



### PROPERTY DETAILS:

- **Price:** \$399,000
- **City/town:** Fairfield
- **County:** Teton
- **State:** Montana
  
- **Acreage:** 115.52
- **Views:** Rocky Mountain Front Range
  
- **Heating Source:**
- **Fuel Type:**
- **Water:**
- **Sewer:**
  
- **Year Built:**
- **Remodeled:**
- **HOA Fees:** none

### PROPERTY FEATURES:

- Fenced
- Horses Allowed
- Not in Subdivision
- On Graveled Road
- Year Round Access
- Horse Property

WHERE THE PRAIRIE MEETS THE ROCKIES-A RECREATIONAL PARADISE

WORLD RENOWNED FISHING & HUNTING FROM THIS PERFECT LOCALE-AND A GREAT INVESTMENT OPPORTUNITY

This irrigated 115.52 acre tract is located in north central Montana in Teton County on the eastern side of the Continental Divide where the sprawling open Montana prairie abruptly meets the magnificent towering Rocky Mountain Front Range. This spectacular setting is also home to the gateway to the Bob Marshall Wilderness, the crown jewel of the nation's wilderness system, and is truly a sports person's paradise. The parcel location boasts spectacular 240 degree views of the Front Range including Haystack, Sawtooth, Castle Reef, Ear Mountain, Steamboat Mountain and many others.

The fully fenced level acres with senior water rights through the largest and premiere water district in the State. With proper irrigation and fertilization, the productive ground grows an abundance of certified weed free grass alfalfa hay and successfully

produces approximately 500+ tons annually. Investment potential based upon historical expenses and purchase price, points to high annual yields with labor or without.

With one Owner having over 40 yrs experience in the construction industry, he can assist in creating your Montana dream home. Located on a County road with all utilities to the property.

In addition to the land, Sellers may be willing to sell the irrigation equipment, including a Zimmatic 8 Tower pivot, pump station and risers and a wheel line for an additional \$85,000 with interest rate and terms to be agreed

â This property is truly a one of a kind most special playground in a spectacular setting with NO HOA

â  
Perfect for a small ranch, a family compound, to build a recreational cabin or getaway, to invest or simply to farm!

BROKER OWNED.

For a virtual photo tour:

[www.tourfactory.com/2573444](http://www.tourfactory.com/2573444)

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