

RESIDENTIAL LAND FOR SALE



1034 Acres South Phillips
County
Malta, Montana
United States

Parcel Size 0

Date Listed 07/20/2024

Listing ID GL-
1727022797

Listed by: Realtyww Info

Asking Price
\$1,200,000

For more information, visit:

<https://www.globallistings.com/11901876>

Overview

Alfalfa Dry Land Hay Base, previously Organic Farm Ground 1034.10+/- acres of Organic Hay Land Farm Ground currently planted to an alfalfa grass mix and producing bales at a rate of approximately 1 to 1.5 Ton to the acre. The property is located 15+/- miles south of Malta, with year-around county gravel road access is provided by Sun Prairie Road. Homesite with Quonset, Electricity, Well and Pond 2 Reservoirs are found on the property, as well as a 46' x 59' Quonset and 3, 7000-bushel grain bins. Electricity is run to the property and a well was drilled in 1963 for a home that existed at that time, however the current owners have not used and cannot guarantee. Well is 140 feet deep and recorded water right states its flow rate as 4 gallons per minute. Conservation Stewardship Program Annual Payments Property has recently been enrolled in a Conservation Stewardship Program (CSP) granting the owners annual payments of \$26,000 through 2025. Program is transferrable and requires the owner to leave the current alfalfa stand in place through 2024, but with no haying or grazing restrictions at any time. Property taxes for the 2023 tax year were \$2701.59.

For more details:

Listed by: Carly Bishop

Contact

Email

Phone