

FENTON ENTERPRISES



Hysham, Montana Hunting, Farming & Potential Homesite Property

Build Your Great Montana Life!

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

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This is 108 acres one mile west of Hysham, Montana with about one quarter of a mile of highway frontage. There are 90 acres of the land that are high quality, cultivated, dry land farm ground usually used to raise wheat. The land is relatively flat with a draw that runs to the north across the property that has some small trees, brush, and tall grass that provides excellent cover for pheasants. There are a lot of ducks and geese in this area, and the grain fields provide a good source of feed for them.

There are wells in the area and electrical power is adjacent to the property. The property has some good home sites which would have excellent access directly on to the highway. Hysham has a good K-12 school only a mile away, and there would be school bus service at the property.

The entire Hysham area is known as one of the great hunting areas for both livestock and birds. There are miles of public lands along the Yellowstone River that are owned by the Montana Fish & Game Department and the BLM. This provides excellent access to the public for boating, fishing, hunting, hiking, and picnicking. This property has great potential as a home site where a family could have a few animals and live the great Montana life.

PURCHASE PRICE: \$395,000

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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Great views of the Yellowstone River Valley and surrounding hills.



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