

A YELLOWSTONE RIVER RANCH

4365 CUSTER FRONTAGE ROAD
POMPEYS PILLAR MONTANA



Beautiful pivot irrigated river front ranch, currently being operated as a registered cattle ranch. Newer pivot that irrigates 50 acres that is planted to very productive pasture hay mix with a good mix of grass and legumes. Excellent working facilities with a 40 x 60 barn/shop that includes indoor livestock working area and a heated office and vet room. There is a nice set of corrals with 10 pens — all with automatic frost free water tanks. Very neat newly finished bunk house plus a very well kept mobile home.

Approximately a half mile of Yellowstone River frontage with great fishing for bass, walleye, catfish and more. There is an abundance of wildlife including trophy whitetail deer, turkeys, ducks, geese and pheasants. Year around creek runs full length of property providing good year around livestock water.

All of this is located very near I94 and only 30 miles east of Billings, MT. This is a great place for cattle, horses, or kids or maybe all three.

- Approximately 160 total acres with 145 deeded
- 76 irrigated acres with 50 acres under pivot
- Creek with year around water
- Half mile of Yellowstone River Frontage
- Access directly off of Highway 312
- Very well kept 16 x 80 mobile home
- Newly constructed bunk house
- 40 x 60 barn/shop with a 16 foot overhang on each side
- Heated office and vet room w/water
- Good set of corrals that includes 10 small pens with heated water fountains
- Cattle chute and working facilities inside
- Very good weed and brush control

Price: \$849,000

Call Trevor 406-208-2280

Offered by

FENTON ENTERPRISES Ward Fenton, Broker 406-698-6183 406-967-2850
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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.