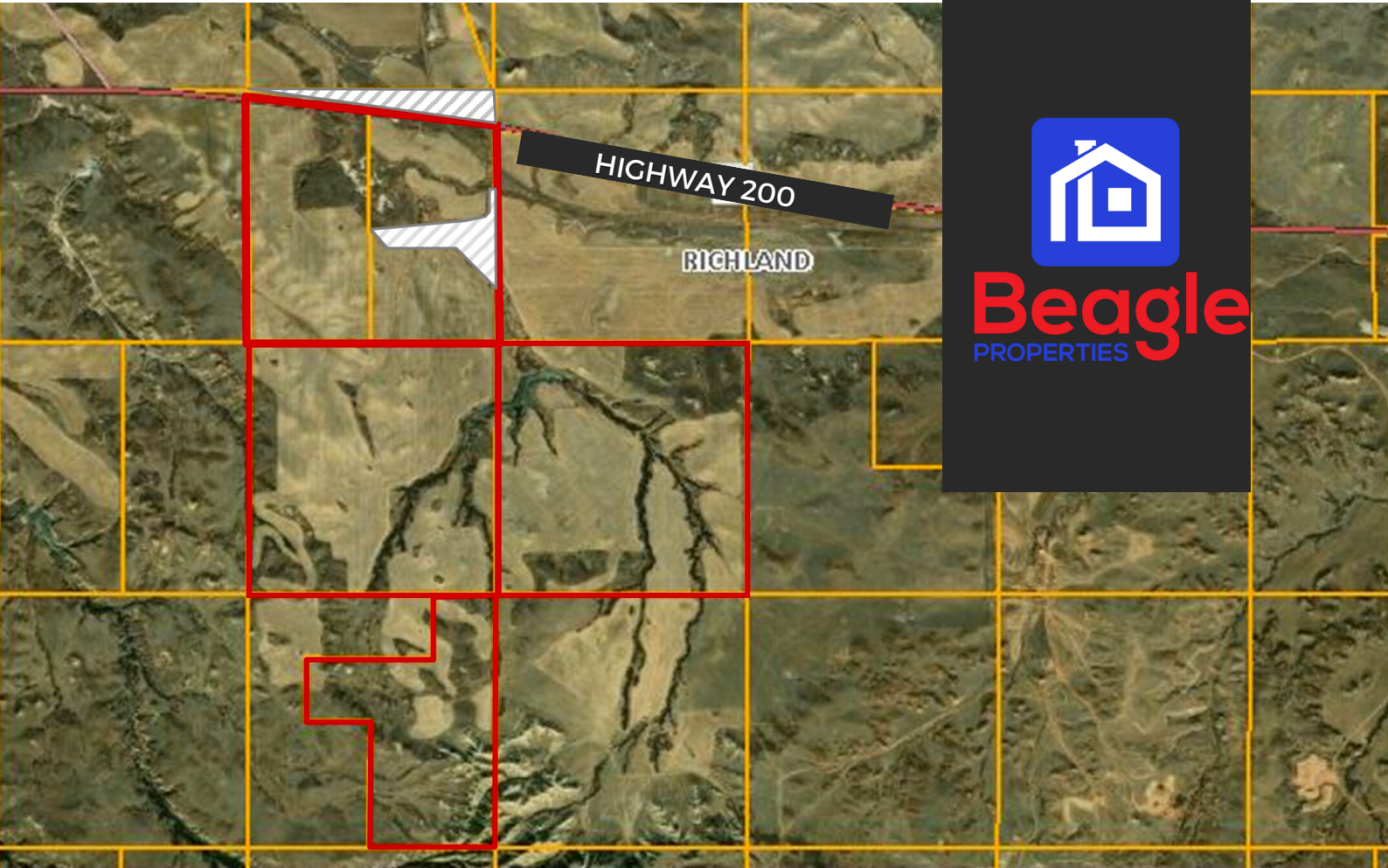




LAND FOR SALE

DRYLAND FARM IN WESTERN RICHLAND COUNTY MONTANA

LOCATED WEST OF THE TOWN OF LAMBERT, THIS OFFERING IS +/- 2165 ACRES, CONSISTING OF +/- 1320 ACRES OF CROPLAND AND +/- 845 ACRES OF PASTURE. THIS PROPERTY IS CURRENTLY BEING OFFERED AS A SINGLE PACKAGE AND PARCELS ARE NOT AVAILABLE SEPARATELY. SHOWINGS OF THE PROPERTY ARE AVAILABLE BY APPOINTMENT ONLY.

BEAGLE PROPERTIES
120 2ND AVE SW
SIDNEY, MT 59270
406.482.4480

LISTED AT:
\$1,822,030

DESCRIPTION:

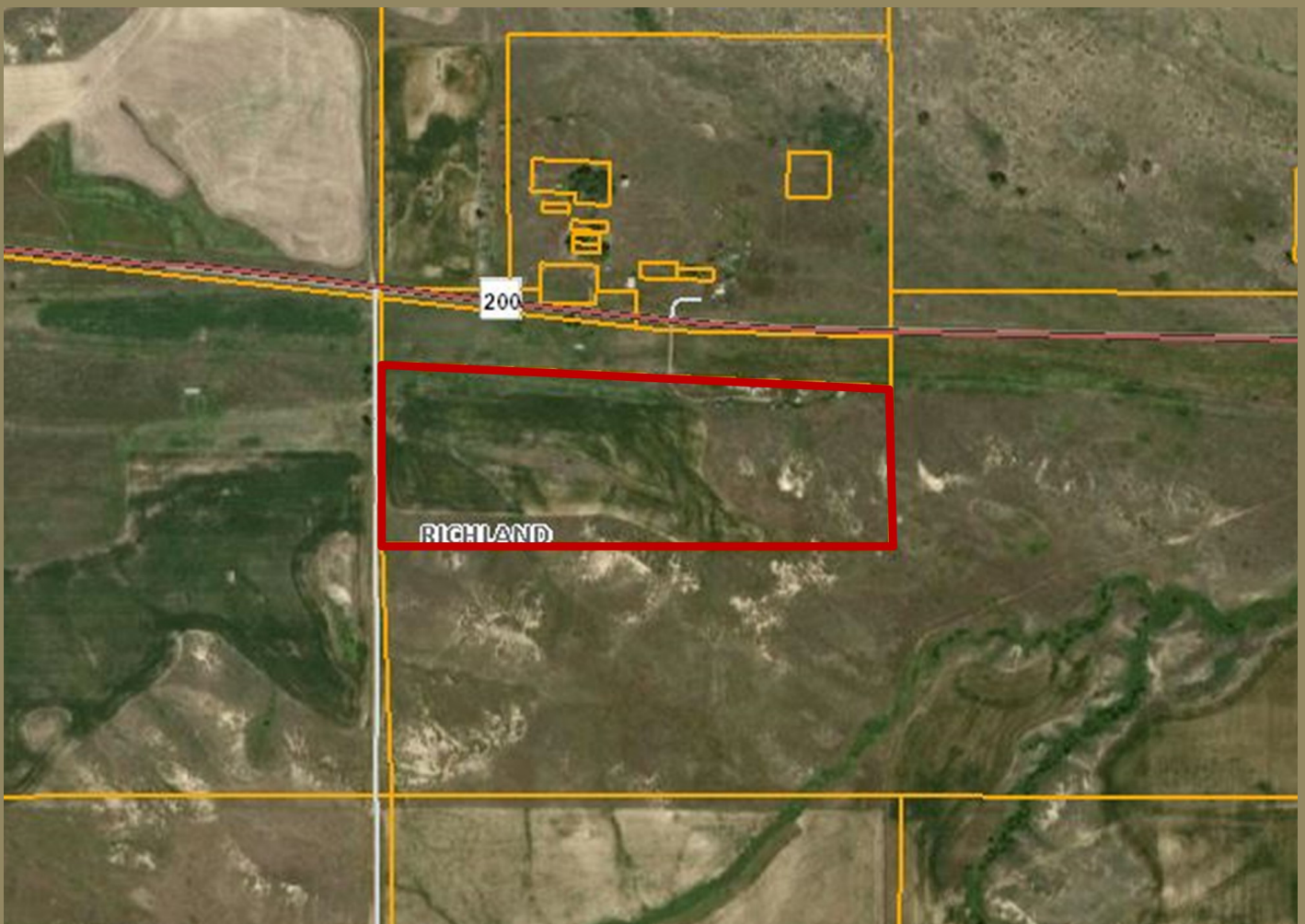
SECTION 3: T22N R54 E,N2SW SOUTH OF RR
AND 1.02 AC IN S2NW

TOTAL ACRES:42.54 +/-

CROPLAND ACRES: 23.37

GEOCODES:27-3320-03-3-
01-01-0000

TAXES(2021): \$37.79





United States
Department of
Agriculture

Richland County, Montana



Common Land Unit
Cropland
Rangeland
Other Use
Tract Boundary

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 23.37 acres

2022 Program Year

Map Created February 02, 2022
2018/2020 NAMP

Farm 3198

Tract 3065

3-22N-54E

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. USDA depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-228 and attached map) for exact boundaries and determinations or contact USDA National Wetlands Conservation Service (NWCS).

DESCRIPTION:

SECTION 6: T22N R54 E, LOT 1, 2, 3, 4, E1/2W1/2
EXCEPTING LAND NORTH OF HIGHWAY AND
HOMESITE

TOTAL ACRES: 534.01 +/-

CROPLAND ACRES: 394.13

GEOCODES: 27-3320-06-
2-01-01-0000 & 27-3320-
06-4-04-01-0000

TAXES(2021): \$4550.14





United States
Department of
Agriculture

Richland County, Montana



Common Land Unit

	Cropland
	Rangeland
	Other Use
	Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 406.54 acres

2022 Program Year

Map Created February 03, 2022

2019/2020 NAIP

Farm 3198

Tract 3068

6-22N-54E

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. It depicts the information provided directly from the producer and/or National Aerial Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risk associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached map(s) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS).

DESCRIPTION:

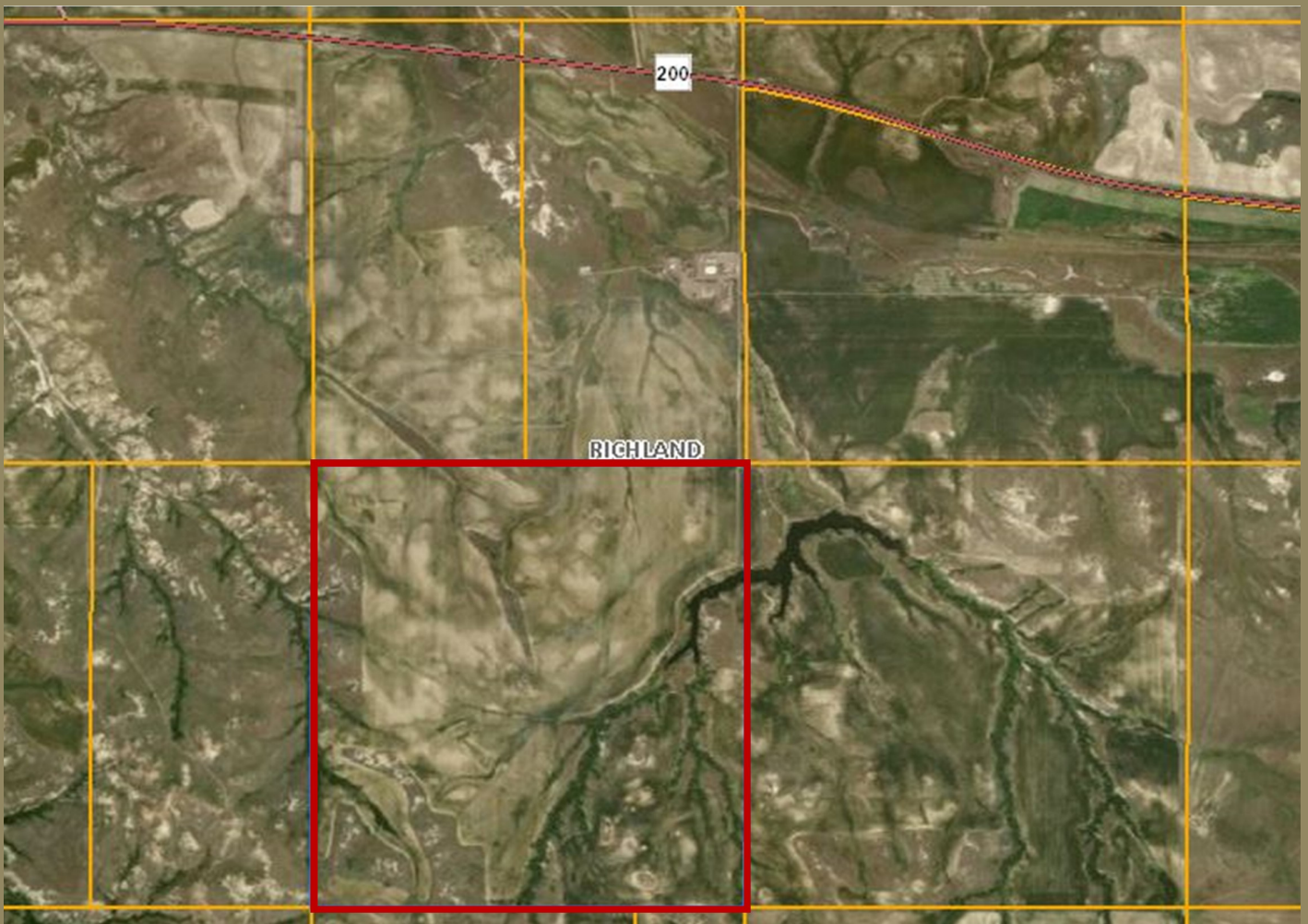
SECTION 7: T22N R54 E, LOTS 1, 2, 3, 4, E1/2,
W1/2, E1/2

TOTAL ACRES:628.92 +/-

CROPLAND ACRES: 445.04

GEOCODES:27-3320-07-1-
01-01-00000000

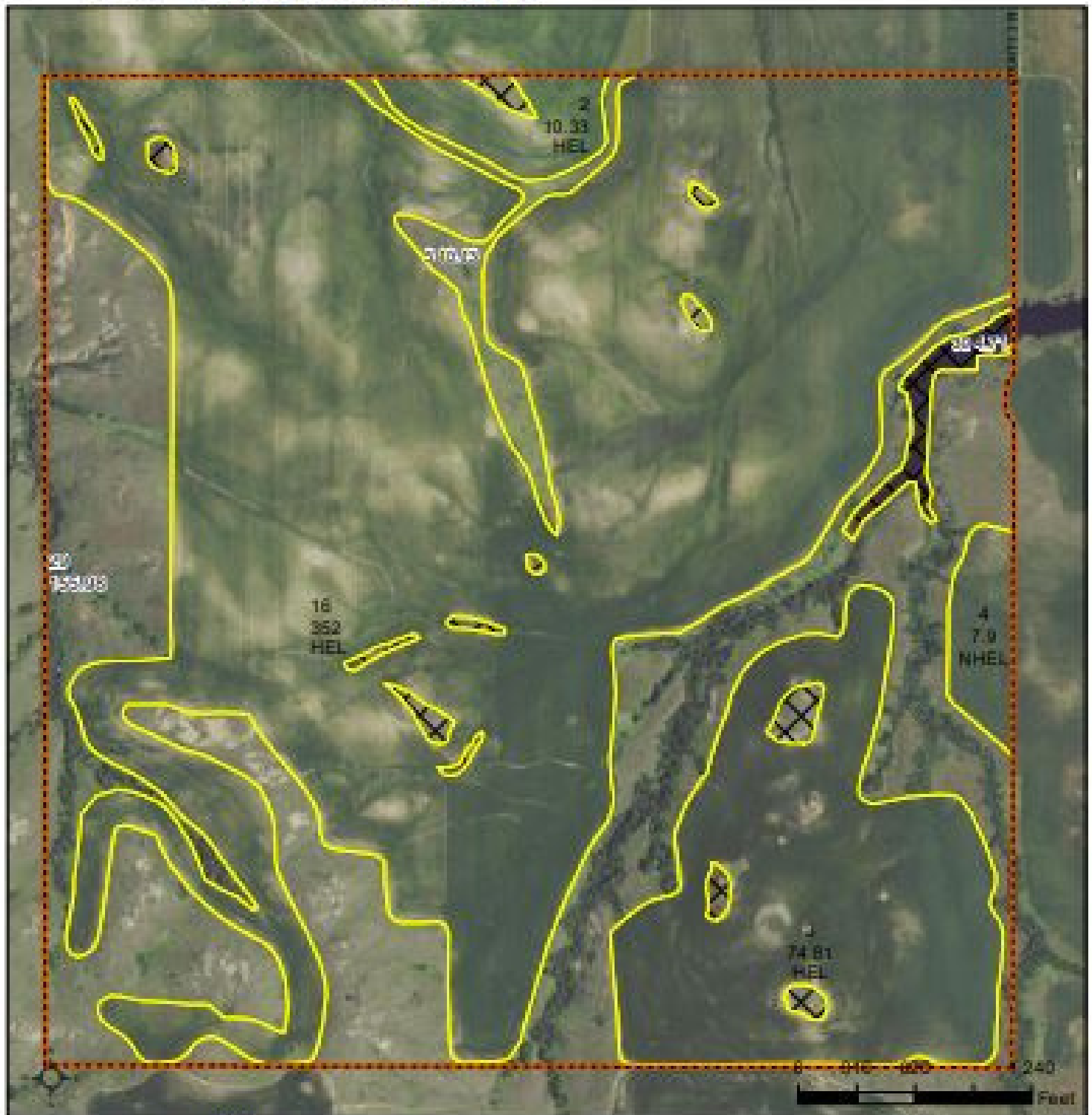
TAXES(2021): \$1514.45





United States
Department of
Agriculture

Richland County, Montana



Common Land Unit

- Cropland
- Rangeland
- Tract Boundary
- Other Use

Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 445.04 acres

2022 Program Year

Map Created February 02, 2022
2019-2020 NAIP

Farm 3198

Tract 3069

7-22N-54E

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. Rather it reports the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-626 and attached map(s) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

DESCRIPTION:

SECTION 8: T22N R54 E, ALL

TOTAL ACRES:640 +/-

CROPLAND ACRES: 389.67

GEOCODES:27-3320-08-1-
01-01-0000

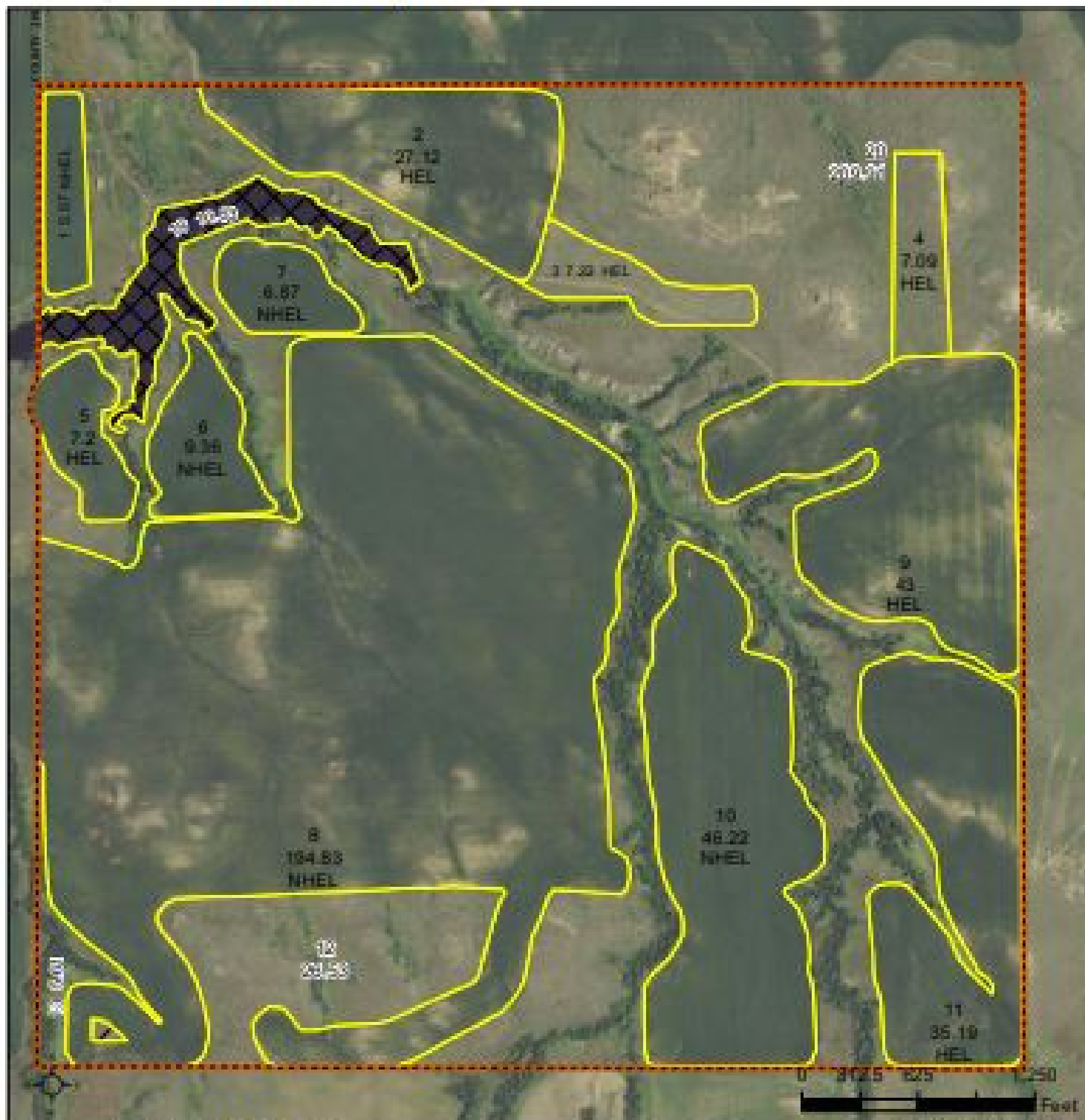
TAXES(2021): \$823.62





United States
Department of
Agriculture

Richland County, Montana



Common Land Unit

- Cropland
- Rangeland

Other Use

- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 389.67 acres

2022 Program Year

Map Created February 02, 2022
2018/2020 NAIP

Farm 3198

Tract 3070

8-22N-54E

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. USDA depicts the information provided directly from the producer and/or National Agriculture Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached map(s) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

DESCRIPTION:

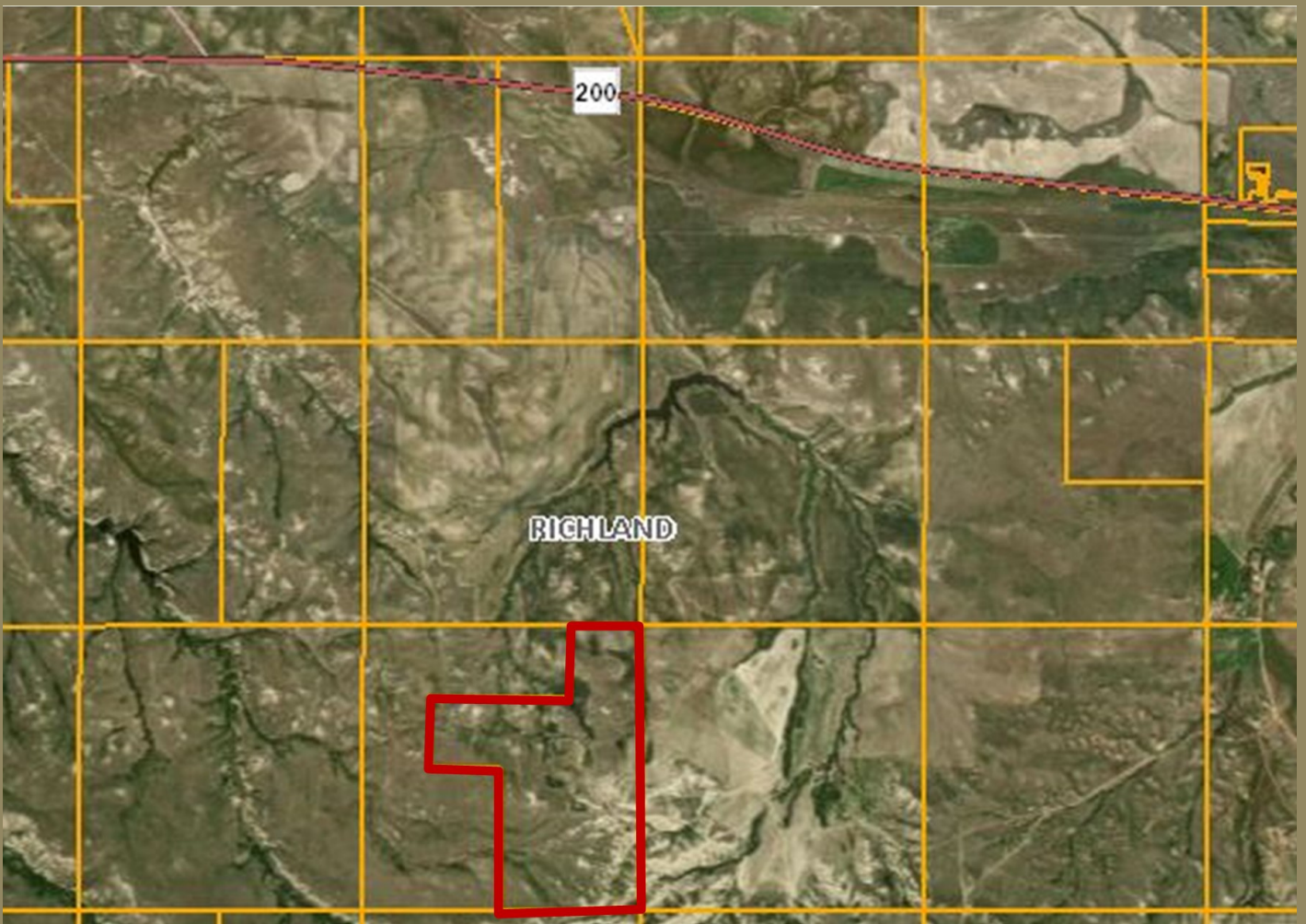
SECTION 18:T22N R54 E, E1/2NE1/4,
SW1/4NE1/4, SE1/4NW1/4, SE1/4

TOTAL ACRES:320 +/-

CROPLAND ACRES: 67.31

GEOCODES: 27-3320-18-1-
01-01-0000

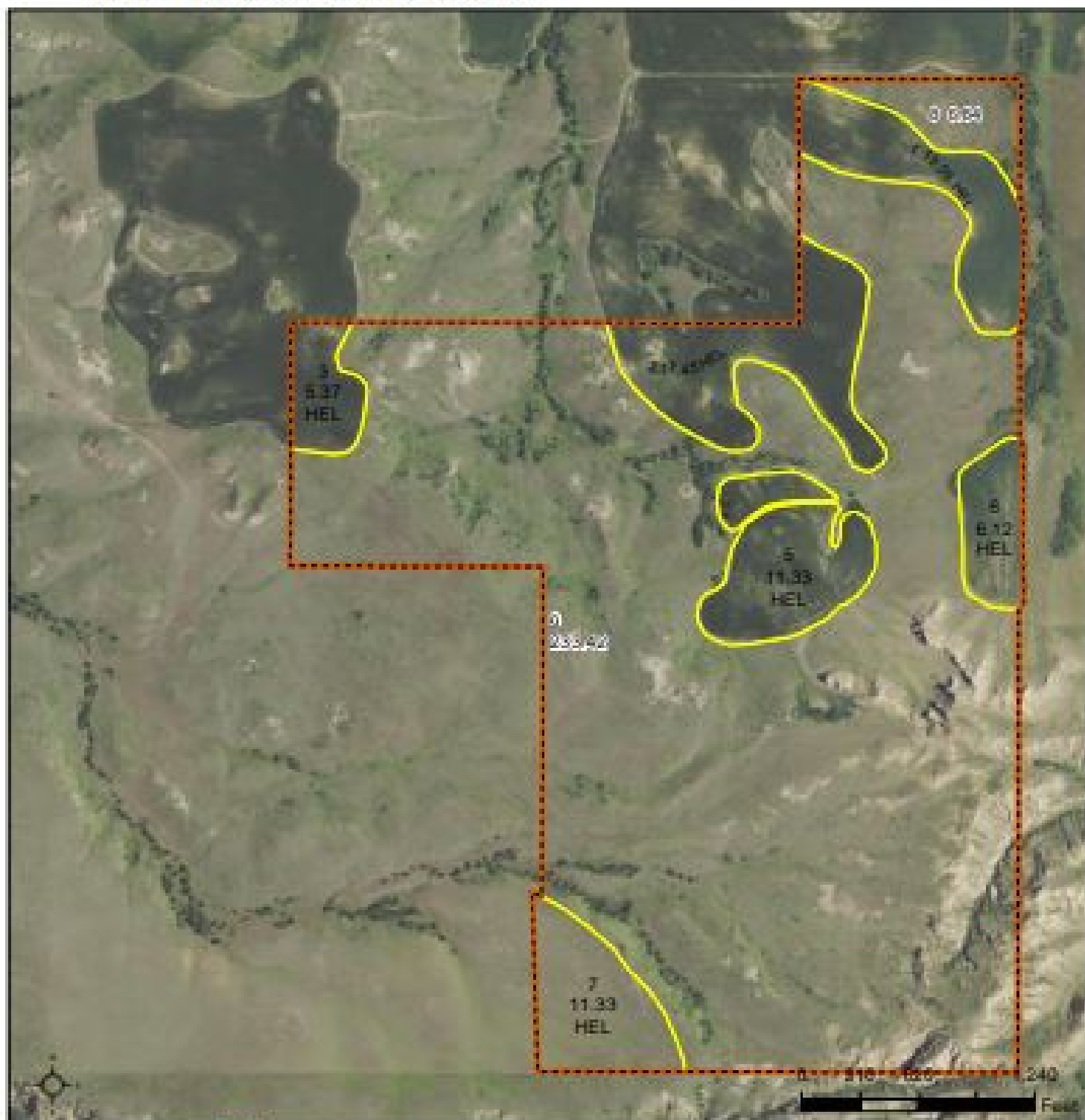
TAXES(2021): \$1009.54





United States
Department of
Agriculture

Richland County, Montana



Common Land Unit Tract Boundary

- Cropland
- Rangeland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 67.31 acres

2022 Program Year

Map Created February 02, 2022
2019/2020 NAMP

Farm 3198

Tract 3084

18-22N-54E

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. Other than it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached map(s) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Acres

Township/Range	Section	Total	Crop/Fallow	Pasture/Other
T22N R54E	06	618.05	394.13	223.92
T22N R54E	07	628.92	445.04	183.88
T22N R54E	08	640	389.67	250.33
T22N R54E	18	320	67.31	252.69
T22N R54E	03	42.54	23.37	19.17
T22N R54E	06 N of Hwy "A"	-41.76		-41.76
T22N R54E	06 Homesite	-42.28		-42.28
	Totals	2165.47	1319.52	845.95

Price

Description	Acres	Price per Acre	Total
Crop/Fallow	1319.52	900.00	1,187,568
Pasture/Other	845.95	750.00	634,462.50
Totals	2165.47		\$1,822,030

**** ANY SALE OF THE PROPERTY IS SUBJECT TO FINAL COURT APPROVAL**