

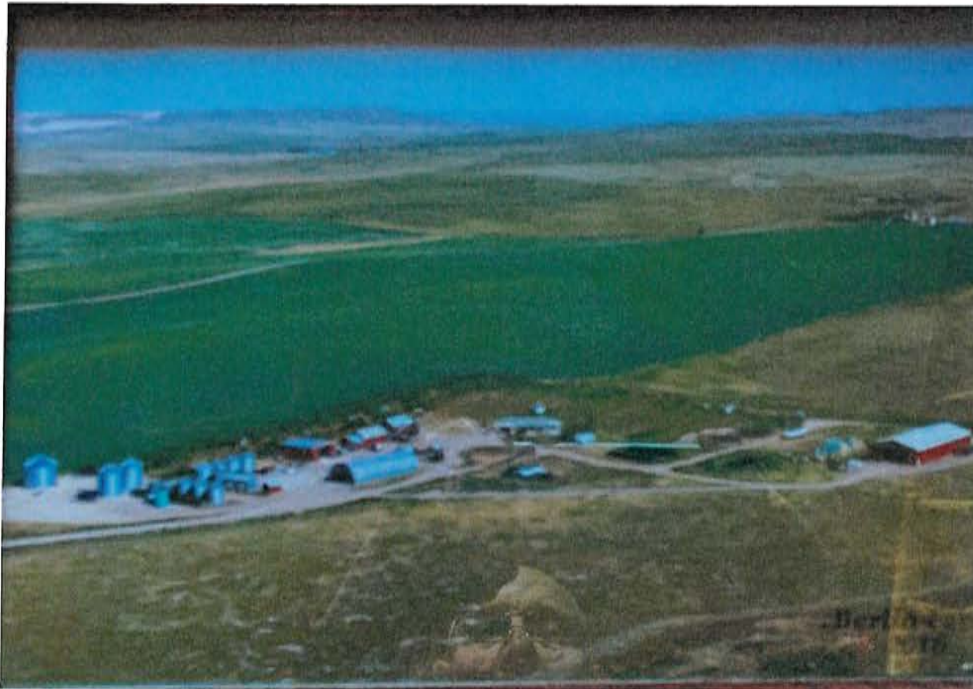
FBR

Fort Benton Realty, LLC



Teton County 3,700 Acres Farm

Presented By Fort Benton Realty LLC



3,700 Acres

\$6,955,000

For More Information Contact:

Mark Pyrak (406) 788-9280

or email to

markpyrak@gmail.com



FBR

Fort Benton Realty, LLC



1426 Front St, Fort Benton, MT 59442 fbrealty.com fbrealty1@gmail.com 406-622-3803

Property Photos

See photo pages and maps of this property that are included with this information page. Copies of the FSA Maps and CRP contracts are available to a qualified buyer upon request.

MARTA CORPORATION FARM Approximately 3,700 Total Acres Teton County, MT

LOCATION: This property is located N of Great Falls and NW of Power, MT, and about 9 miles W of Interstate 15 along 12th Rd NE, then 1.5 miles south on 6th Lane NE (see Broker's & Owner's COMMENTS).

PROPERTY: The approximate 3,700 total acres consist of 2,437 acres of non-irrigated cropland, 828 acres of CRP land, approximately 400 acres of grass and 35 acres in and around the building site. There are an estimated 1,100 acres currently seeded to winter wheat. The land consists of several parcels with a total of 11 miles from W to E.

IMPROVEMENTS: There's a ranch style home built in 1971, 1980 sq. ft. (needing repairs), 40'x50' shop building that is heated and insulated, 2 large metal storage buildings of 40'x100' & 60'x140', lumber & chemical storage building 30'x60', and large & small grain storage bins with an estimated 100,000 bushels of total storage capacity. The building site is in W2 of Section 10-T23N-R2W.

Water: The Tri County Water District provides domestic & livestock water to this property. There is also a livestock reservoir that provides water for cattle, horses, etc.

Minerals: One-half of Seller's mineral rights are included in the sale.

Price: Incredible Value for a Total Price of \$6,955,000, terms possible.

NOTE: The information, maps & statements contained herein are deemed reliable but are NOT guaranteed and it is recommended that interested parties verify all such information and statements. This information is updated as of 4--1-2024 and is subject to change without notice. Showings of this property are to be by appointment only.

For more details, call broker Mark Pyrak at 406-788-9280, or email to markpyrak@gmail.com.



COMMENTS

Updated on 4-1-24

BROKER'S COMMENTS:

This nice farm, with good land and improvements, is located about 30 miles NW of Great Falls and just East of the Rocky Mountains, with commonly mild winters, and is conveniently located between the small towns of Power and Fairfield.

The land and buildings have been well cared for. The home has 3 bedrooms and 2&1/2 baths, but it is under repair due to some water damage.

The west parcel, consisting of approximately 550 acres that is currently in hay production, overlooks Freeze Out Lake, a National Waterfowl attraction, that is just one mile away.

A major national attraction, **Glacier National Park**, is about a 2-hour drive and located NW of this property. The **Rocky Mountain Front**, with its **Bob Marshall Wilderness** is located approximately 35 miles to the west that has excellent Deer & Elk Hunting, Bear habitat, and great trout fishing in the mountain lakes, streams, and in the **Sun River**. In addition, the **Missouri River** has an incredible and scenic cold-water stretch of blue-ribbon trout fishing just 30 miles S of Great Falls.

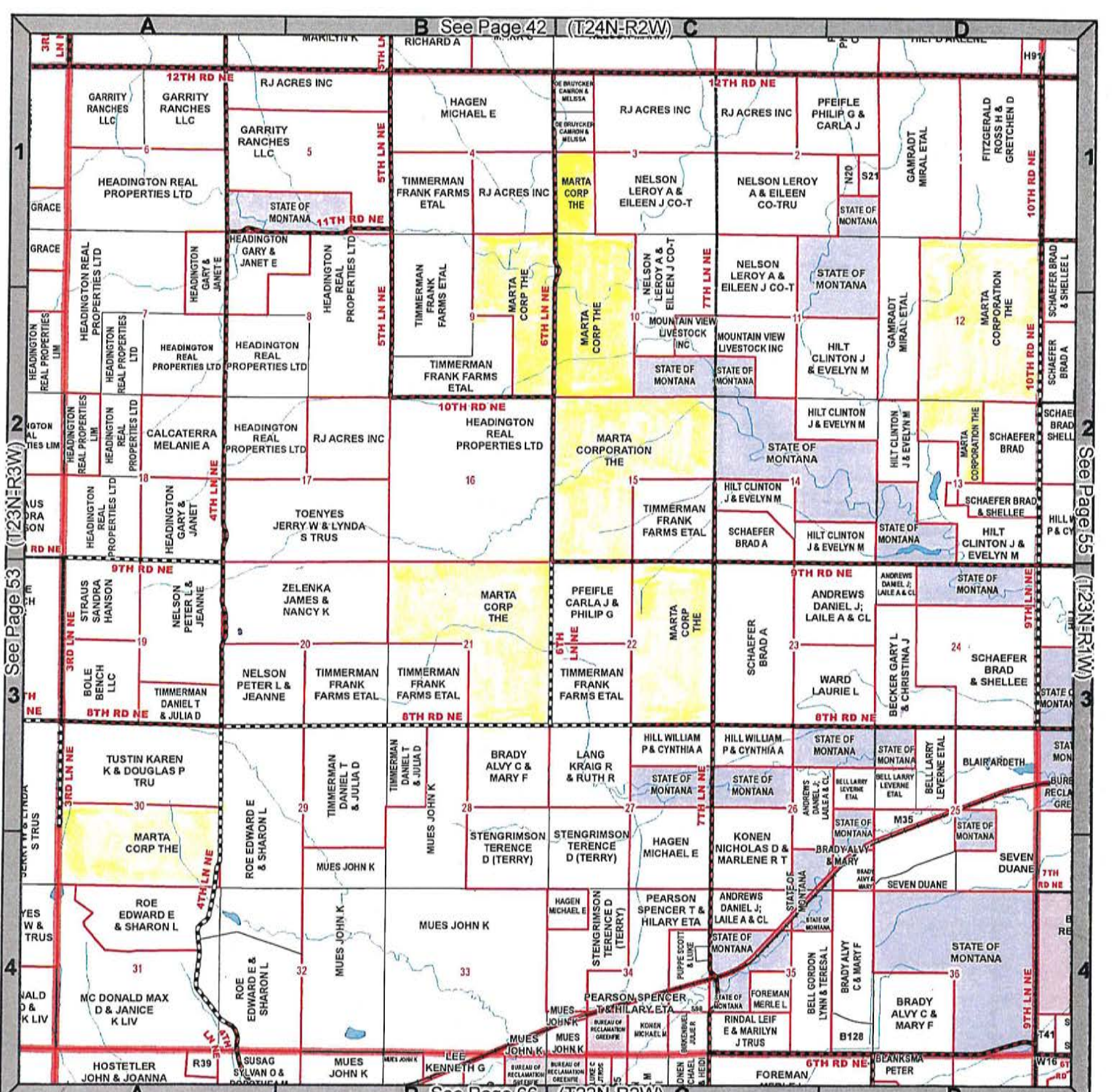
Mark Pyrak, Broker
Fort Benton Realty LLC

OWNER'S COMMENTS:

My father and I have been proud to own and operate this farm in an efficient and productive manner. It is not just a wheat farm, we have grown various crops such as: wheat, barley, peas, corn, canola, sunflowers, safflowers & flax, all successfully and profitable on each crop.

This ground has not been mined for all its nutrients either. I take soil samples every year and that is how we have always maintained it.

Clinton Berlin, President
Marta Corporation



See Page 53 (T23N-R3W)

See Page 55 (T23N-R1W)

See Page 42 (T24N-R2W)

See Page 66 (T22N-R2W)

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| 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 |
| 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | |
| 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | |
| 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | | | |
| 68 | 69 | 70 | 71 | 72 | | | | | | | | |
| 73 | 74 | 75 | | | | | | | | | | |



Teton County

Legend

- Teton Roads**
- BLADED
 - GRADED
 - GRAVEL
 - PAVED
 - UNKNOWN

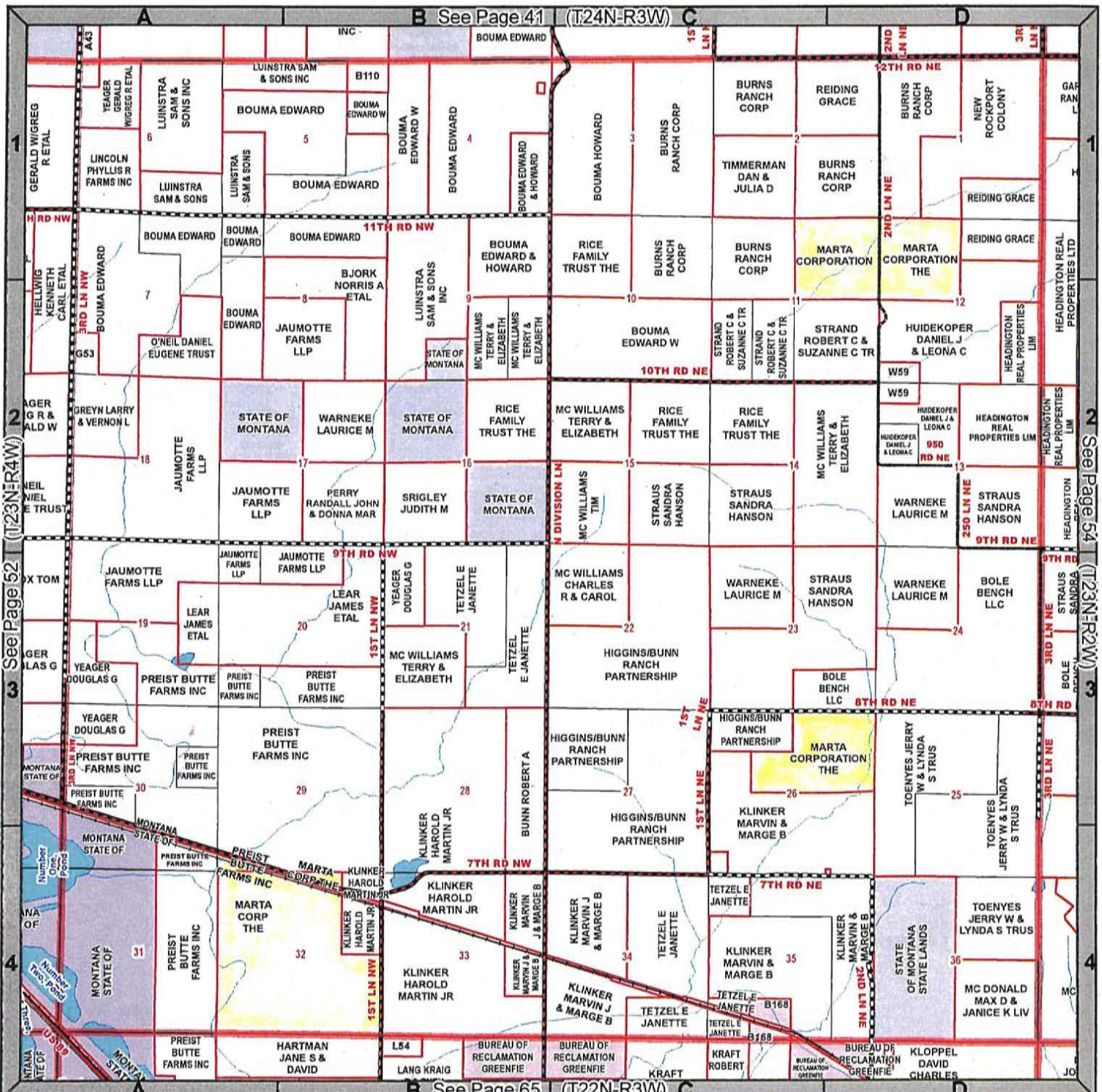
- MAJOR LAND OWNERSHIP**
- US BUREAU OF LAND MGMT
 - US BUREAU OF RECLAMATION
 - US FISH & WILDLIFE SERVICE
 - US FOREST SERVICE
 - MT STATE TRUST LANDS
 - MT FISH, WILDLIFE & PARKS

Note: Ownership data was obtained from the Montana Cadastral Mapping Project (www.gis.mt.gov) from files dated October 7, 2016. The first 30 letters of the owner's name are shown on the maps—the entire owner's name is shown in the index following the maps. Roads are from January, 2015 MDT database.

Prepared by:
CICON AND ASSOCIATES
 P. O. BOX 541
 CHESTER, MT 59522

William C. Albee, Cartographer
 Land Surveying
 Global Positioning Services
 Aerial Mapping and Drafting
 Geographic Information Systems
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T23N-R2W MAP 54



See Page 52 (T23N-R4W)

See Page 54 (T23N-R2W)

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|----|----|----|----|----|----|----|----|----|----|----|----|----|
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| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 |
| 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | |
| 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | |
| 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | | | |
| 68 | 69 | 70 | 71 | 72 | | | | | | | | |
| 73 | 74 | 75 | | | | | | | | | | |



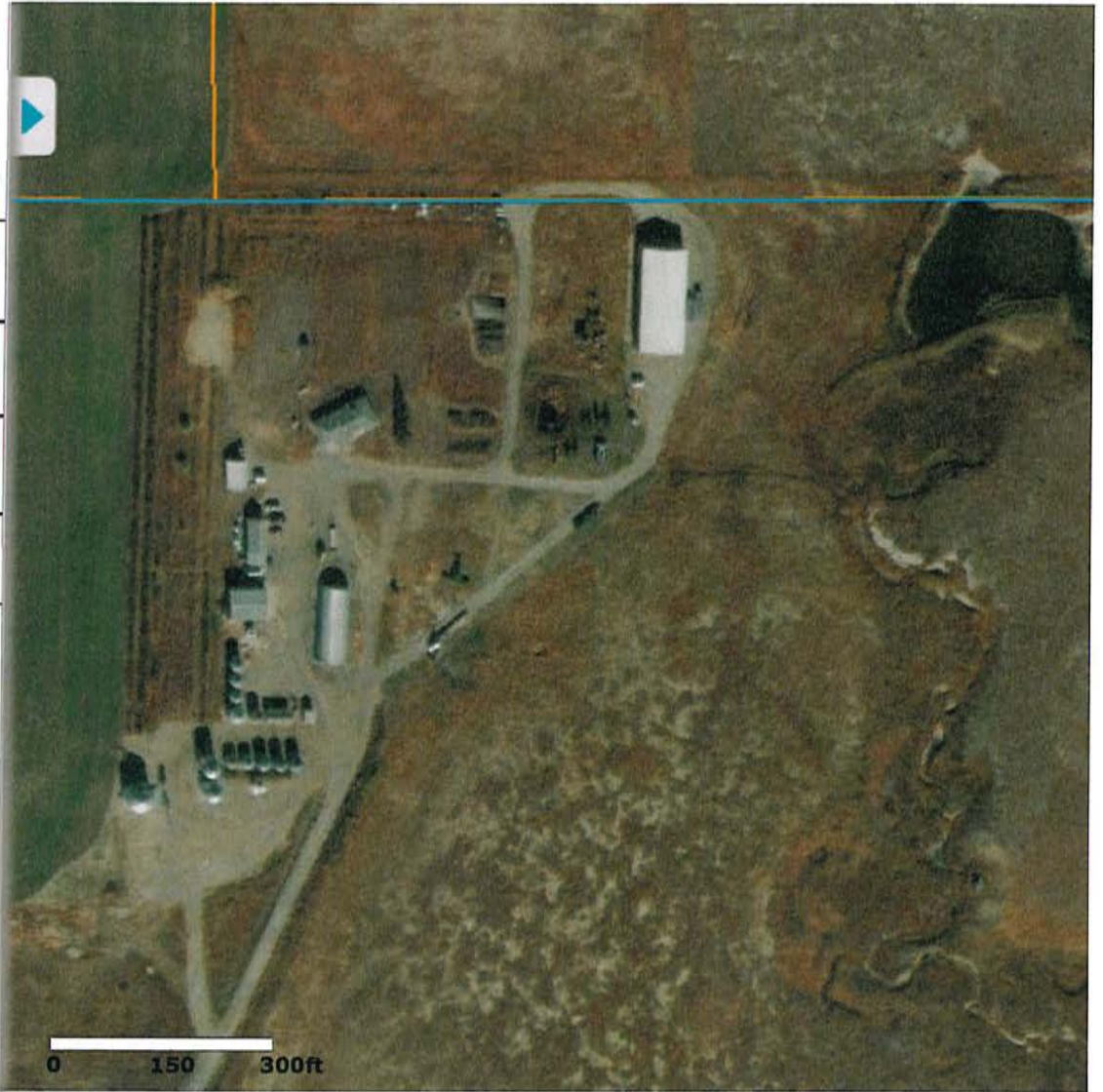
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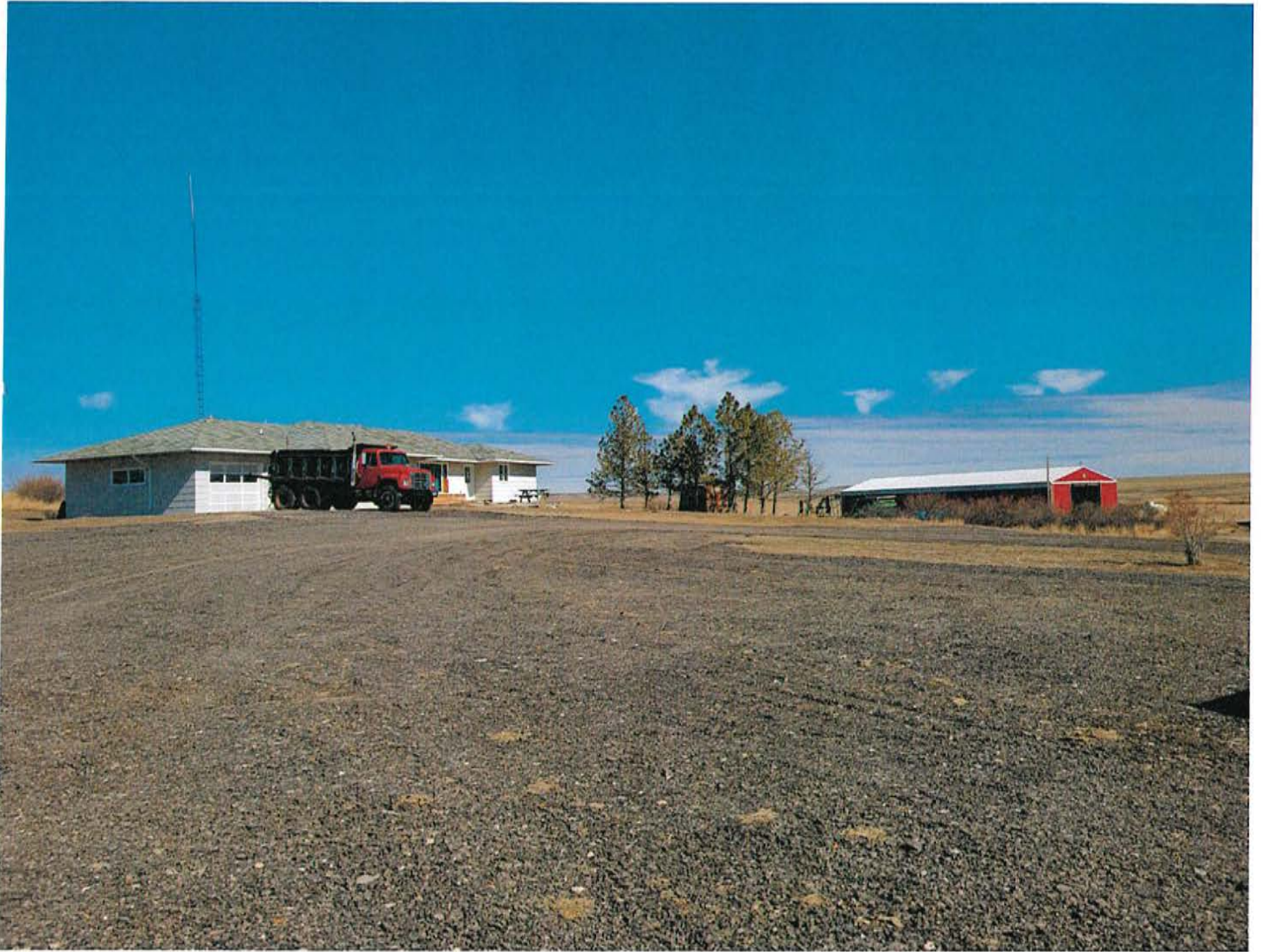
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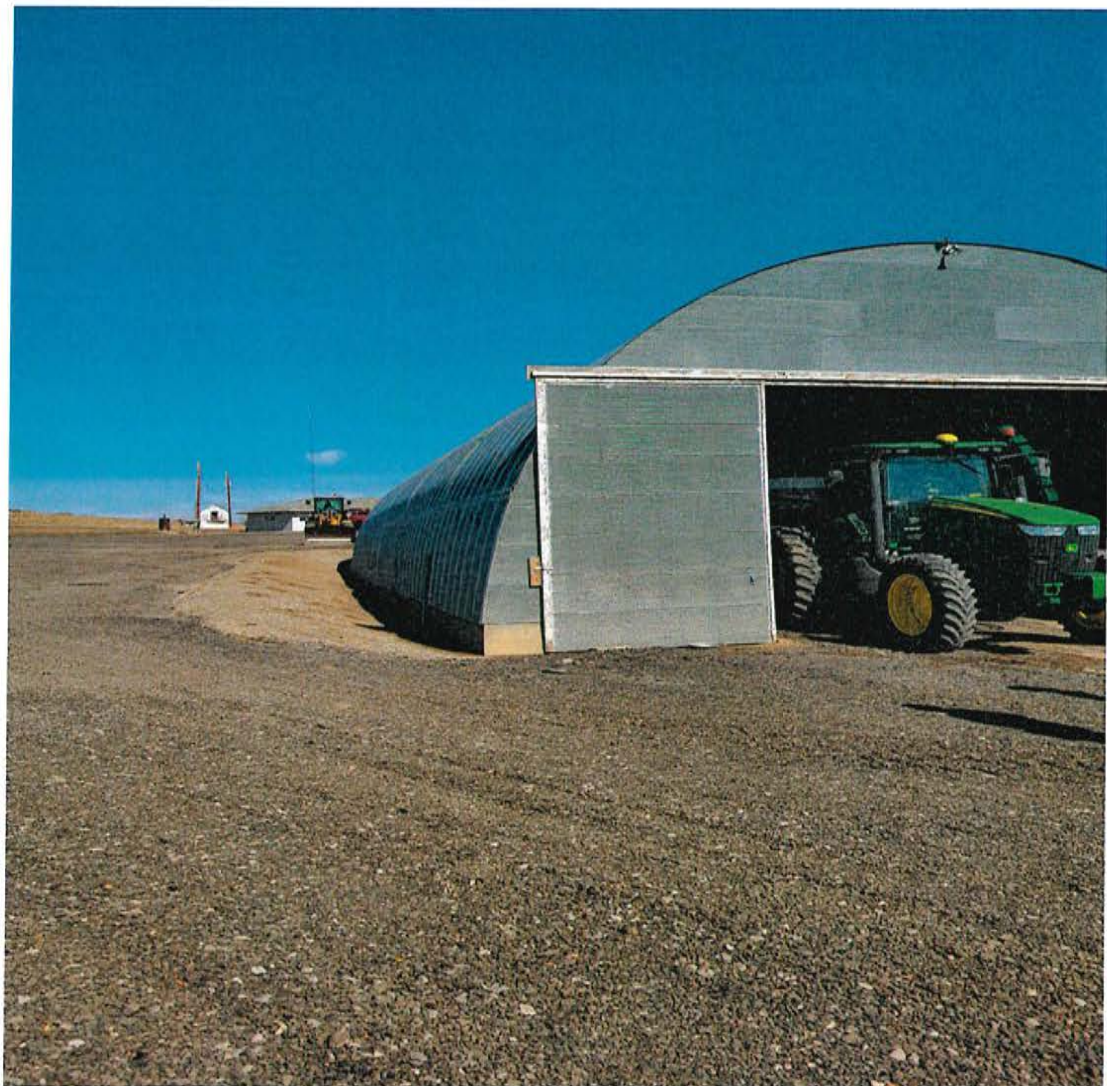
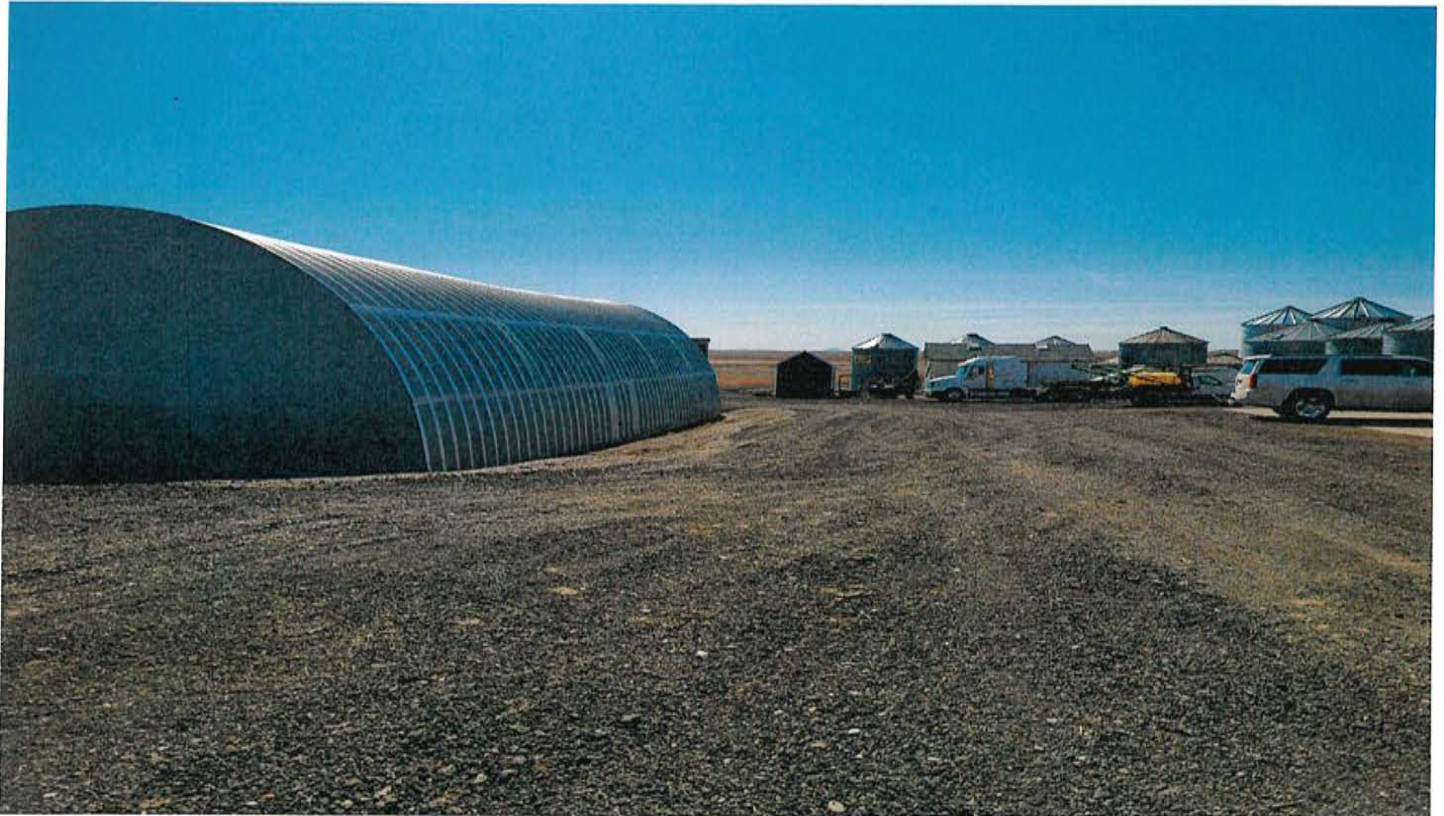
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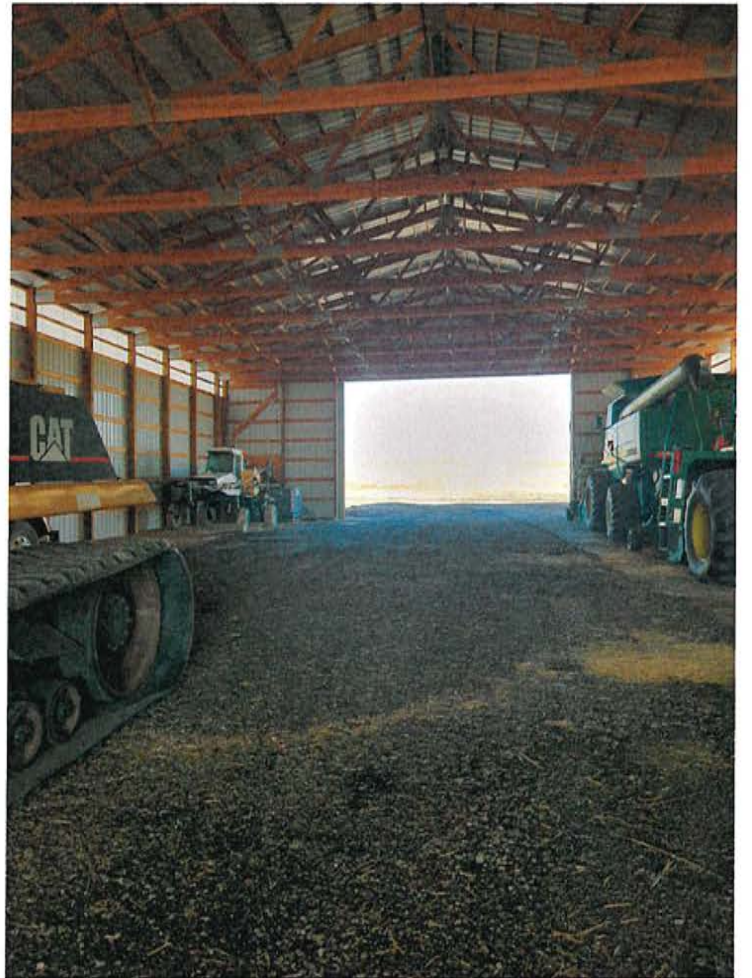
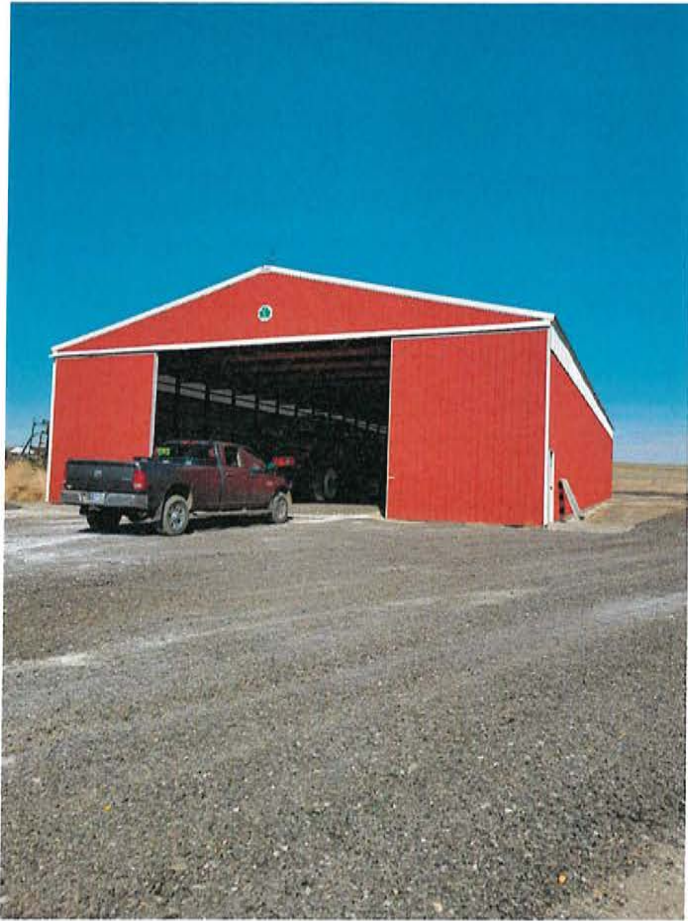
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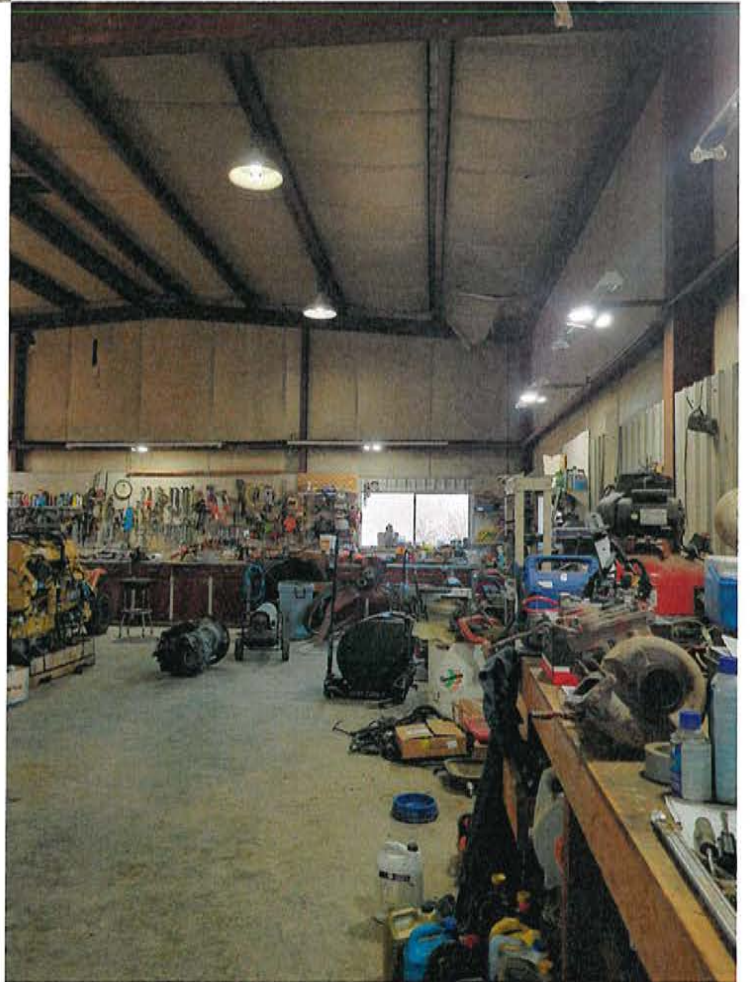


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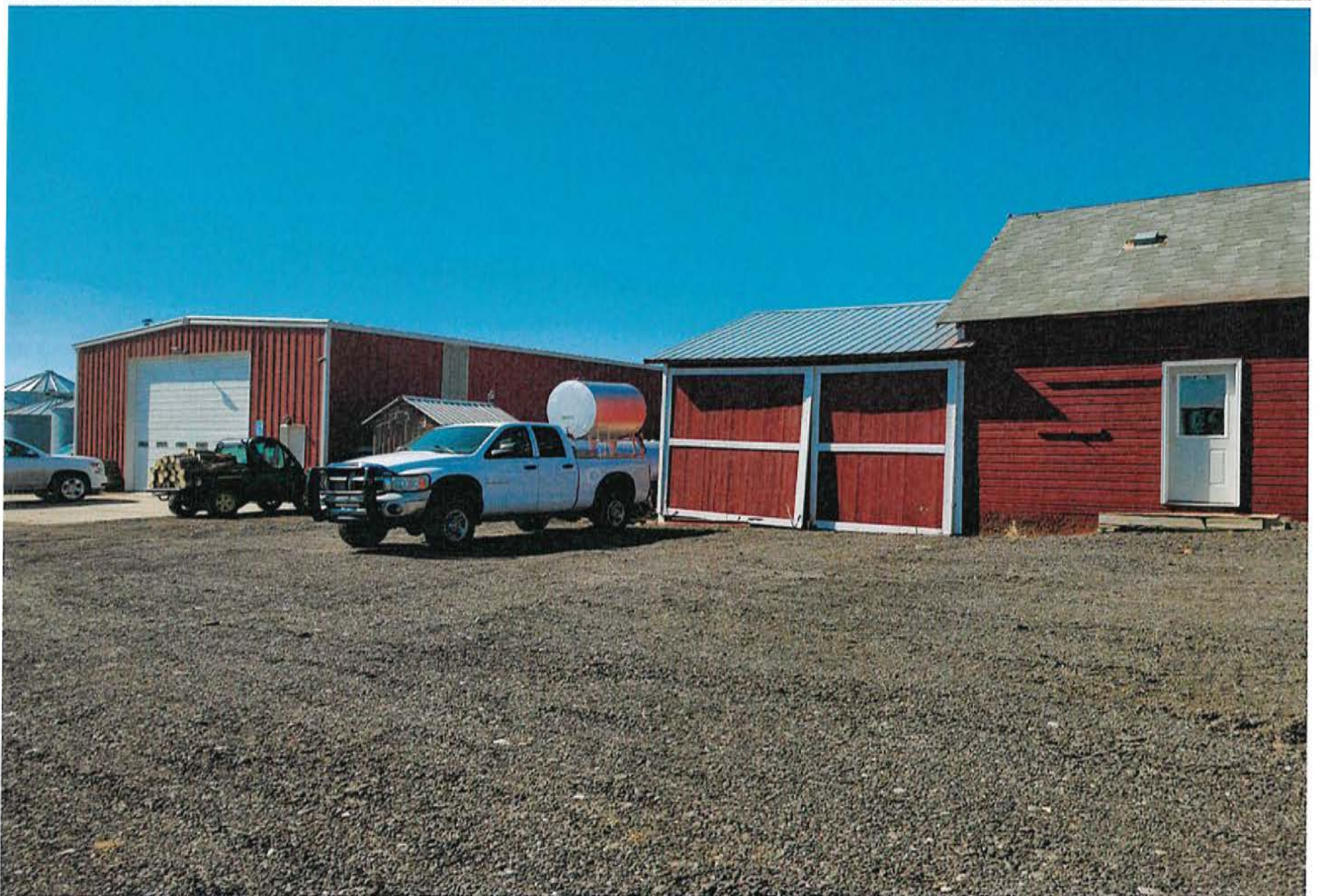


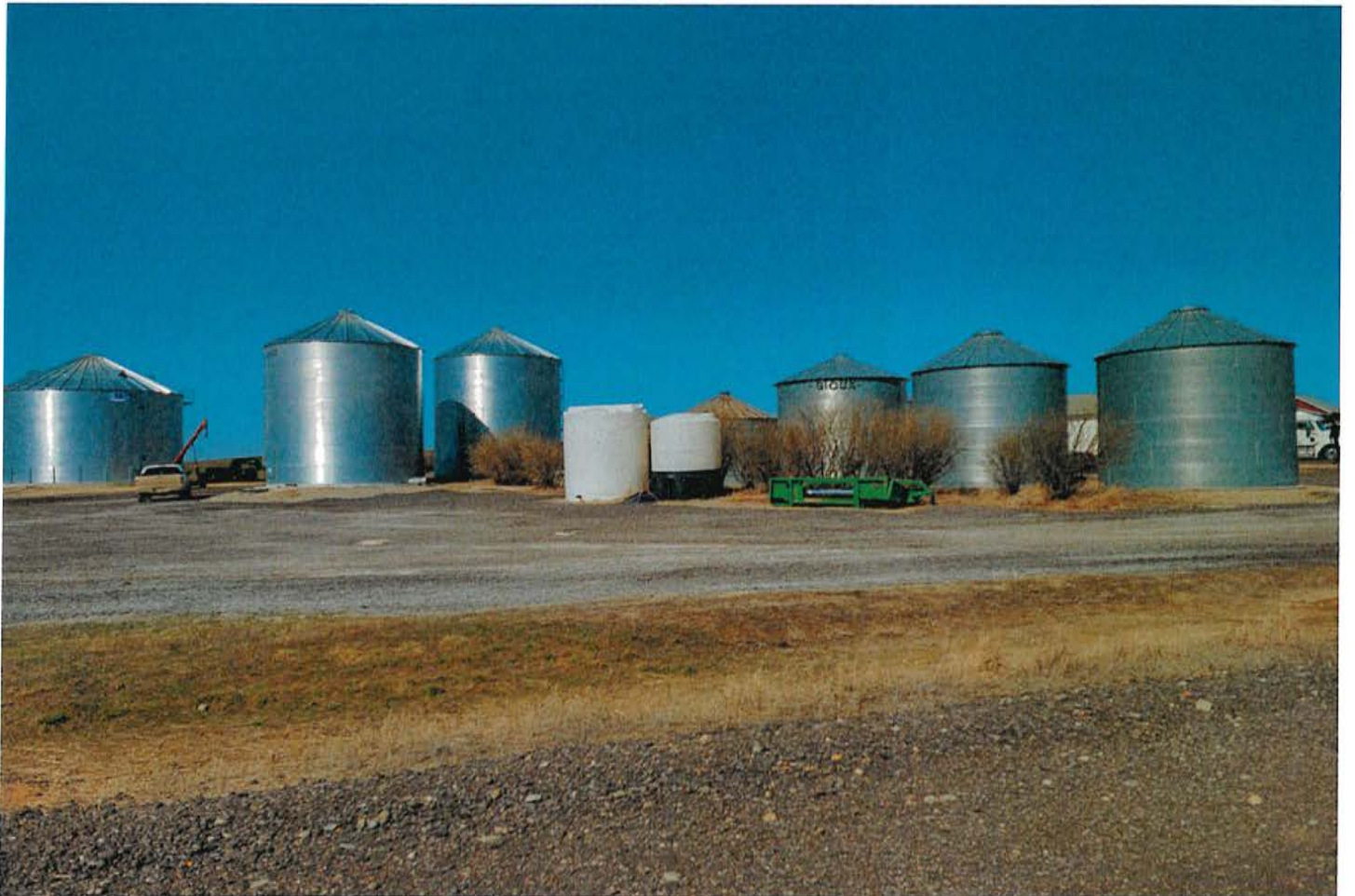


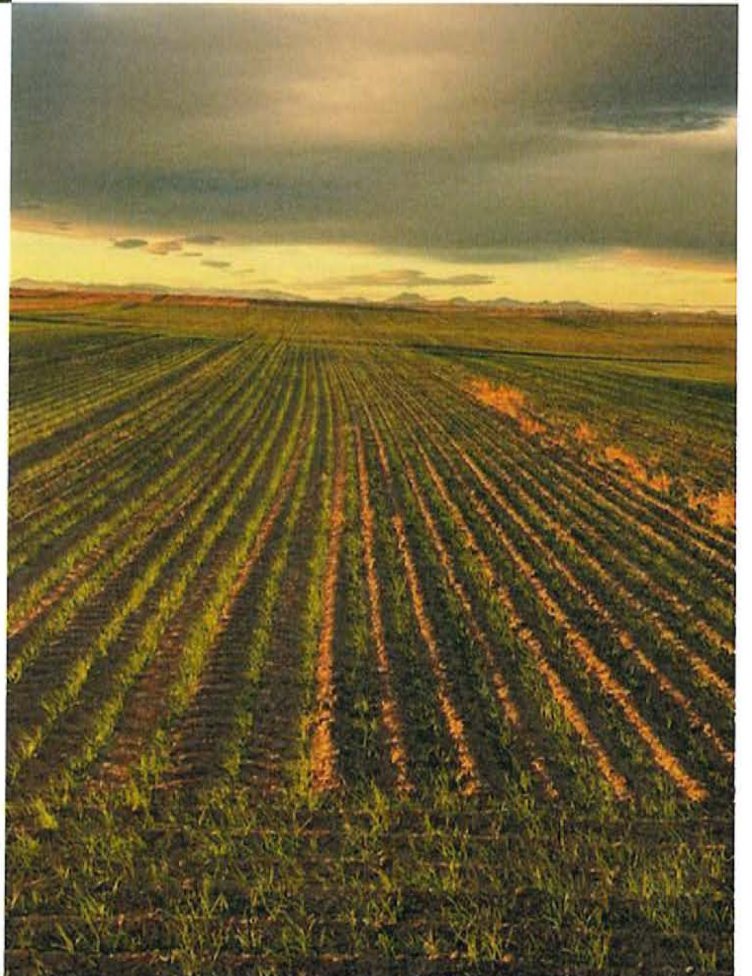
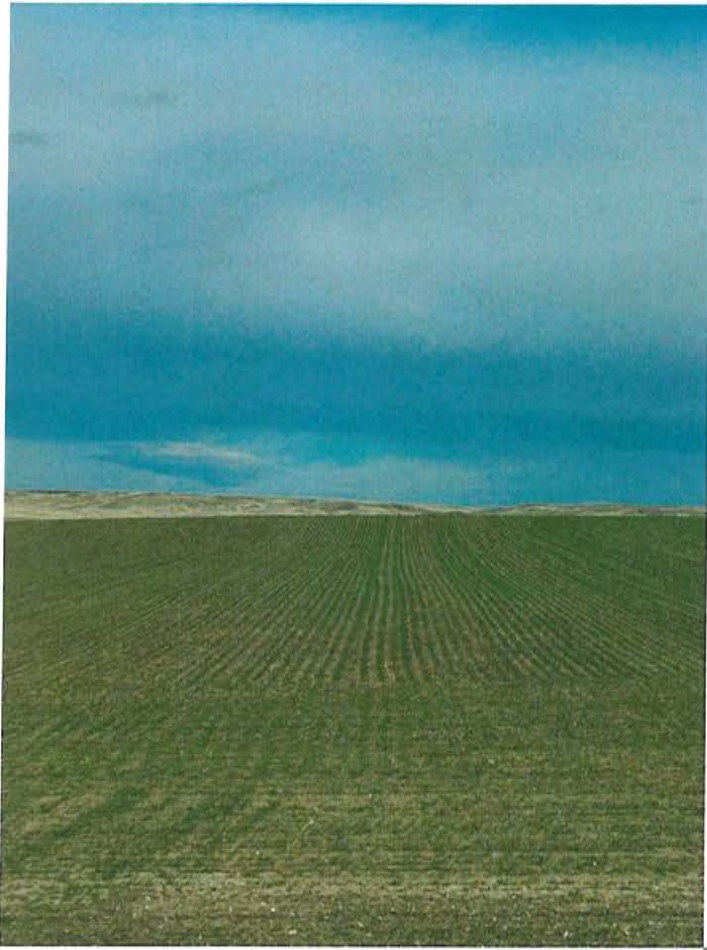




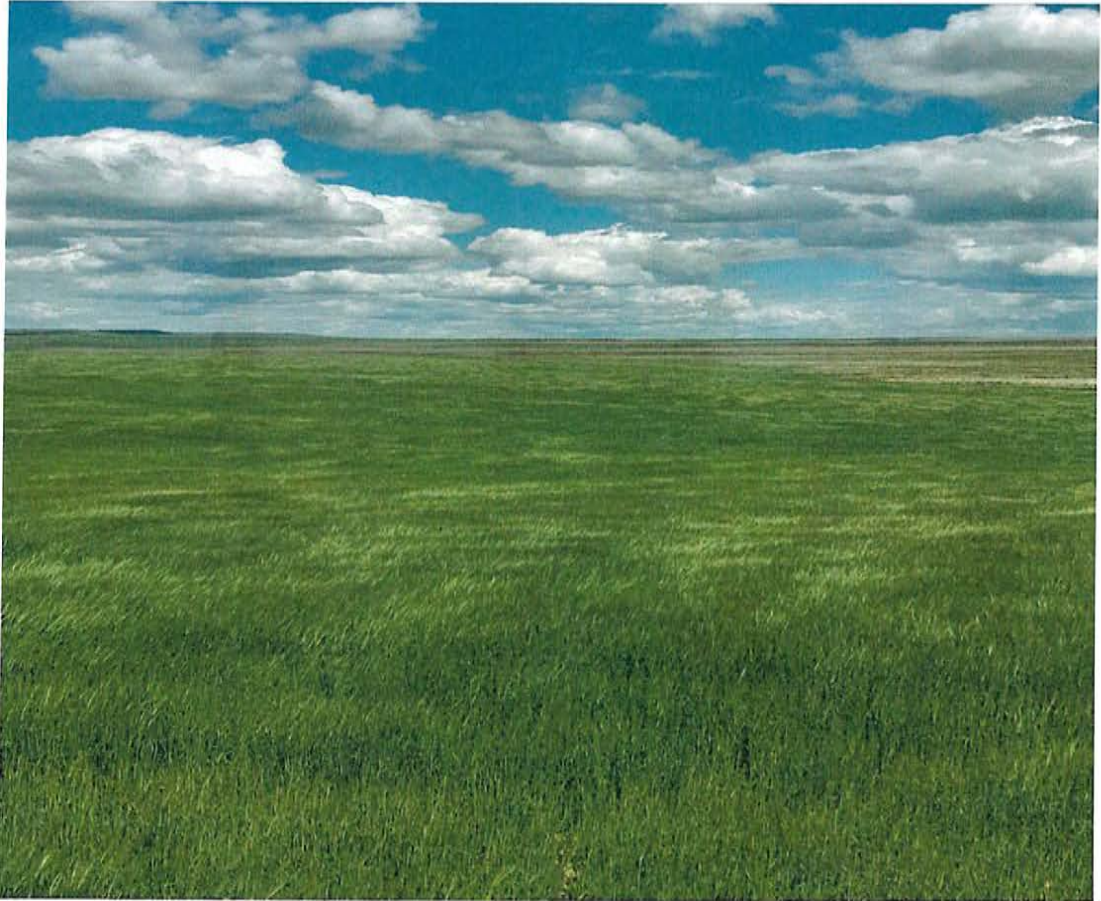












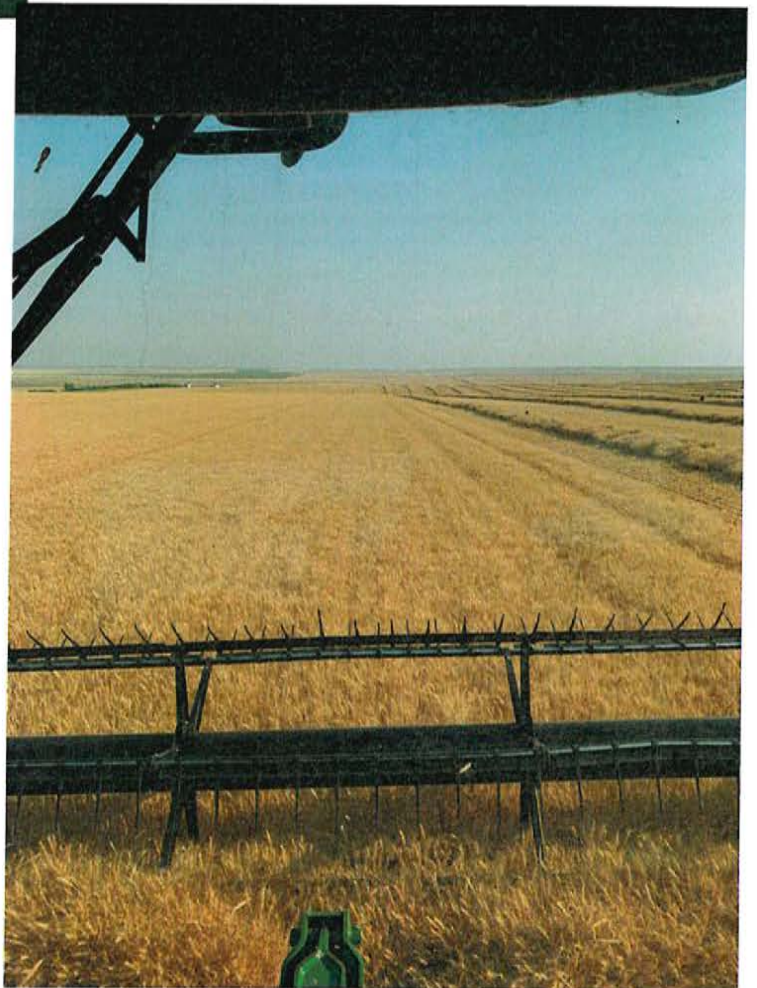
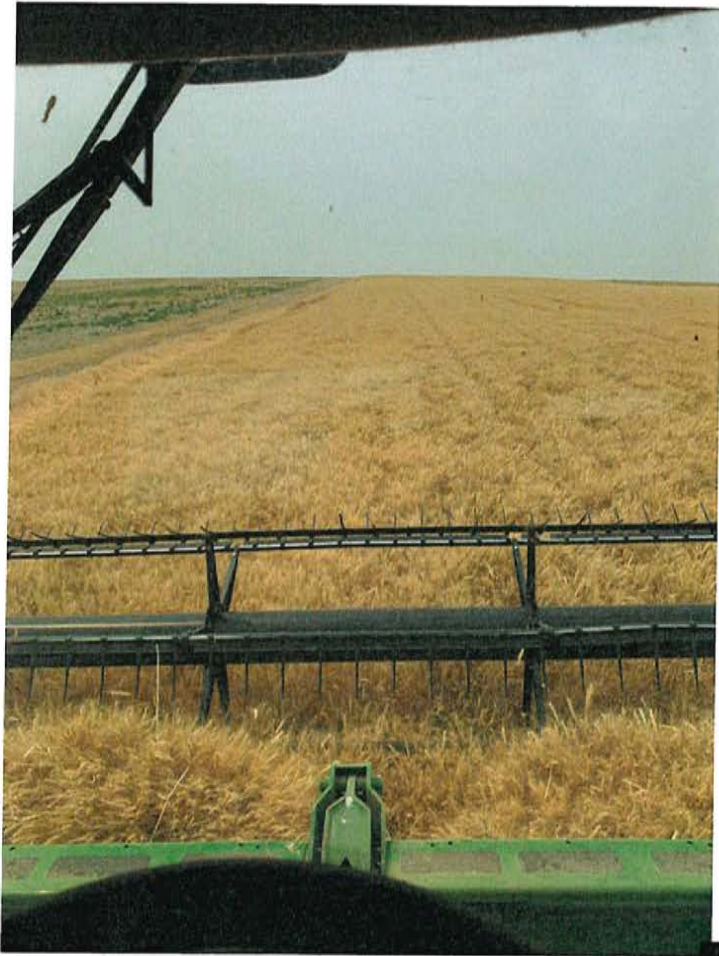


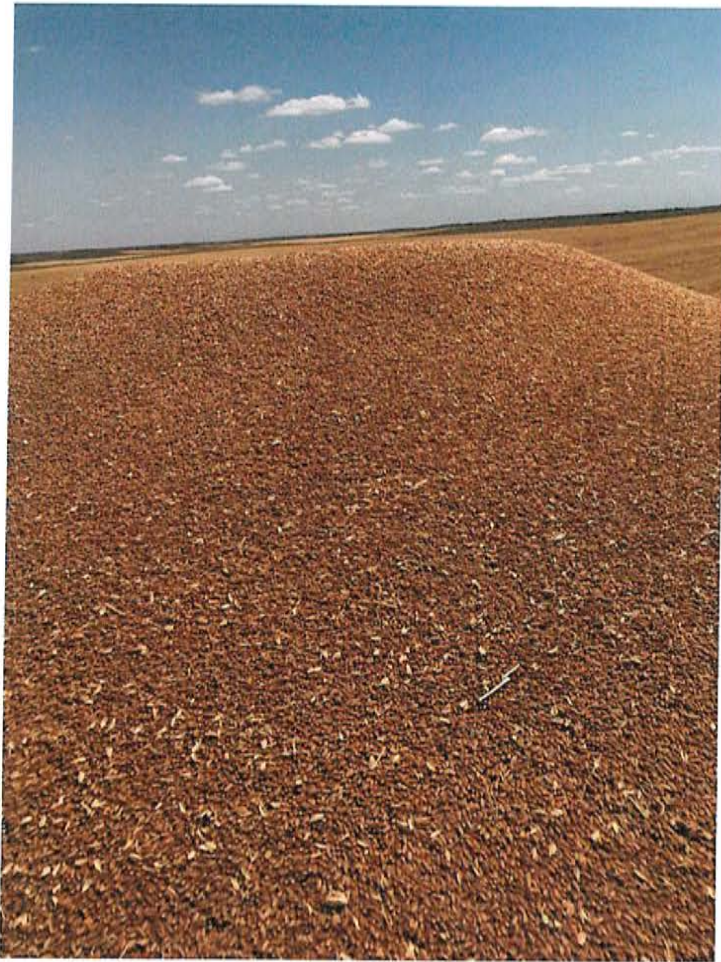




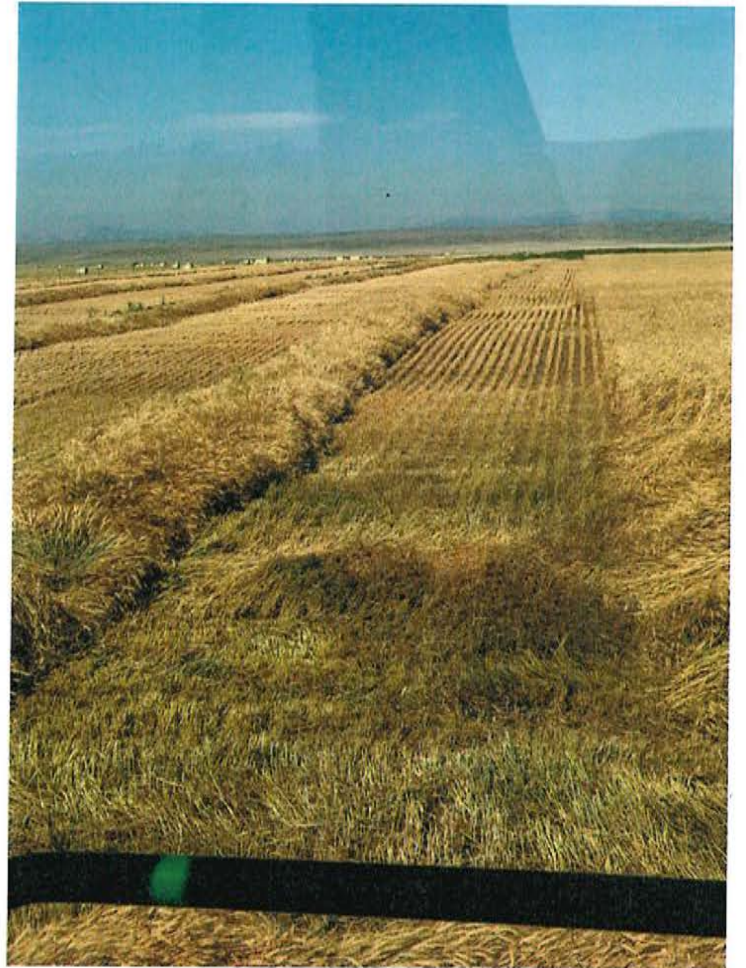
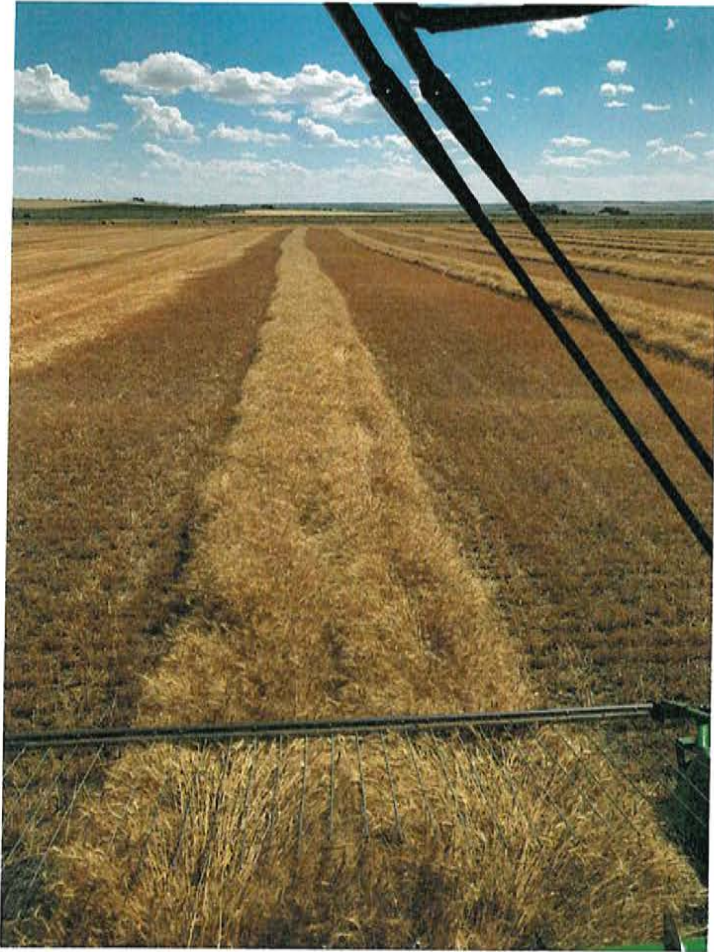










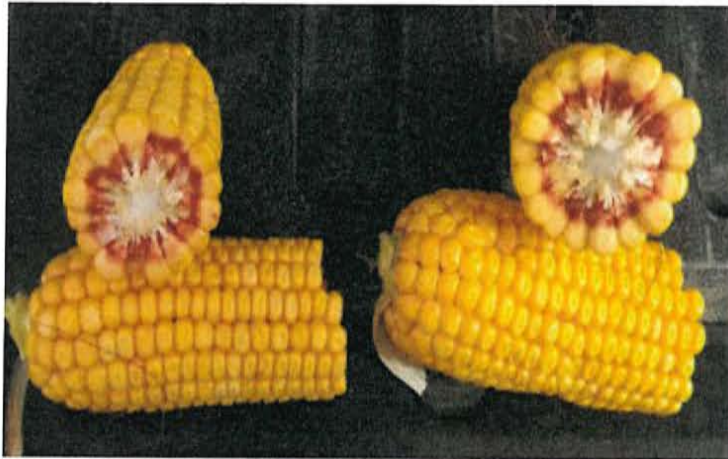






← 2019 Crop Scouting Berlin

Burndts NW: The most advanced of all the fields with the milk layer about halfway through the kernel. This field will lose the least yield in the event of a frost.



North 60: The corn is not showing very much dent but the milk layer is over a third of the way through the kernels.



FIELD: Home
YIELD: 152 Bu/A

