

FENTON ENTERPRISES



Hysham, Montana Farm & Hunting Property

Private wildlife and hunting property with
Yellowstone River frontage

Please visit <https://montana-dakotaranches.com>
or call Ward Fenton, Broker at **406-698-6183**

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A pristine wildlife/hunting property with an excellent mix of Yellowstone River frontage, irrigated farmland, hill pasture, and brush-filled coulees. The property is bordered on the east and south by Montana Fish, Wildlife, and Parks land which provides public access to miles of the Yellowstone River and adjoining lands.

There is a broad cross section of wildlife in this area: whitetail deer, mule deer, pronghorn antelope, fox, coyotes, bobcats, mountain lions, racoon, pheasant, sharp tail grouse, ducks, and geese, to name a few. There is excellent fishing and boating in the Yellowstone River.

This is a property which provides a lot of privacy. There are a number of great home sites. There are power and water wells in the area. The irrigated farmland has had excellent yields of corn, beets, and hay over the years.

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

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Located about 75 miles east of Billings, MT in the heart of some of the best farmland and hunting in the state. Fly into Billings—enjoy the shopping, banking, and fine dining and still only be a little over an hour drive from the ranch.

The ranch consists of approximately 412 deeded acres with 37 irrigated acres with the balance of the property native grass land. Irrigation water is supplied by the very reliable Rancher Irrigation District.

A ONE OF A KIND PROPERTY— MUST SEE TO APPRECIATE!

Price: \$995,000

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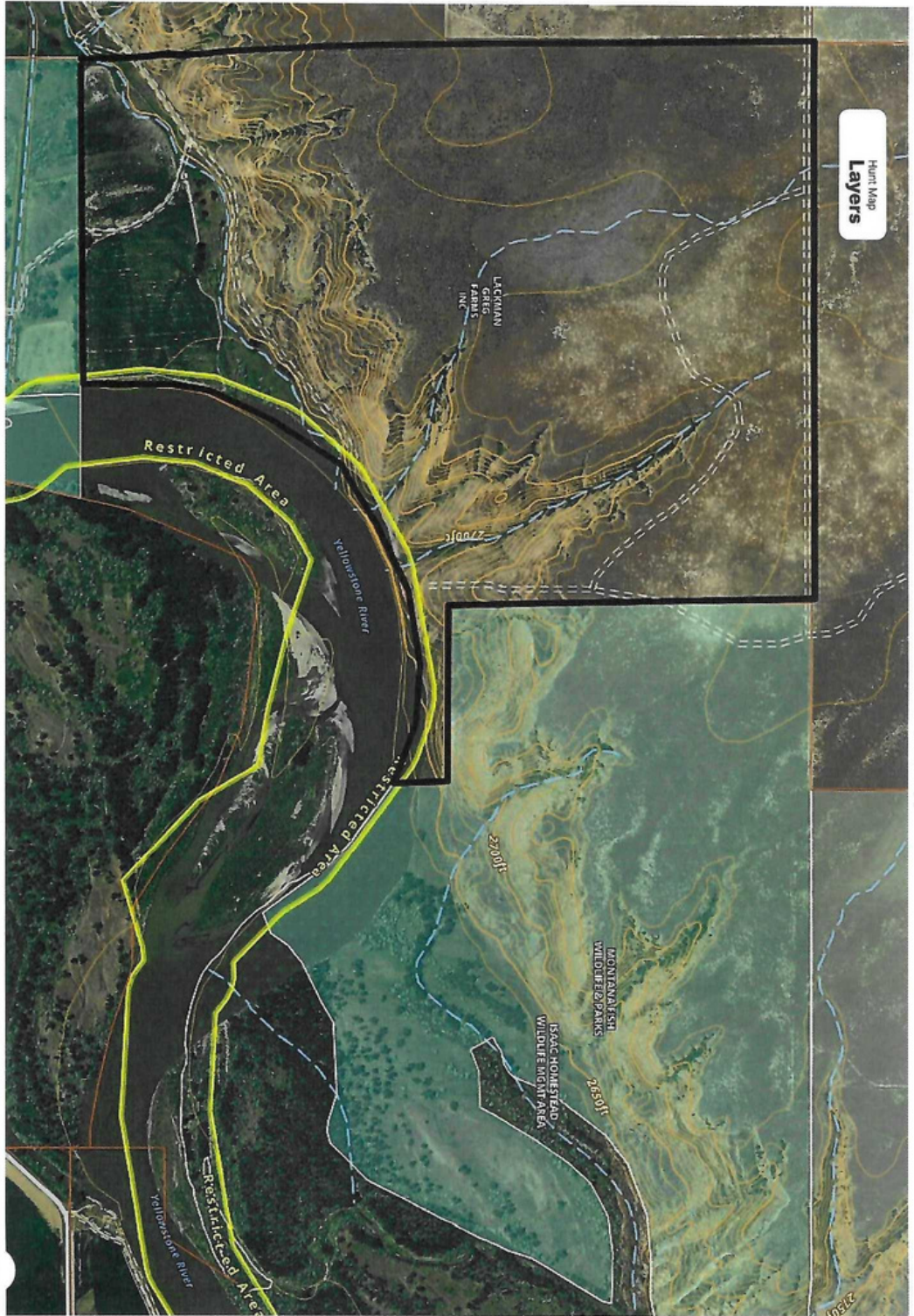
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