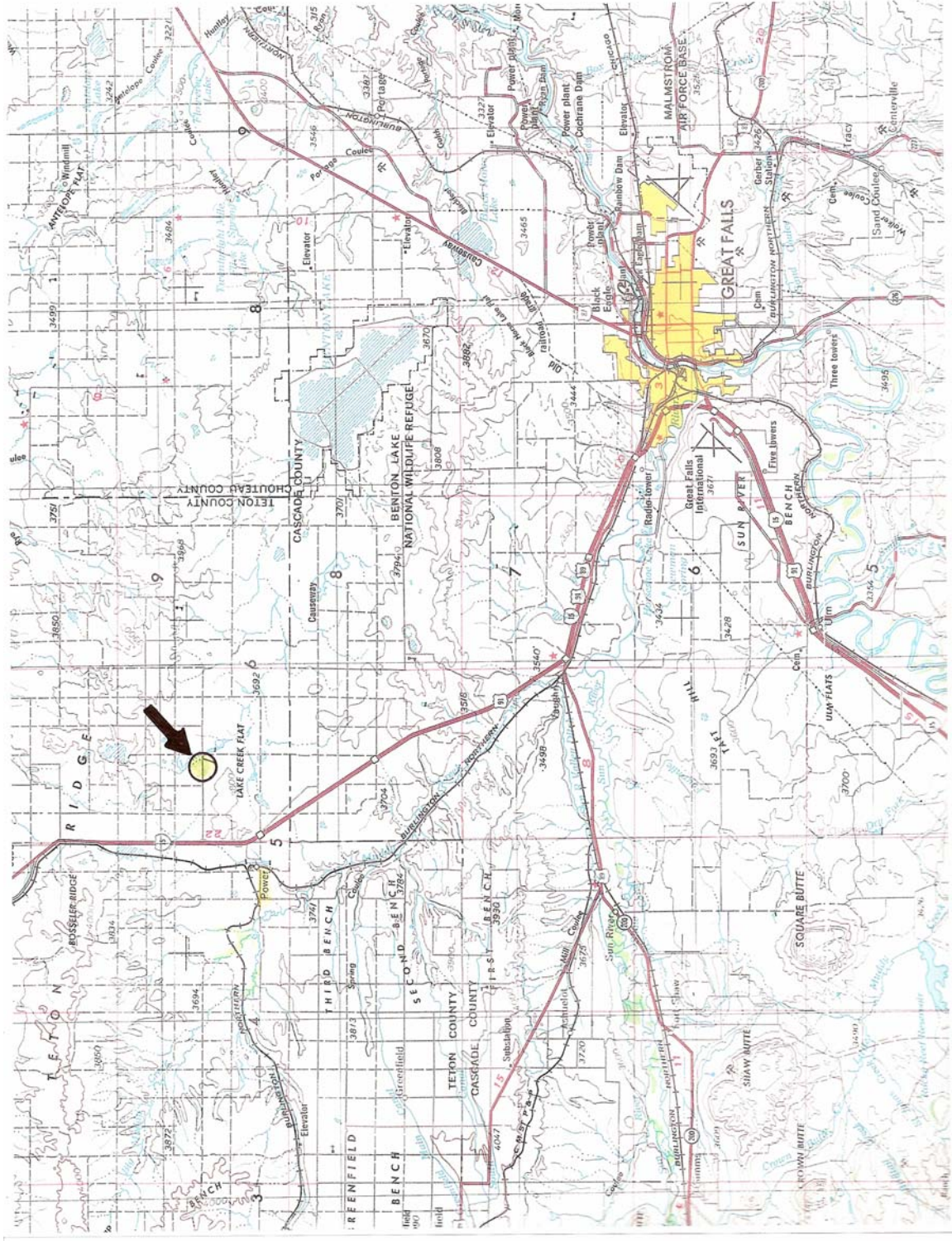


## **BRUNNER CRP ACREAGE**

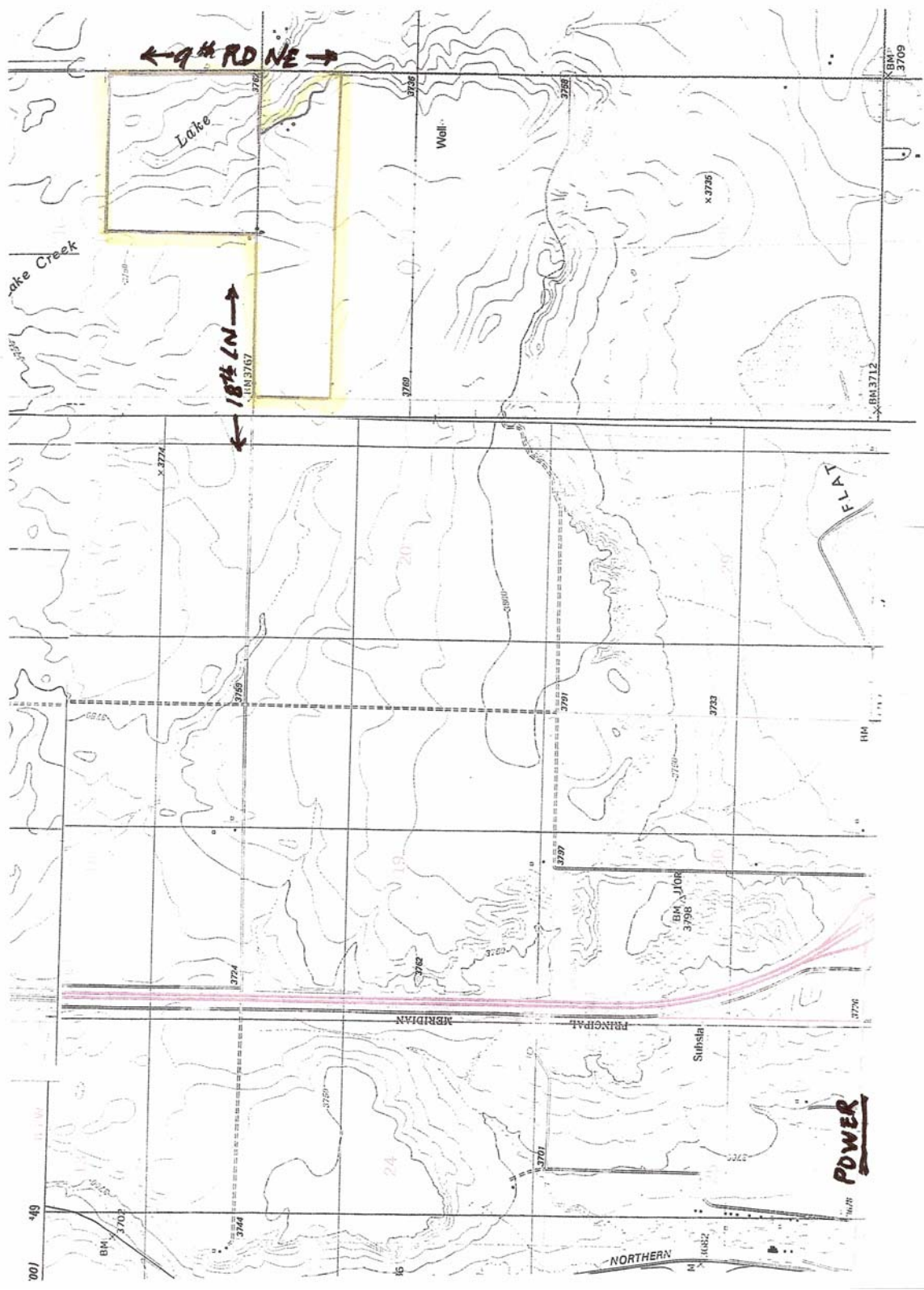
**18<sup>th</sup> Lane & 9<sup>th</sup> Rd NE**

**Power, MT 59468**

- LOCATION:** This property is located in Teton County approximately 5 miles northeast of Power, Montana. It is accessed by good county roads. Great Falls is approximately 25 miles to the southeast.
- ACREAGE:** According to the records of Teton County there are a total of 459.2 acres with 372.057 acres of dry cropland enrolled in the Conservation Reserve Program. (CRP) and 87.103 acres of grazing land. The Farm Service Agency acreages differ somewhat from the county records.
- IMPROVEMENTS:** None.
- WATER:** The property is connected to what is called the Tri-County Water District system with a hydrant located in the NW portion of the property in Section 21. This supplies both domestic and livestock water. The owner indicated that at one time there were two small reservoirs on the property collecting spring run off for livestock. They also indicated that they need some work as they have somewhat washed out over the years.
- TAXES:** Real Estate: 2010: \$1,270.20
- COMMENTS:** The CRP contract runs through 2017 with annual payments of \$11,182.00 providing excellent income for the next 6 years. This contract has been renewed several times and probably could be renewed again.
- PRICE:** \$270,000.00 Cash
- DISCLAIMER:** The information contained herein has been supplied by the owner to Holiday Realty and/or compiled by Holiday Realty from other sources believed to be reliable. All information contained herein is not guaranteed and should be independently verified by the reader hereof.



LOCATOR MAP



TOPOGRAPHIC MAP

