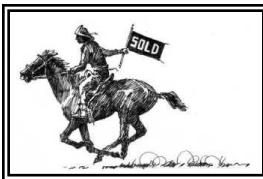


# ***Kent Creek Farm***

***Billings, Montana***



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## Kent Creek Farm

**LOCATION:** The Kent Creek Farm is located in South Central Montana south of Montana's major city, Billings, within Yellowstone County and also within the borders of the Crow Reservation.

**ACCESS:** The farm can be accessed off of State Highway 418 also known as the Blue Creek/Pryor Creek Road. Followed by a short distance of gravel road to the west to the farm site.



**THE BILLINGS AREA:** The City of Billings is named after a former President of the Northern Pacific Railroad. With one of the largest trade areas in the United States, Billings is the commodities capital of Montana and the trade and distribution center for most of Montana, Northern Wyoming, and the western portions of North & South Dakota. Billings provides superior air service, restaurants, shopping, and medical.

**AREA ATTRACTIONS:** Pompey's Pillar, Little Big Horn Battlefield National Monument, Big Horn River and Canyon, Chief Plenty Coup State Park, Red Lodge Mountain Ski Resort, Beartooth Highway, and Yellowstone National Park.

**ELEVATION:** Ranges from 1,100—1,200 feet.

**CLIMATE:** The Kent Creek Farm is in a temperate climate for Montana. Minimal snowfall within the Chinook Belt. Annual rainfall is between 14—16 inches.

**WATER:** Kent Creek is a year round spring fed stream providing water for a two acre bass pond and also 18 acres of irrigation which flows through the 160 acre farm site.

**IMPROVEMENTS:**

- 1,160 sq. ft. farm house log sided with basement
- Quonset shed
- Couple of out buildings
- Power & phone service
- 5 grain bins—25,000 bushel storage



**ACREAGE:**

160 Acre farm site:

- 18 irrigated acres
- Balance dry land hay & native grass

1,280 Acres:

- 1,174 Acres +/- dry land crop
- 106 Acres +/- grass

**WILDLIFE:** Deer, antelope, upland game birds, bass pond.

**MINERALS:** None

**TAXES:** \$3,730.17 for 2014.

**TERMS:** Cash to seller

**PRICE:** \$1,390,000.00





**BROKER COMMENTS:** The Kent Creek Farm is a hard to find larger block of farm ground in South Central Montana. Would make a great investment close to Billings; live water and farming making a great habitat for upland game birds. The farm ground has traditionally been winter wheat, but would make a fantastic alfalfa hay base with slow rolling fields and primarily silty loam soils with very few rocks. Whether you are needing a start in the farming/ranching business or needing to add onto your existing operation the Kent Creek Farm is a must see!



**NOTICE:** The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.