

HUNTERS PARADISE

3652 +/- acre hunting property with a 3900 sq.ft lodge.

PRICE REDUCED



LOCATION: From Forsyth, MT take Frontage Road East 1.85 miles to Schiffer Road. Head South on Schiffer Road and follow for 1.85 miles and you will be at the Northwest corner of the property.

COUNTY: Rosebud County, Montana

ACRES: 2,085.25 +/- rangeland acres, 1,305.70 +/- dryland acres, 251.05 +/- tame pasture and 10 +/- farmstead acres

CROPS: 310 +/- acres of dryland alfalfa

MINERALS: 50% of the existing minerals owned by the Seller will convey to Buyer at closing.

POSSESSION: Dryland is subject to existing lease, grassland will be at closing.

TAXES: Seller will pay taxes for all of 2019/prior years. Taxes for 2020 will be prorated to the date of closing.

HUNTING: Quail, Sharp-tailed Grouse, Sage Grouse, Antelope, Pheasant, Mule Deer, Whitetail Deer, Hungarian Partridge, Geese and Turkey. Located two miles from the Yellowstone River which gives the geese a refuge.



**COLORADO LAND
INVESTMENTS I, LLC**

Driven by Integrity, Guided by Experience

**Larry J. Hostetler,
Managing Broker
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ALL, FRL 4-5N-41E

S2 23-6N-41E

ALL, FRL 26-6N-41E

ALL, FRL, LESS RD 28-6N-41E

E2 32-6N-41E

ALL 33-6N-41E

W2 AND NE4 34-6N-41E



IMPROVEMENTS:

- House—built in 2005, main floor 3,900 sq.ft, 3 bedrooms, 4 full bath
- Shop—built in 2005, 3,200 sq.ft, 2 vertical sliding doors, 2 entry doors
- Lean-to—built in 2005, 400 sq.ft
- House—built in 1910, main floor 1,096 sq.ft, 3 bedrooms, 1 full bath
- Garage—built in 1910, 720 sq.ft, 2 vertical sliding doors
- Shop—built in 1910, 936 sq.ft, sliding overhead door, entry door
- Barn—built in 1970, 1,260 sq.ft
- Shed—built in 1970, 1,296 sq.ft

- Livestock Shed—built in 1970, 1,440 sq.ft, one side open
- Machine Shed—built in 1973, 4,200 sq.ft, vertical sliding overhead door, entry door
- Granary—built in 1970, 1,368 sq.ft, electricity
- Grain Bins—35,000 bu storage



PRICE: \$3,950,000.00

2019 Taxes: \$8,241.16



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NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.

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