

# LAND AUCTION



## 289 AC± | 2 TRACTS | PONDERA CO, MT

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 12/6/21 | **AUCTION TIME:** 10:00 AM

**AUCTION LOCATION:** NORLEY HALL

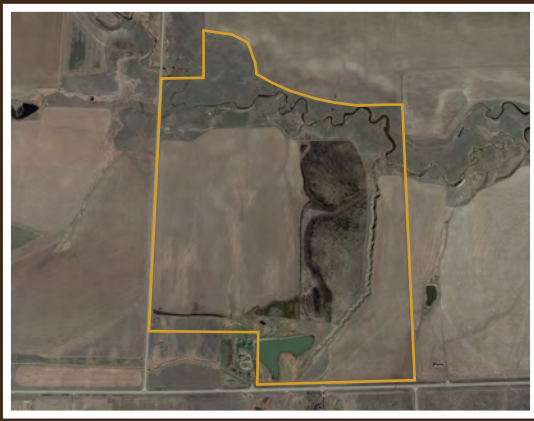
701 S WISCONSIN | CONRAD, MT

This gorgeous agricultural investment tract and stunning 5-bedroom home is sure to excite. The farm is situated in Montana's renowned "Golden Triangle", an area known for flowing fields of grain and amazing views of the Rocky Mountain Front. If cackling upland game birds, whitetail deer, and amazing fishing is up your alley, then a closer look would be advisable. This area is a hidden gem, and very conveniently located within about an hour's drive from Great Falls and its international airport.

The agriculture in the area consists of winter/spring wheat, barley, canola, and hemp. With the water shares that convey with the purchase and topography of the farm, it is set up perfectly for flood irrigation, dry land farming, and highly productive pasture production. As the seller explains, wheat yields of 85+ bushel per acre are not uncommon on the irrigated portion. 20 shares of water rights also convey with the farm and home.

Pheasant hunting on the property and in the areas is some of the best in Montana. Additionally, Lake Frances and Tiber Reservoir are both exceptional fisheries and are located within an easy drive. If hiking and public land access excites you, the Rocky Mountain front is just west of Conrad with amazing views, hiking, and hunting on some of the most beautiful lands and waters this country has to offer.

The 5 bedroom, two and a half bath estate is elegant and flows masterfully! The stucco exterior, and new lifetime guaranteed roof means low maintenance. With heated radiant flooring and insulated cement blocks in the basement the home was built for efficiency. The outside living space has been exceptionally designed to take in the views by the fire, while observing the deer and waterfowl in and around the nearly 4-acre reservoir.



**TRACT 1: 269 +/- ACRES** An agricultural tract with proven yields rarely hits the open market in this area of Montana. The farm is situated in Montana's renowned "Golden Triangle", an area known for flowing fields of grain and amazing views of the Rocky Mountain Front. If cackling upland game birds, whitetail deer, and amazing fishing is up your alley, then a closer look would be advisable. This area is a hidden gem, and very conveniently located within about an hour's drive from Great Falls and its international airport.

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NOTE: The home (tract 2) will retain 5 water shares, and the farm and reservoir (tract 1) will retain 15 water shares.

Pheasant hunting on the property and in the areas is some of the best in Montana. Additionally, Lake Frances and Tiber Reservoir are both exceptional fisheries and are located within an easy drive. If hiking and public land access excites you, the Rocky Mountain front is just west of Conrad with amazing views, hiking, and hunting on some of the most beautiful lands and waters this country has to offer.



**TRACT 2: 20 +/- ACRES** Located conveniently just outside of Conrad, this 5 bedroom, two and a half bath estate is elegant and flows masterfully! The stucco exterior, and new lifetime guaranteed roof means low maintenance. With heated radiant flooring and insulated cement blocks in the basement the home was built for efficiency. The outside living space has been exceptionally designed to take in the views by the fire, while observing the deer and waterfowl in and around the nearly 4-acre reservoir. An easy 1 hour commute to Great Falls and it's international airport enables quick national and international travel.

The home's domestic water is provided via 5 water shares from Pondera Canal and Reservoir Company that conveys with this sale. This domestic water is delivered from nearby reservoir with shared use rights with adjacent farmland.

Lake Frances and Tiber Reservoir are both exceptional fisheries and are located within an easy drive. If hiking and public land access excites you, the Rocky Mountain front is just west of Conrad with amazing views, hiking, and hunting on some of the most beautiful lands and waters this country has to offer. This area is well known for great pheasant hunting as well.

This amazing turnkey home is ready for full time residence or recreational use to explore Big Sky Country!

**RANCH & FARM AUCTIONS, LLC | RAY PRIMMER, AGENT: 406.899.1448**

[Ray.Primmer@whitetailproperties.com](mailto:Ray.Primmer@whitetailproperties.com)

**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE | Aaron Milliken, Broker, Whitetail Properties Real Estate, LLC, RRE-BRO-LIC-70990 | Ray Primmer, MT Land Specialist, Whitetail Properties Real Estate, LLC, 406-899-1448 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332