

Fisser Farm 156

156.00 Acres

Richland County, MT

\$550,000



HAYDEN  OUTDOORS.

Fisser Farm 156

TOTAL ACRES:

156.00

PRICE:

\$550,000

COUNTY:

Richland County

CLOSEST TOWN:

Sidney, MT

Activities & Amenities:

Canal
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Water Shares (different from water rights)
State Hunting Unit: HD-703

Property Summary

On the market for the first time is a prime piece of Richland County farmland with excellent Agricultural potential, located just North of Sidney, MT with easy access only 1 1/2 miles from Highway 200.

Land

This parcel consisting of 150 acres of crop ground, borders the Main Canal of the Lower Yellowstone Irrigation District, allowing for flood irrigation as needed. There is currently 130 acres that are flood irrigated. The water usage is conveniently paid through the property taxes. Currently, this farm is leased to a local farmer on a year-to-year basis and the terms are a 75/25 split.

Land Details:

Address: TBD County Road 126,
Sidney, Montana 59270, USA
Closest Town: Sidney
Total Acres: 156.00
Deeded Acres: 156.00
Leased Acres: 0.00
Irrigated Acres: 130
Water Rights: Yes
Estimated Income: 15000
Income Type: Farm Crop share
Estimated Taxes: \$7,390 - 2024
Source of lot size: Assessor/Tax Data



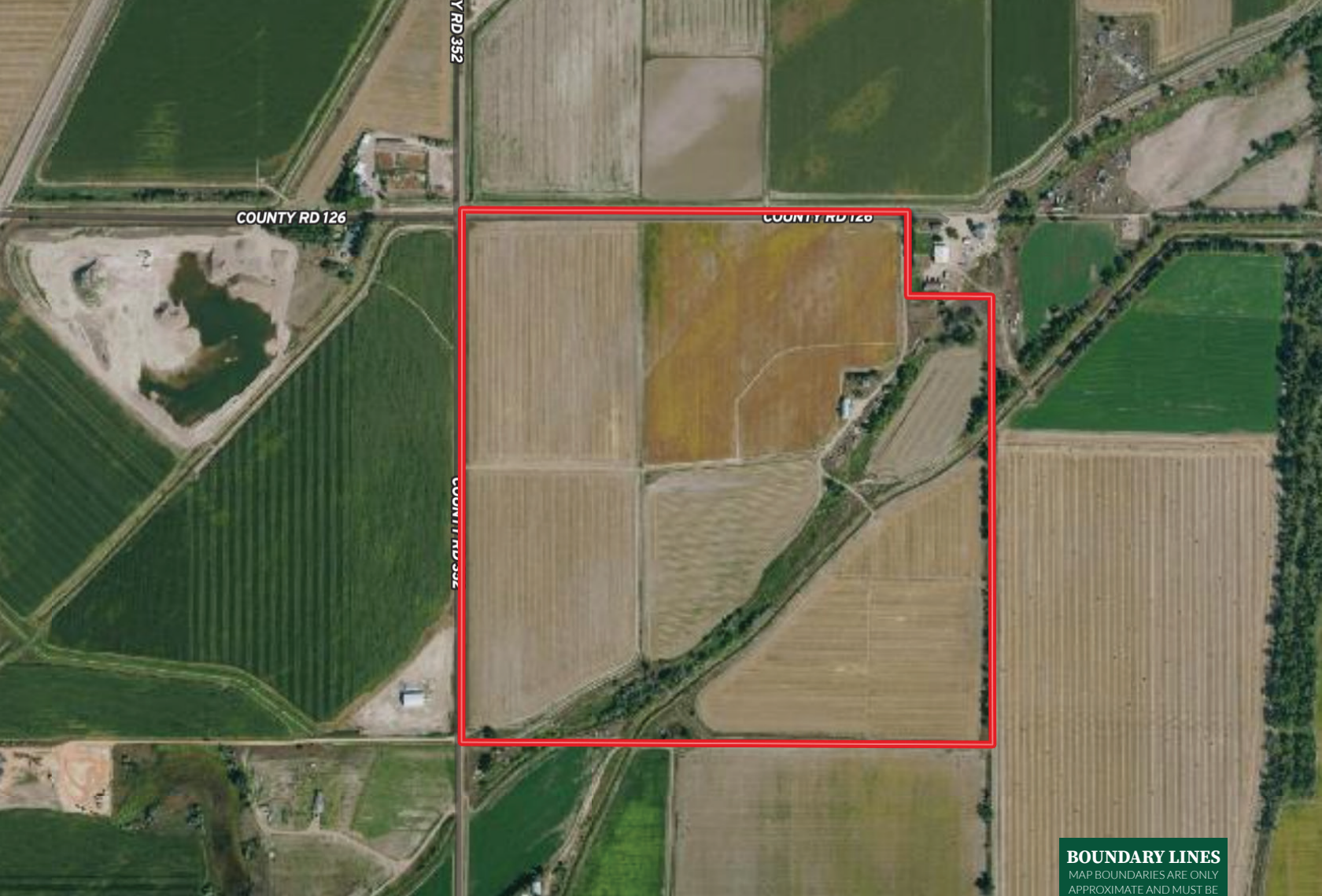


Improvements

The extensive and diverse farming operation in the area could potentially raise malt barley, sugar beets, Durum wheat, spring or winter wheat, corn, soybeans, peas, and lintels.

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 Boundary



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