

Pivot/Joliet, MT



Details

Price : \$475,000

Acreage : 125

Description

124.8 Acres Zimmatic Pivot is 5 years old and in excellent condition Beautiful Clarks Fork River Valley and Pryor Mountain views 27 acres in Roundup Ready Alfalfa, planted in 2018 Remaining acres in Barley Hay and will be planted into Roundup Ready Alfalfa in August/September 2019 Owner participating in SmartZone Fertilizer Program at Simplot .. for maximum returns of 5-7+ tons per acre New perimeter fence on 3 sides New well Power Wheelline and handline water areas not hit by pivot Great investment property or ranch headquarters This property will pencil and pay it's own payment, especially with the new alfalfa seedings and normal market year Directions: Several miles from Joliet on the Joliet/Fromberg Rd ... Located at NW corner of Joliet/Fromberg Rd & Poverty Flat. There are many other ways to get to this property.

Legal: Sec 31 T4S R23E

