
THE GOLDEN TRIANGLE FARM

Great Falls, Montana 59404



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Golden Triangle Farm

LOCATION: In the Golden Triangle area, twelve minutes from downtown Great Falls, Montana. The farm is 70 minutes from the Showdown Ski Area, 1.5 hours from Helena, and 2.5 hours from Missoula and Glacier National Park.

ACCESS: Northwest Bypass to 333 Stucky Road. The property is fronted by a county road on the south and west sides.

AREA FEATURES: Great Falls is a city of 60,000 people with all amenities, two grain elevators/flour mills, and spectacular views of Square Butte, the Rocky Mountains, Bob Marshall Wilderness, Big & Little Belt Mountains, & the Highwood Mountains. Excellent hunting, fishing, and recreation opportunities abound.



IMPROVEMENTS:

- ◆ Home: Built in 1961, updated rancher, 2,088 sq. ft., 2 bedrooms, 1 bath, forced air heat/oil
- ◆ 22,500 bushels grain storage
- ◆ Equipment shed: 30' x 64'
- ◆ Shop: heated, insulated, 3-ph wiring
- ◆ Granary: 16' x 32'
- ◆ Lean-to: 12' x 20'
- ◆ Buried power lines to the yard
- ◆ Natural gas to the house



ELEVATION: 3,500 feet.

CLIMATE: Annual rainfall 12—14 inches.

ACREAGE: Total acres: 1,116.360 +/- deeded

Fallow: 1,051.749 +/- acres

Grass: 63.611 +/- acres

Farm Site: 1.00 +/- acre

WATER: Three cisterns—2,000 gallons each.

WILDLIFE: Deer, antelope, geese, ducks, upland birds, and fishing—Blue Ribbon Trout & Walleye fishing just minutes away—lakes & rivers abound.

MINERALS: Will transfer, if any.

TAXES: \$4,365.60 for 2017.

TERMS: Cash to seller.

PRICE: \$1,520,000.00

BROKER COMMENTS: The Golden Triangle Farm is a much sought after productive wheat farm close to Great Falls and the grain elevators/flour mills. The farm produces primarily wheat, barley, peas, and lentils. Public land borders the farm and could be competitively leased.

Co-listed with Fred Scott, Scott Western Realty.

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