contains production records and other confidential information, will be granted upon execution of a Non-Disclosure Agreement.

### IRRIGATION & WATER RIGHTS

- Irrigation water for the entire asset is provided by Pondera County Canal and Reservoir Company (PCCRC).
- The water rights, included in the sale, consist of an allocation of 717 shares from the PCCRC.
- The 2023 irrigation assessment is \$23,661.00.
- Water for the livestock facility is pumped from an on-site lake.
- Water for the residence is pumped into a cistern via public utilities from the City of Shelby and a private septic system serves sanitation needs.
- All irrigation infrastructure located on the property is included in the sale of this asset.
  - » 365.76 +/- acres are currently irrigated via three pivot systems.
  - » 220.00 +/- acres are currently irrigated via wheel lines.
- Access to the data room, which contains a third-party water report, will be granted upon execution of a Non-Disclosure Agreement.





## OVERVIEW DETAILS CONTINUED

### INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
  - » Irrigated and dryland crop production.
- Potential, additional income sources:
  - » Cattle grazing lease.
  - » Residential leases.

### STRUCTURES

- Residence:
  - » 2,552 +/- square-foot single-family residence.
- Livestock Working Facility:
  - » 4,800 +/- square-foot pole frame building.
- General Purpose Buildings:
  - » 5,100 +/- square-foot Quonset
  - » 768 +/- square-foot garage.
  - » 768 +/- square-foot granary.
  - » 320 +/- square-foot shed.
- On-Site Grain Storage:
  - » Seven grain bins
- All structures located on the property, which are permanently anchored and attached, will be included in the sale of this asset. The seller reserves the right to remove temporary panels/pens, etc.

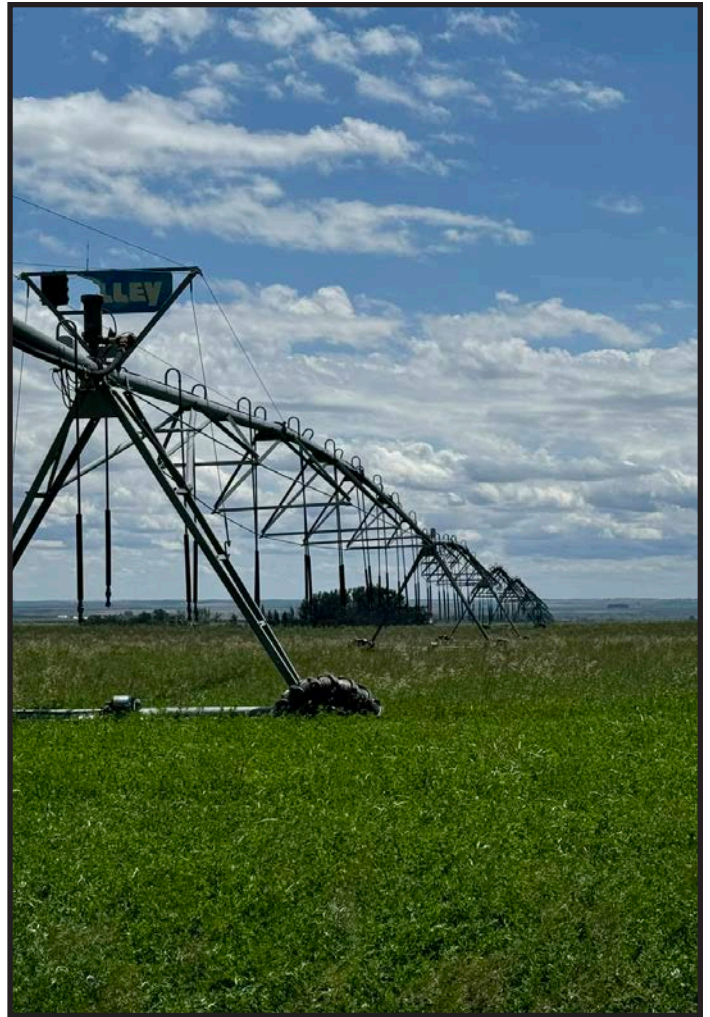


## REGION & CLIMATE

Located in North Central Montana, the asset falls within a region known as the Golden Triangle. Roughly, the corners of the triangle are Conrad and Havre to the north and Great Falls to the south. The communities in the Golden Triangle largely depend on the economy driven primarily by wheat and barley production.

The elevations across the Golden Triangle range from 2,500 feet along the Montana Hi-Line to 6,000 + feet above sea level in the mountainous regions. Montana is considered a 'high mountain desert' and its elevation, low humidity, and dry climate all combine to decrease pest and disease pressure.

This farm asset receives an average of 11-12 inches of precipitation per year, per the USDA Natural Resources Conservation Service. The Golden Triangle lies in the rain shadow of the Rocky Mountain Front, which makes the region less reliant on summer rains. Instead, the stored moisture in the soil lends itself favorable to growing crops such as winter wheat, alfalfa, etc.





**Fig. 1** Scobey soil profile near Glasgow, MT.  
Credit: USDA NRCS

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## SOILS & TOPOGRAPHY

The elevation of the property runs from approximately 3,200 feet to 3,750 feet. Soils on the tillable acres are primarily made up of Scobey-Kevin clay loams.

Formed during the glacial period following volcanic activity, the Scobey soil series consists of very deep, well-drained soils and is the official state soil of Montana. Scobey soils are high in organic matter and clay, compared to other soils found throughout the state, and are therefore able to better hold onto water from precipitation that comes during the wet spring season.



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# IRRIGATION INFRASTRUCTURE & WATER RIGHTS

There are 365.76 +/- acres currently irrigated via three pivot systems and 220.00 +/- acres currently irrigated via wheel lines. All irrigation infrastructure located on the property is included in the sale of this asset.

Water for the entire property is delivered via surface water rights from the Pondera County Canal and Reservoir Company (PCCRC). These water rights, included in the sale, consist of an allocation of 717 shares from the PCCRC. The 2023 irrigation assessment for these rights totals \$23,661.00.

The PCCRC was established in 1909 and is the largest private irrigation project in the state of Montana. There are over 500 miles of canals, which irrigate approximately 80,000 acres of land across five districts.

Water for the livestock working facility is pumped from an on-site lake. Water for the residence is pumped into a cistern via public utilities from the City of Shelby and a private septic system serves sanitation needs.

*Access to the data room, which contains a third-party water report, will be granted upon execution of a Non-Disclosure Agreement.*





# IRRIGATION INFRASTRUCTURE MAPS



- Wheel Line
- Mainline
- Pivot



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## CURRENT FARM OPERATIONS

There are 1,872.35 +/- cropland acres, per the Toole and Pondera County Farm Service Agencies. This multifaceted asset consists of irrigated and dryland farm ground, a livestock working facility, and rangeland. There are 585.76 +/- irrigated acres and 1,286.59 +/- dryland farm and tillable rangeland acres.

The irrigated farm ground has historically been farmed under an annual crop rotation, using typical farming practices for the area. The primary crops grown on this farm include hay barley, malt barley, and alfalfa mix forage. A portion of the tillable dryland acres were previously planted in CRP grasses, but are not under any current contracts, and are now used as grassland pasture.

Alongside the farm ground, the third-generation owner-operators run an Angus-cross cow-calf operation. There is a livestock working facility that holds 300 +/- head of cattle and a 4,800 +/- square-foot pole frame building that is currently used as a calving barn.



# BUILDINGS/GRAIN STORAGE

There is ample grain storage on-site, along with one residence, and numerous general-purpose agricultural buildings located on the property and included in the sale of this asset.

The grain storage consists of seven grain bins, strategically located throughout the three non-contiguous assets, with a total holding capacity of 50,000 +/- bushels. On-farm grain storage is a viable alternative to commercial storage, where there are extra charges for handling and storage, and allows a Buyer the opportunity to increase their profitability. On-farm grain storage also helps counteract the high price of freight at harvest time when demand skyrockets.

The residence consists of a 2,552 +/- square-foot single-family residence, per the Montana Cadastral. The home was built in 1981 and remodeled in 2001, it has four bedrooms and one-and-a-half bathrooms and is currently occupied by the owner-operator.

The general-purpose agricultural buildings include a 4,800 +/- square-foot pole frame building, currently used as a calving barn, and a 5,100 +/- square-foot heated Quonset, currently used as an equipment shop. In addition, there is a 768 +/- square-foot garage, 768 +/- square-foot granary, and 320 +/- square-foot shed, which are all currently used for general storage.



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