



## Parker Farm/Ranch



**\*Total Deeded Acres:** 397+/- acres

- 371+/- Irrigated acres
- 26+/- Ditches/ Machinery storage/ building site

**\*Valley pivot Irrigation system** (6 towers) (1320ft)  
(owned by the Parkers) with ground lease,  
to be determined 147+/- acres

**\*Improvements:** 3584+/- sq. ft. Home, rental home, Barns,  
Quonset, Grain Bins, Shop(2x8 construction, 30 x 50  
hoist and rail included), Spring, Corrals, feedlot

**\*Water/Well:** developed spring & domestic well

- Well @ house 15 gal/per min
- Spring 1000 gal/per min (24/7; 365 days a year)
- Well @ feedlot has heated water

**\*Type of Land:** Irrigated with 2 Homesteads

**\*Irrigation System:** flood/ wheel lines, and a pivot  
(on leased ground)

**\*Terrain:** Flat and rolling

**\*Taxes:** \$16,933 +/-

### Property Address:

### East End Fairfield Bench

150 New Dracut Hill Rd.

Vaughn MT. 59487

# \$2,500,000

List #227PR

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This Irrigated farm/ranch totaling 397 acres is in the heart of Montana along the Rocky Mountain Front and north of the Sun River on what is known as the very productive Bench This property includes a custom two story home hand built by the Parkers, with large master bedroom, three other spacious bedrooms, a family room with newly completed remodeled deck overlooking the irrigated land to the south. Home has rock floor entry with wood fireplace and thermostatic blower which gets used extensively. Oak kitchen, dining room, laundry room, office and an attached two car garage. Storage room, pump house/ sauna combo with a hot water heater to shower off A root cellar that never freezes and an outhouse. The shop is a large spacious heated building, protecting machinery from Montana's harsh conditions.



Grain bins, Quonset, Rental home, Barns and Corrals



The Coulee has great winter protection and waterers for winter cattle feeding. Also a spring that has been there since early 1900's supplies an abundance of water for the feedlot. The bare ground to the south used for hay and/or machinery storage.



The Canal system is run by Greenfield irrigation district and has updated the main ditch from bare dirt to concrete linings.



The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.