



**Beagle**  
PROPERTIES

MCCONE

RICHLAND

# LAND FOR SALE

## DRYLAND PASTURE IN NORTHWEST RICHLAND COUNTY AND NORTHEAST MCCONE COUNTY

LOCATED IN THE NORTHWEST CORNER OF RICHLAND COUNTY JUST SOUTH OF THE TOWN OF POPLAR THIS OFFERING IS APPROXIMATELY 2075 ACRES OF PASTURE. 430 ACRES IS ASSESSED AS CROP/FALLOW BUT WAS TURNED TO GRASS MANY YEARS AGO AND USED AS SUCH SINCE. THERE IS WATER ON MOST OF THE PROPERTY PROVIDED BY A 4.5 MILE PIPELINE FROM A WELL. THERE IS CURRENTLY A TENANT LEASING THE PROPERTY. CONTACT BEAGLE PROPERTIES FOR SHOWINGS OR MORE INFORMATION.

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

**LISTED AT:**  
**\$1,680,000**



## DESCRIPTION:

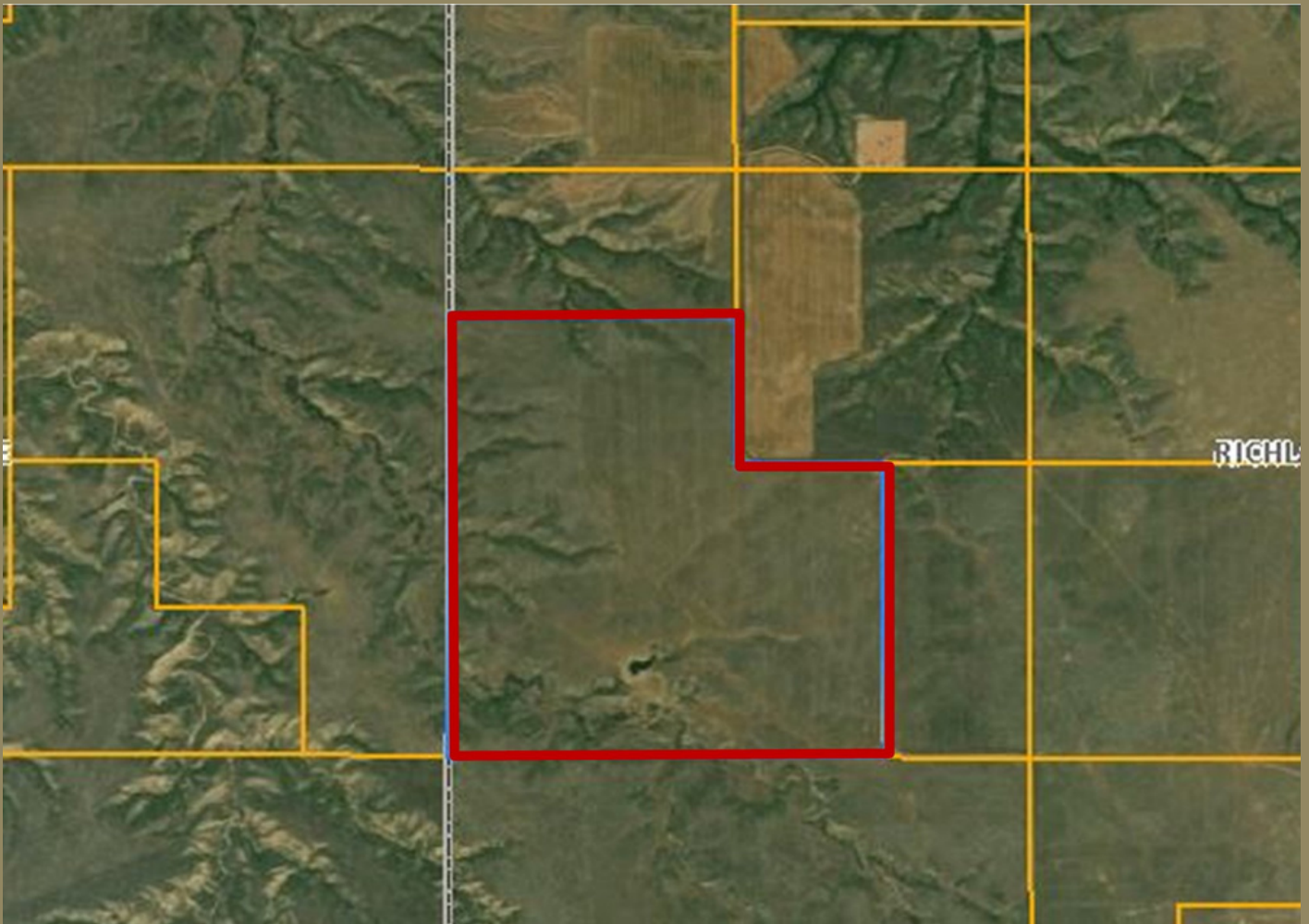
SECTION 7: T26N R51 E, LOTS 2, 3, 4,  
SE1/4NW1/4, E1/2SW1/4, W1/2SE1/4

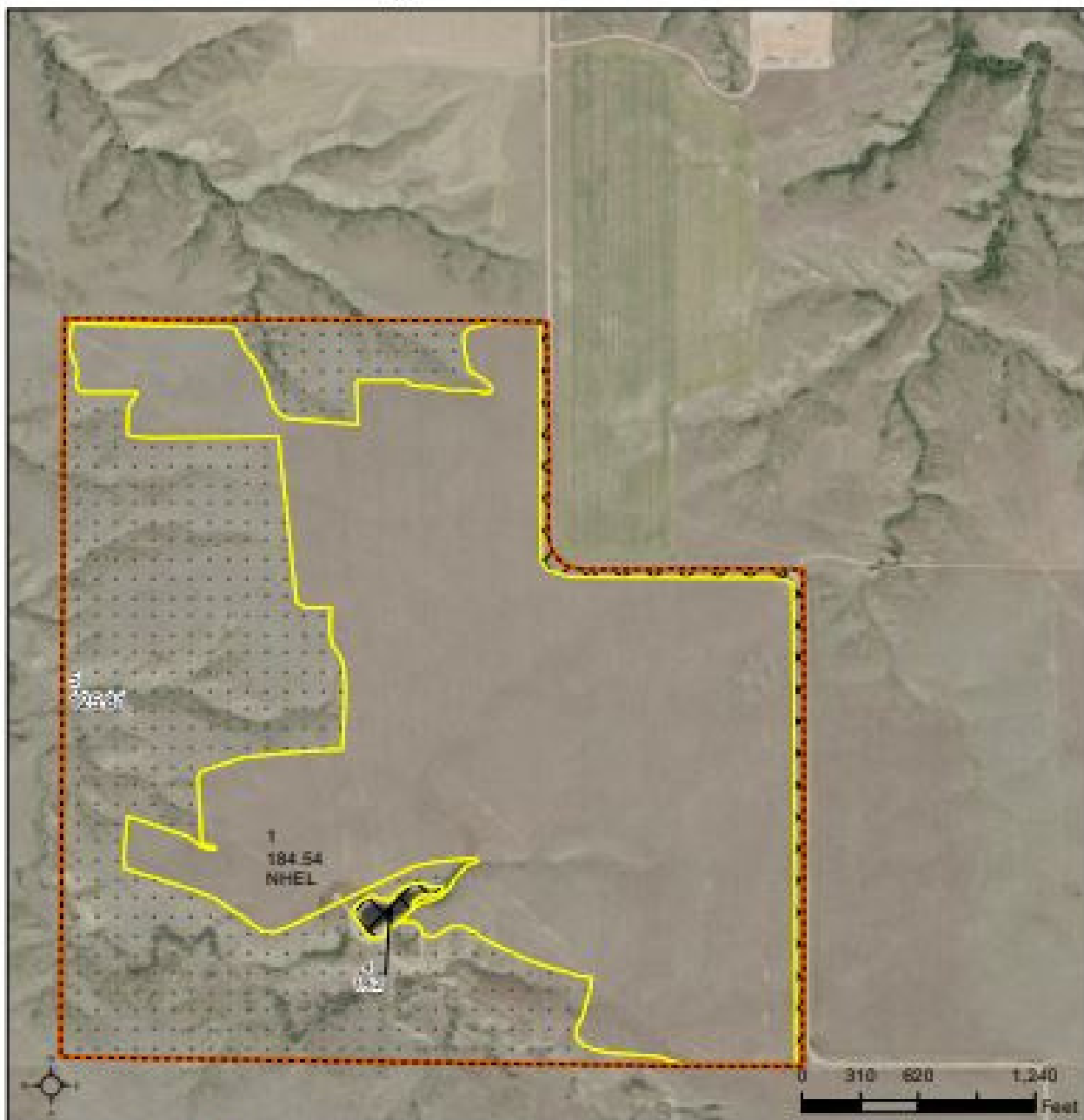
**TOTAL ACRES:** 316.23 +/-

**CROPLAND ACRES:** 184.69

**GEOCODES:** 27-3799-07-3-  
01-01-0000

**COUNTY:** RICHLAND





**Common Land Unit**

|  |           |  |                |
|--|-----------|--|----------------|
|  | Cropland  |  | Other Use      |
|  | Rangeland |  | Tract Boundary |

**Wetland Determination Identifiers**

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

**Tract Cropland Total: 184.54 acres**

**2023 Program Year**

Map Created August 11, 2022  
2021 NAIP

**Farm 3967**

**Tract 464**

**7-26N-51E**

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. USFISIT 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 (CRA-026 and attached map s) for exact boundaries and determinations or contact USDA National Wetlands Conservation Service (NRCS).

# DESCRIPTION:

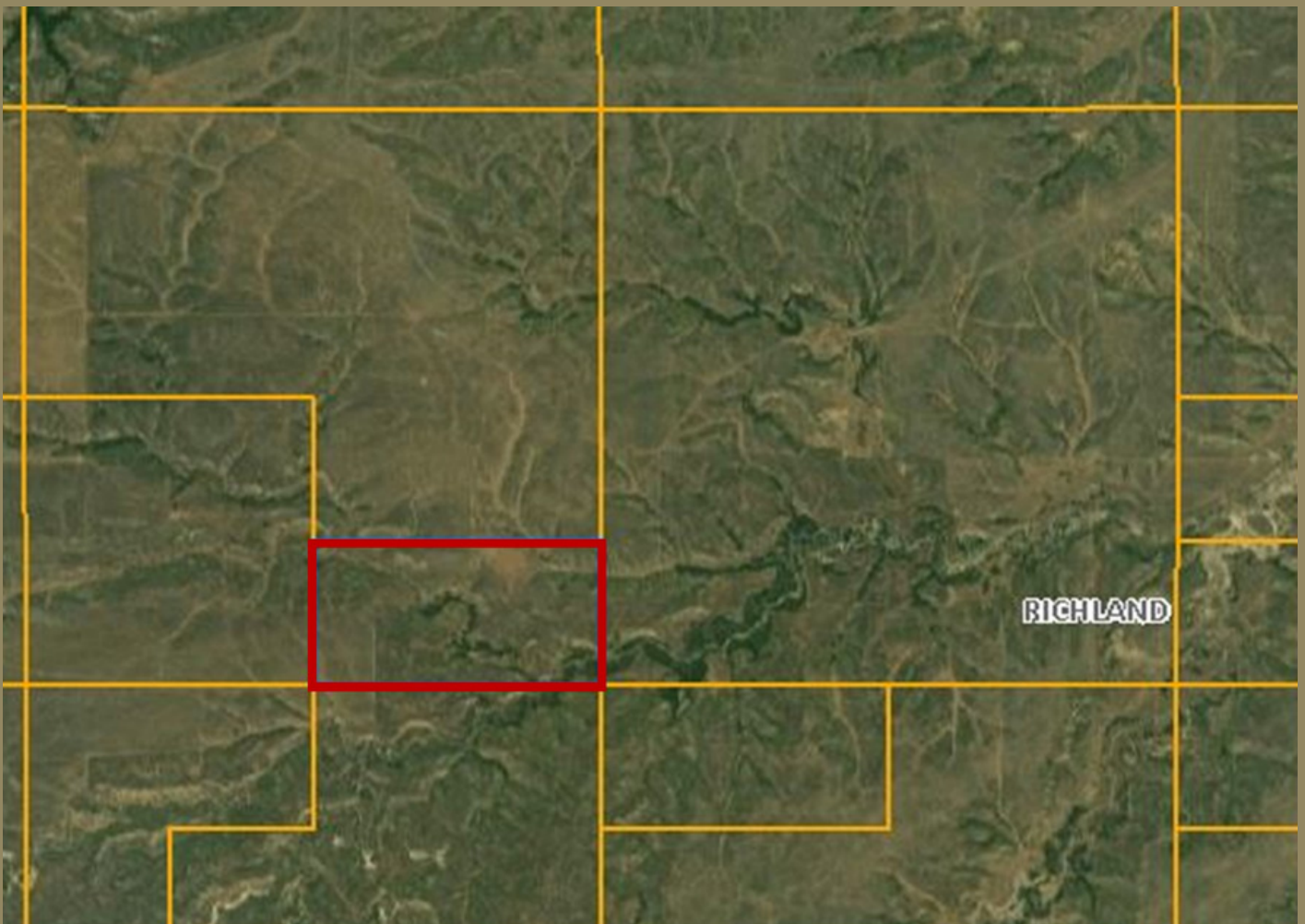
SECTION 8: T26N R51 E, S1/2SE1/4

**TOTAL ACRES:** 80 +/-

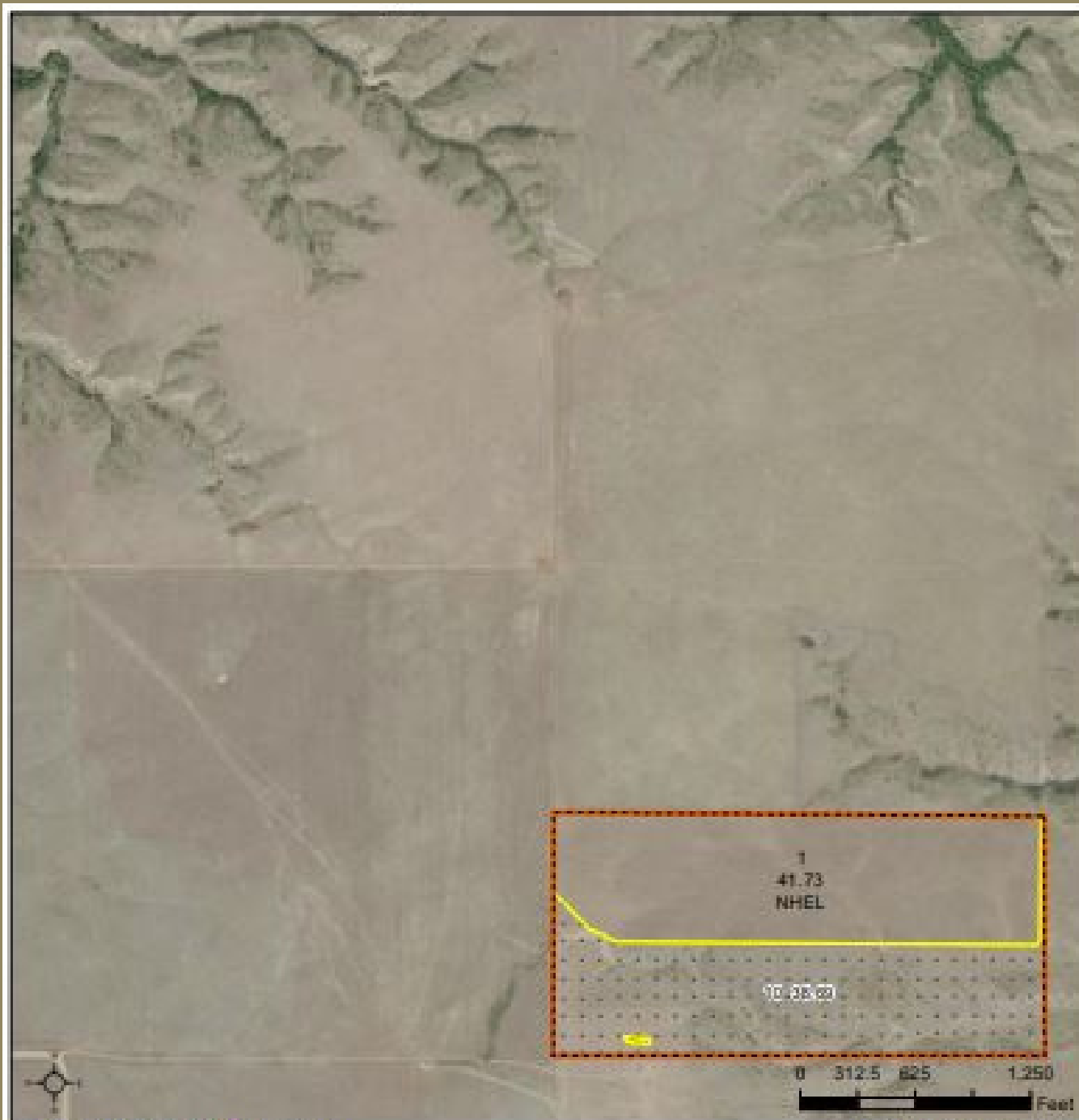
**CROPLAND ACRES:** 41.8

**GEOCODES:** 27-3799-08-  
4-01-01-0000

**COUNTY:** RICHLAND







**Common Land Unit**

- Cropland
- Rangeland
- Other Use
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 41.73 acres

**2023 Program Year**

Map Created August 01, 2022  
2021 MAIP

**Farm 3967**

**Tract 4325**

**8-26N-51E**

# DESCRIPTION:

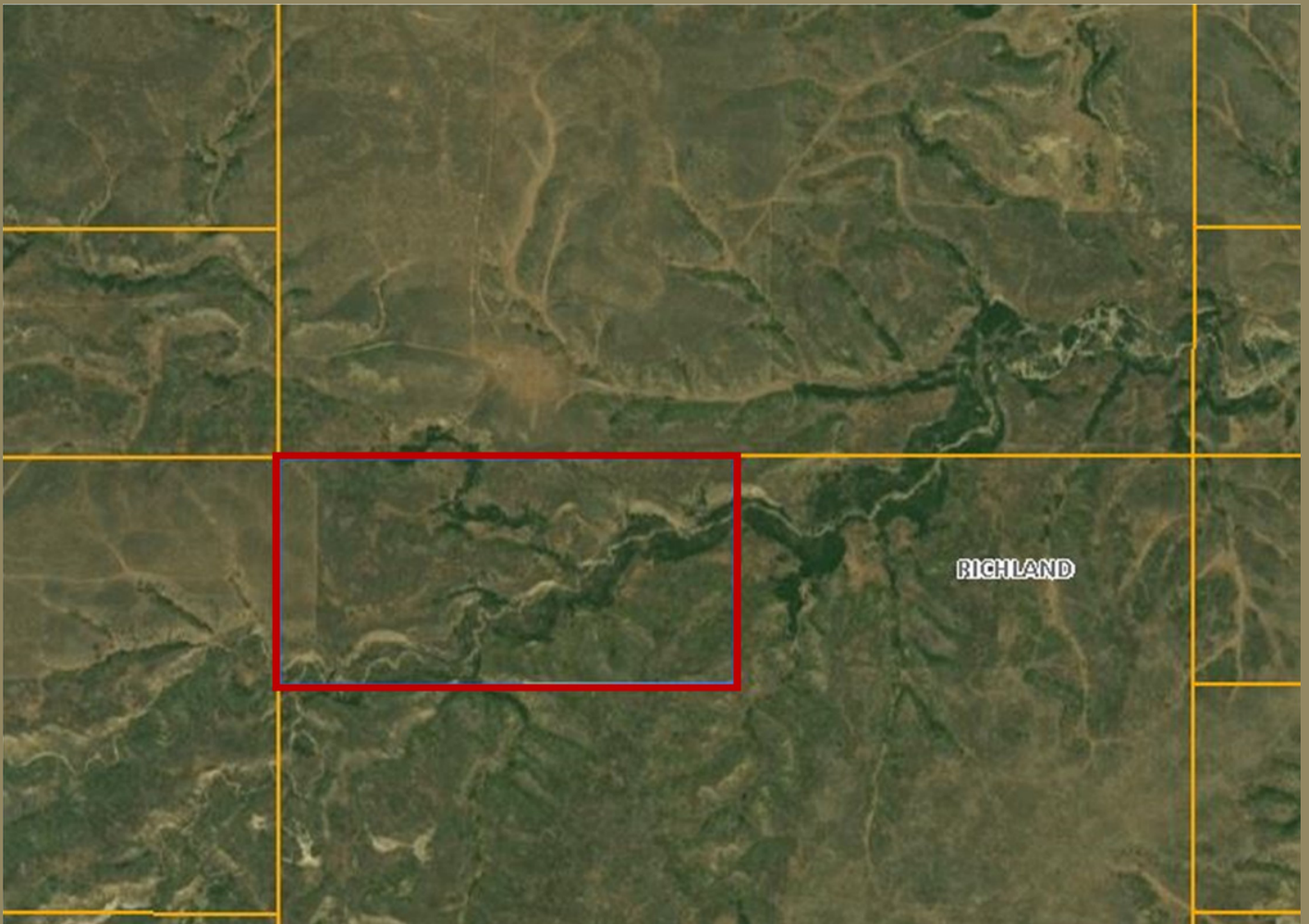
SECTION 16: T26N R51 E, N1/2NW1/4

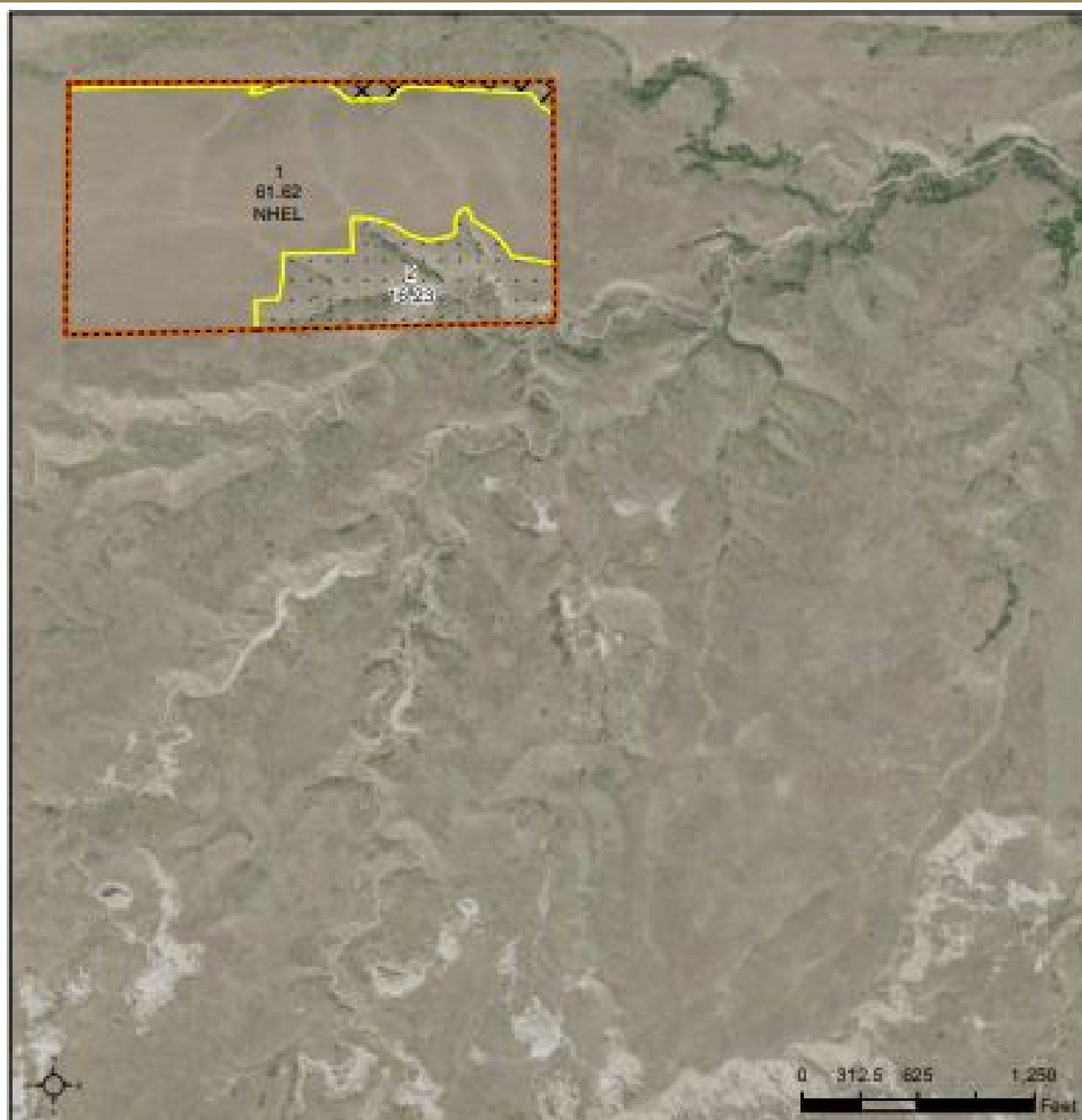
**TOTAL ACRES:** 80 +/-

**CROPLAND ACRES:** 62.76

**GEOCODES:** 27-3799-16-2-  
01-01-0000

**COUNTY:** RICHLAND





**Common Land Unit**

|                                                                                               |                                                                                                    |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|  Cropland  |  Other Use      |
|  Rangeland |  Tract Boundary |

**Wetland Determination Identifiers**

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

Tract Cropland Total: 61.62 acres

**2023 Program Year**

Map Created August 11, 2022  
2021 MAAP

**Farm 3967**

**Tract 9761**  
**16-26N-51E**



## DESCRIPTION:

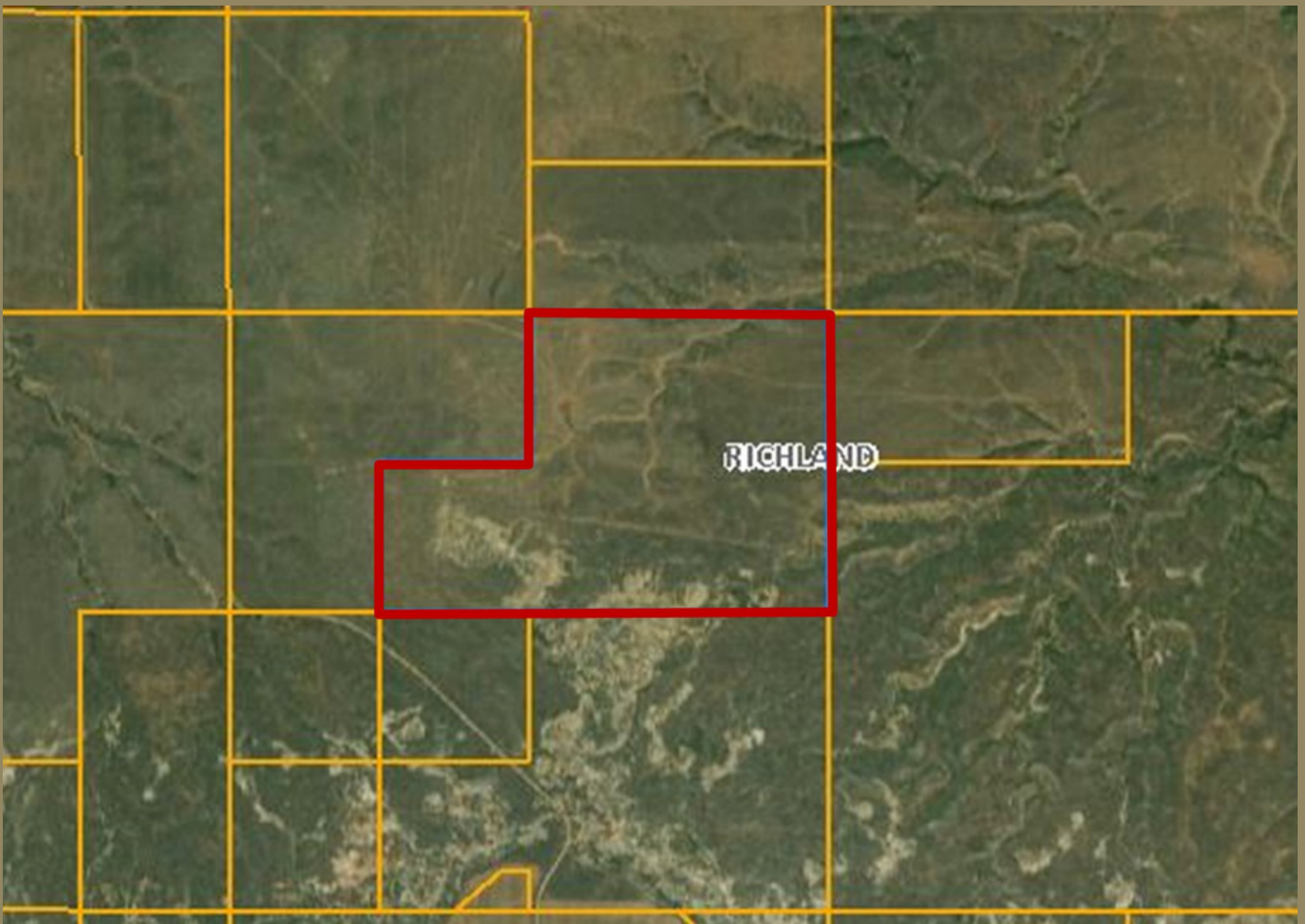
SECTION 17: T26N R51 E, NE1/4,SE1/4NW1/4

**TOTAL ACRES:**200 +/-

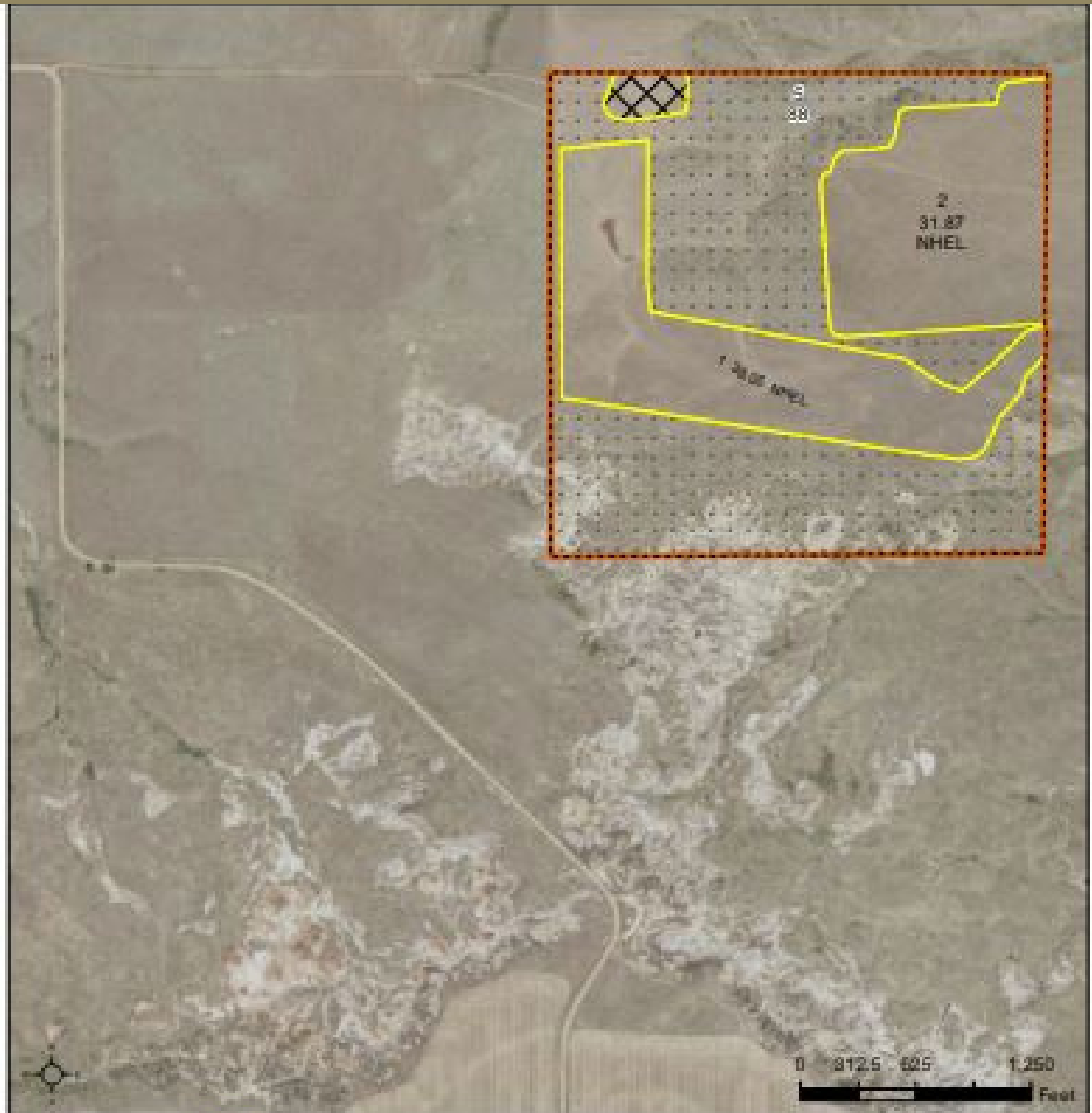
**CROPLAND ACRES:** 67.76

**GEOCODES:**27-3799-17-1-  
01-01-0000

**COUNTY:** RICHLAND







**Common Land Unit**

|  |           |  |                |
|--|-----------|--|----------------|
|  | Cropland  |  | Other Use      |
|  | Rangeland |  | Tract Boundary |

**Wetland Determination Identifiers**

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

Tract Cropland Total: 69.92 acres

**2023 Program Year**

Map Created August 11, 2022  
2021 NAIP

**Farm 3967**

**Tract 9760**

**17-26N-51E**



**Common Land Unit**

- Rangeland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 0.00 acres

**2023 Program Year**

Map Created August 11, 2022  
2021 MAIP

**Farm 3967**

**Tract 495**

**17-26N-51E**

## DESCRIPTION:

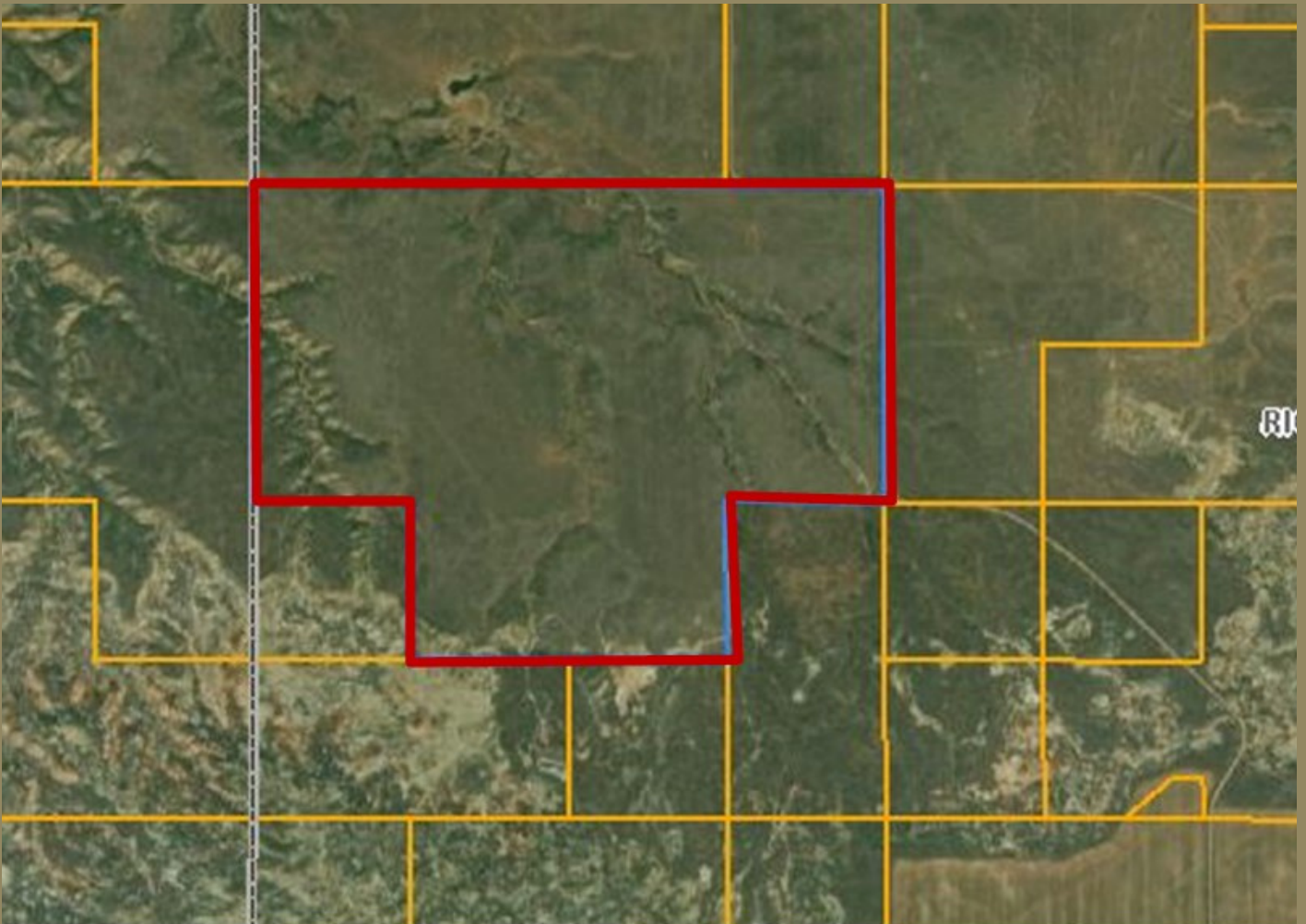
SECTION 18:T26N R51 E ,LOTS 1, 2, E1/2NW1/4,  
NE1/4SW1/4, NE1/4, NW1/4SE1/4

**TOTAL ACRES:** 398.62 +/-

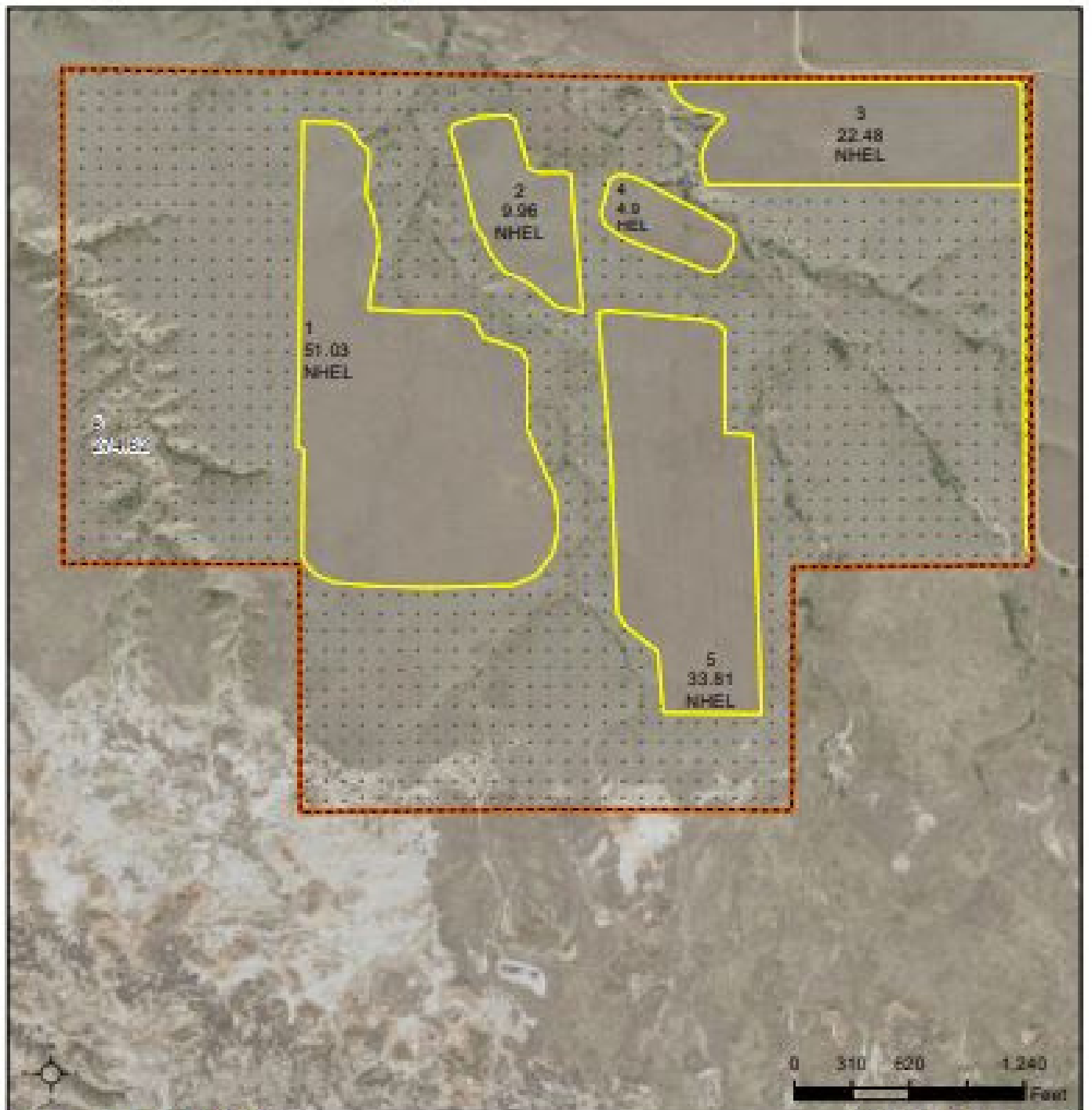
**CROPLAND ACRES:** 73.07

**GEOCODES:** 27-3799-18-1-  
01-01-0000

**COUNTY:** RICHLAND







**Common Land Unit**

- Cropland
- Rangeland
- Other Use
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 122.18 acres

**2023 Program Year**

Map Created August 11, 2022  
2021 NADP

**Farm 3967**

**Tract 500**

**18-26N-51E**

## DESCRIPTION:

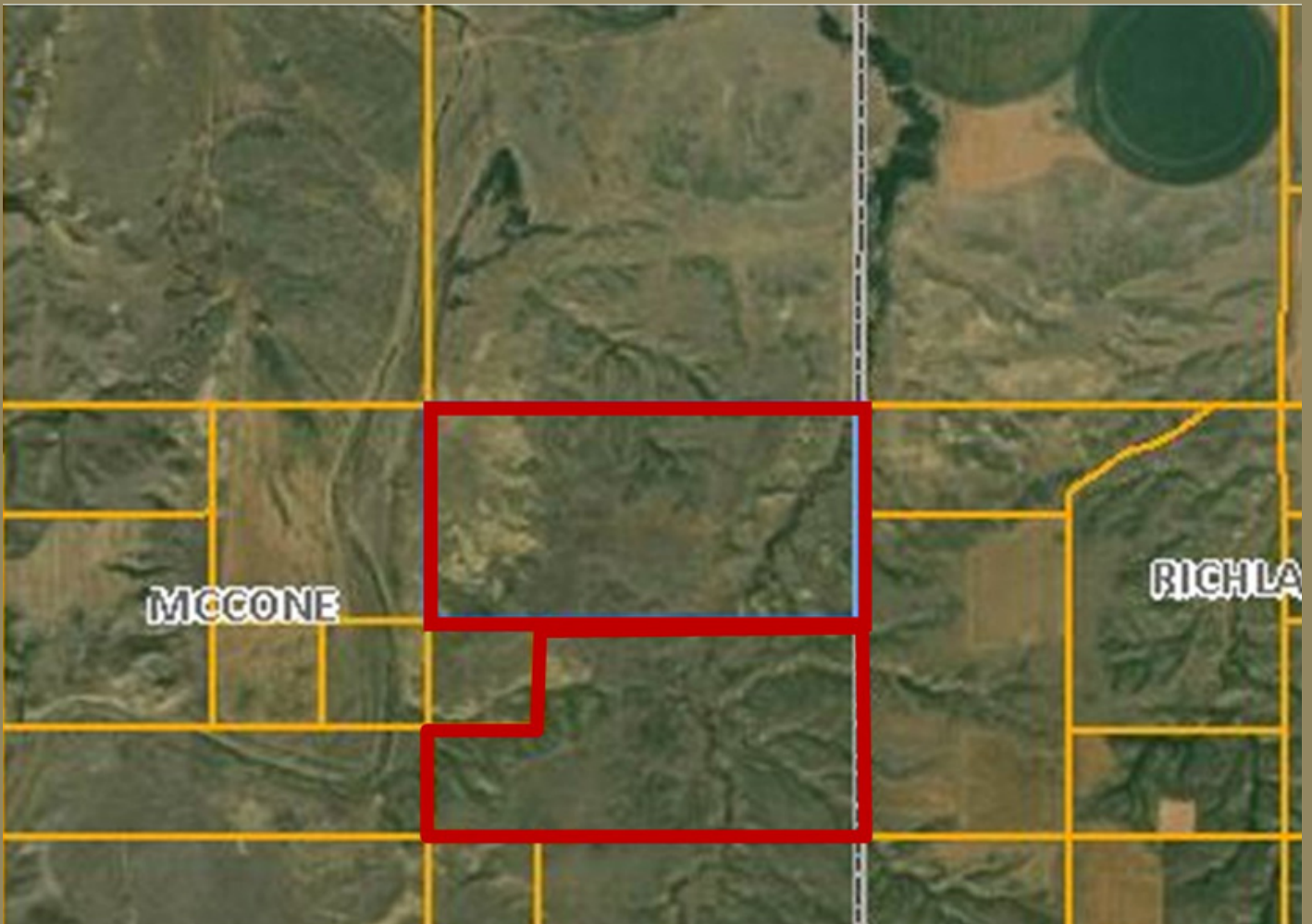
SECTION 1:T26N R50 E, LOTS 1,2,3,4, S1/2N1/2,  
SE1/4, E1/2SW1/4, SW1/4SW1/4

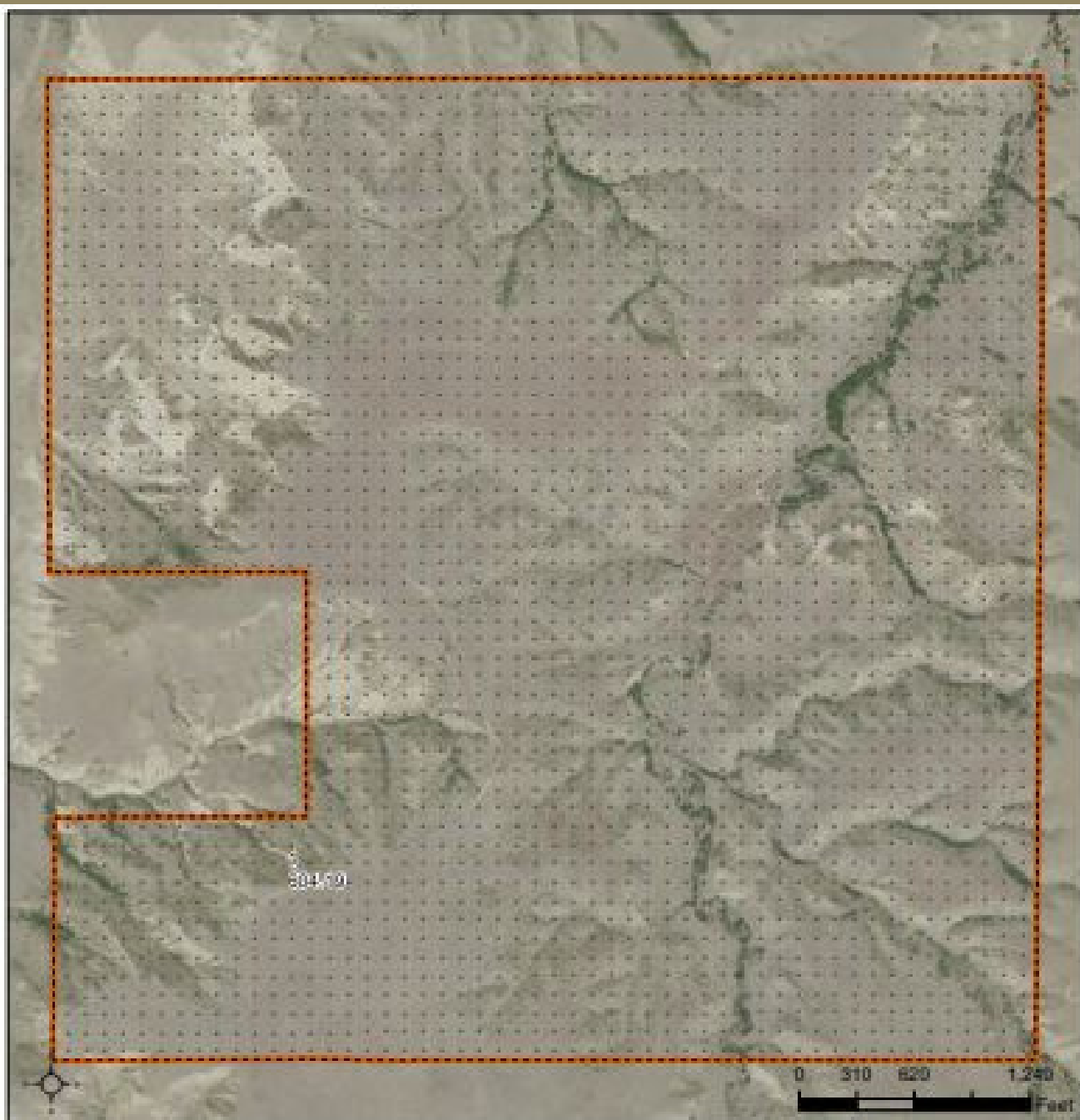
**TOTAL ACRES:** 600 +/-

**CROPLAND ACRES:**0

**GEOCODES:** 41-3798-01-3-  
01-01-0000

**COUNTY:** MCCONE





# **Common Land Unit**

- Rangeland
- Tract Boundary

## **Wetland Determination Identifiers**

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

Tract Cropland Total: 0.00 acres

2023 Program Year

Map Created August 11, 2022  
2021 NAIP

**Farm 3967**

**Tract 10764**

**1-26N-50E**

United States Department of Agriculture, National Farm Service Agency (USDA, Farm Service Agency) (FSA) is not responsible for FSA decisions. <https://www.fsa.usda.gov>. This map does not represent a final survey or reflect actual



## DESCRIPTION:

SECTION 2:T26N R50 E, NE1/4SE1/4

**TOTAL ACRES:** 40 +/-  
**CROPLAND ACRES:**0

**GEOCODES:** 41-3798-02-4-  
01-01-0000

**COUNTY:** MCCONE





**Common Land Unit**

-  Rangeland
-  Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 0.00 acres

2023 Program Year

Map Created August 11, 2022  
2021 NAIP

**Farm 3967**

**Tract 10763**  
**2-26N-50E**

## DESCRIPTION:

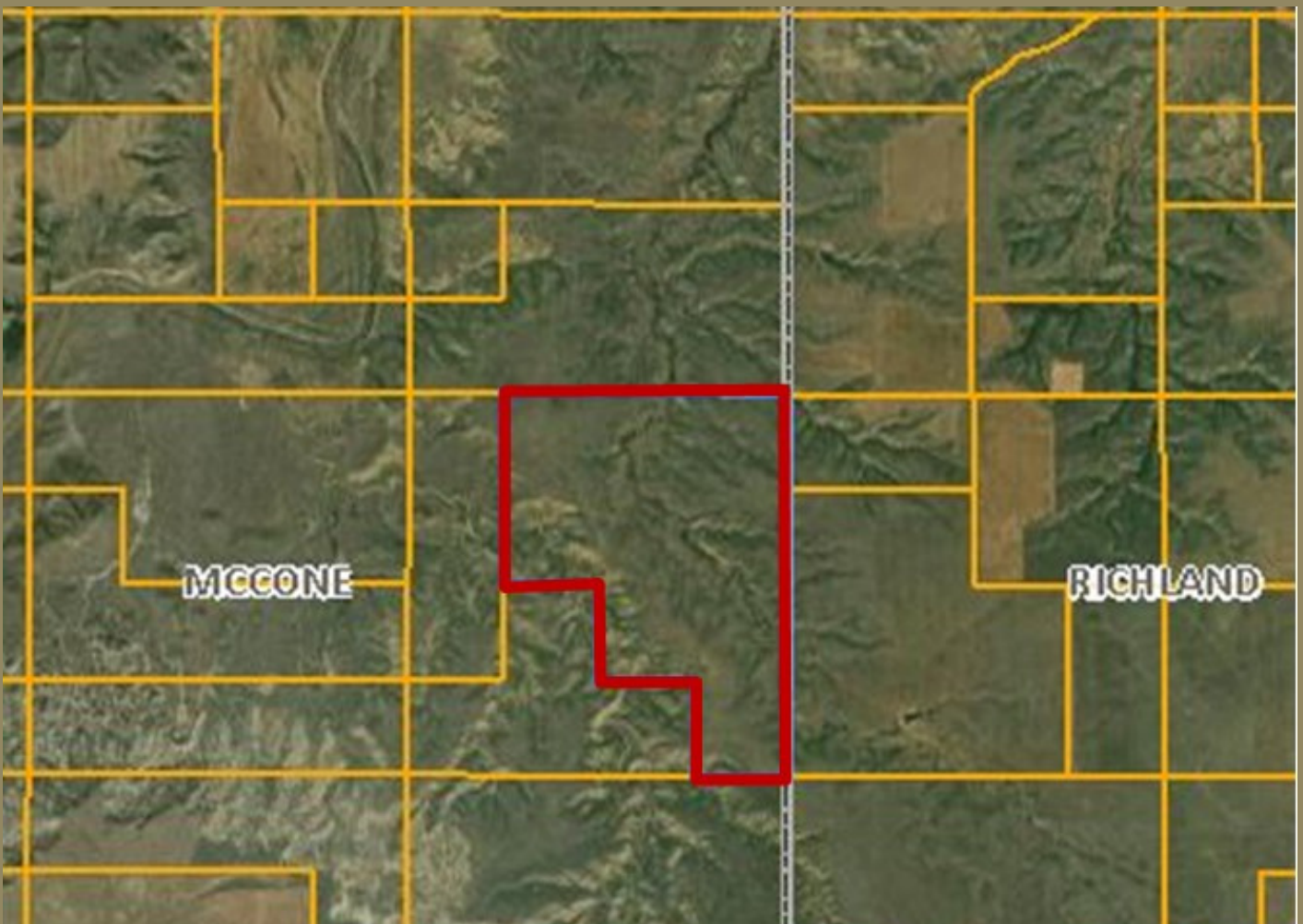
SECTION 12:T26N R50 E, NE1/4, N1/2SE1/4,  
SE1/4SE1/4, SE1/4NW1/4, NE1/4NW1/4

**TOTAL ACRES:** 360 +/-

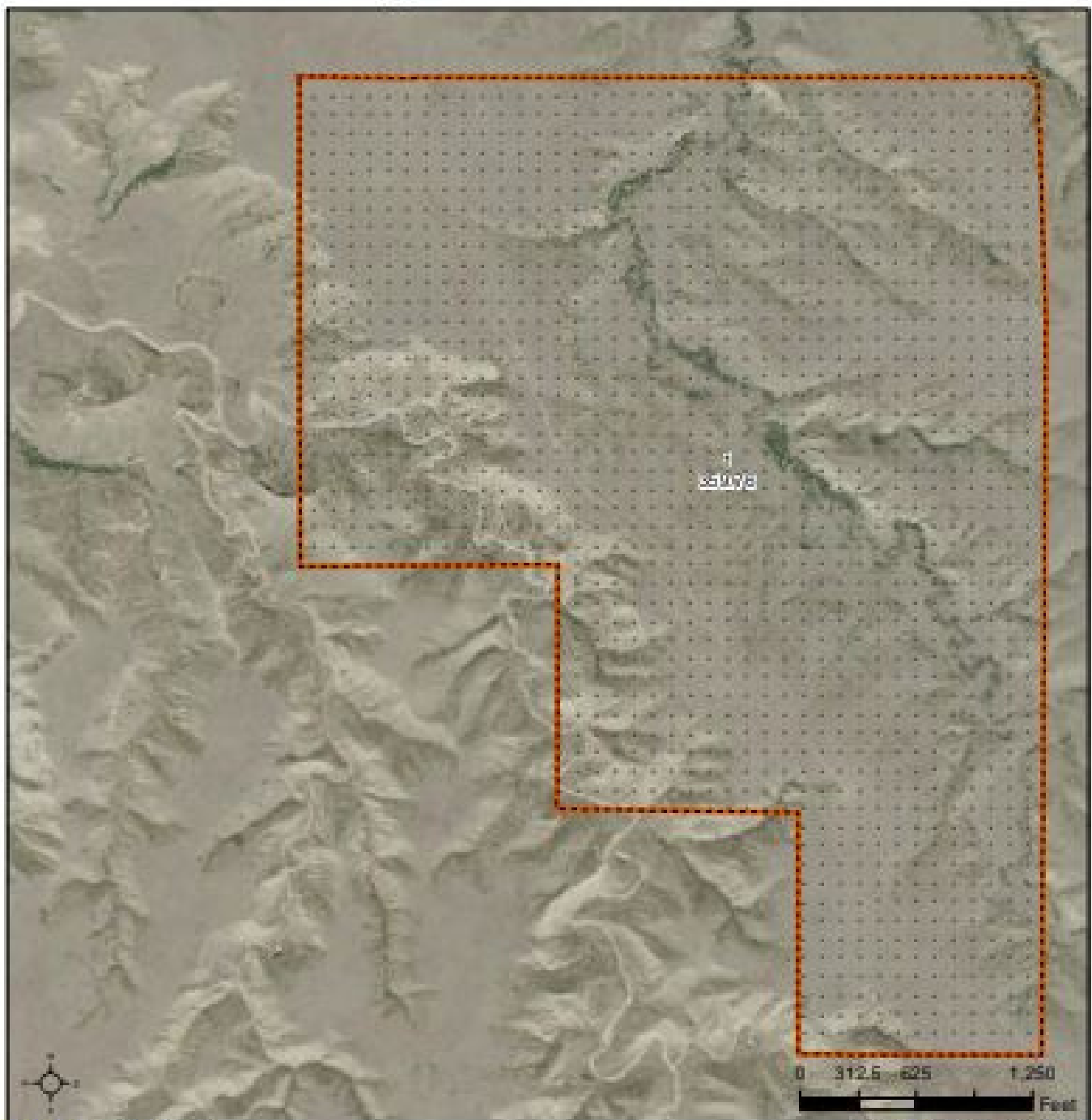
**CROPLAND ACRES:** 0

**GEOCODES:** 41-3798-12-1-  
01-01-0000

**COUNTY:** MCCONE







#### Common Land Unit

RangeLand

Tract Boundary

#### Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 0.00 acres

2023 Program Year

Map Created August 11, 2022

2021 NAMP

Farm 3967

Tract 10765

12-26N-50E



**Beagle**  
PROPERTIES

| Legal Description                           | County   | Asses. Code | Pasture | Crop   | Total   |
|---------------------------------------------|----------|-------------|---------|--------|---------|
| S7, T26N, R51E, S2NW, SW, W2SE              | Richland | 3272        | 131.54  | 184.69 | 316.23  |
| S8, T26N, R51E, S2SE                        | Richland | 3272        | 38.2    | 41.8   | 80      |
| S16, T26N, R51E, N2NW                       | Richland | 3272        | 17.24   | 62.76  | 80      |
| S17, T26N, R51E, SENW, NE4                  | Richland | 3272        | 132.24  | 67.76  | 200     |
| S18, T26N, R51E, NE4, NW4, NWSE, NESW       | Richland | 3272        | 325.55  | 73.07  | 398.62  |
| S1, T26N, R50E, LT 1,2,3,4, S2N2            | McCone   | 15 00833    | 320     | 0      | 320     |
| S1, T26N, R50E, SE4, E2SW4, SW4SW4          | McCone   | 15 00834    | 280     | 0      | 280     |
| S2, T26N, R50E, NE4SE4                      | McCone   | 15 00834    | 40      | 0      | 40      |
| S12, T26N, R50E, NE4, N2SE4, SE4SE4, NE4NW4 | McCone   | 15 00834    | 360     | 0      | 360     |
|                                             |          |             | 1644.77 | 430.08 | 2074.85 |

