



An Exceptional East Montana Farm & Ranch

3200 (2720 Deeded) Acres of productive and mostly tillable land. The Ranch is sold with an immaculately maintained 4-bedroom, 2-bathroom home and many other improvements, including numerous large-scale agricultural buildings for grain storage and farm equipment.

There are 6 existing wells on the Ranch.

\$1,898,560

www.HaflaRanch.com



Fred Scott

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Main House: Accessed via a well-maintained gravel driveway from the Two Furrow Rd. The home was constructed in 2009 and comprises 4 bedrooms and 2 bathrooms over four levels. Immaculately maintained throughout, the property further benefits from a modern kitchen, double garage and newer decking in excellent condition, to front and rear. Mature trees and shrubbery line the perimeter of the property, providing privacy and cover.



LAND: 3200 Acres (2720 Deeded)

As of December 2015 Crop acres on the farm include: 967 acres of spring wheat to seed, 493 acres of winter wheat seeded and 912 acres of summer fallow with the possibility of seeding more if there is good moisture.



Water levels late June 2016 .

Improvements and Agricultural Buildings





HAFLA RANCH

Cohagen MT

Location: Hafla Ranch is located on Two Furrow Road, which is a County maintained Road in Cohagen, Garfield County, MT. The property is situated approximately: 36 Miles from Jordan, 61 Miles from Circle, 65 Miles from Miles City – (Local airport). Billings, Montana's largest city is 205 Miles South West of the property and it is here you will find the closest International Airport.

Wildlife and Recreation: Deer and Antelope are prevalent in the area as are Elk, Geese and numerous other localized flora and fauna. Water recreation can be found approximately 45 Miles North East at Nelson Creek on Fort Peck Lake, or more extensive facilities including RV parking and electricity hook up approximately 25 miles further North East at Rock Creek State Park. Fort Peck Lake is the most diverse fishery in Montana. Charles M Russell Game Range surrounding Fort Peck Lake is also perhaps the premier Big Game Hunting reserve in the State.

Sale Terms: Hafla Ranch is a fully operational and productive Farming operation. The current owners would consider a conventional sale of the property, or potential sale and short term lease back arrangement, to extend to fall 2017.

NOTICE: This offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by the owner. Information regarding land classifications, income and expenses, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but who's accuracy we cannot guarantee. Call for details and financial prospectus.



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SCOTT WESTERN REALTY
MONTANA HOMES, FARMS AND RANCHES



