

35 ACRES—ROAD 18 N WORDEN, MT



This is a 35 acre tract of land that has 18 irrigated acres with water supplied by the Huntley Project Irrigation District. It may be possible that a few more acres can be irrigated. The property would make a great location for a home and small ranching operation. There is live water that flows through the land for a short distance that supplies year around water that never freezes. There is a lot of wild life in the area. Located very close to the Yellowstone River where there is a Fish & Game public access to the river.

Price \$175,000

**FENTON ENTERPRISES
Ward Fenton, Broker 406-698-6183 or 406-967-2850
Trevor Bogunovich 406-208-2280**

NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.