

# For Sale

## Yellowstone Farm/Ranch Sidney, Montana

**Listed at: \$985,000**



## Irrigated Farm and Recreational/Sportsman's Paradise on Yellowstone River

### Highlights

- Diverse Property Offering Irrigated Farming as well as Recreational Opportunities
- Incredible Location on Yellowstone River around 5 miles South of Sidney
- Easy Access off of County Road 122
- Hunting and Fishing! Abundant wildlife including white tail deer, pheasants, wild turkeys, and more!
- Partially fenced
- 2 Outbuildings; Electric at 2 sites
- Nearly 1 Full Mile of River Frontage

### Property Details

- +/- 222 Acres on the Yellowstone river near Sidney, MT composed of:
  - +/- 16 Acre Development Site with Artesian Well & Electric at Site
  - +/- 128 Acres Irrigated Cropland in production
  - +/- 79 Acres Non-Irrigated Cropland/Pasture/Other
- Irrigation Rights: 212.4 Total Acres - State of Montana 147.9 acres - Lower Yellowstone Project 64.5 acres
- Three Water Sources: Creek, Artesian Well, River



120 2nd Ave SW  
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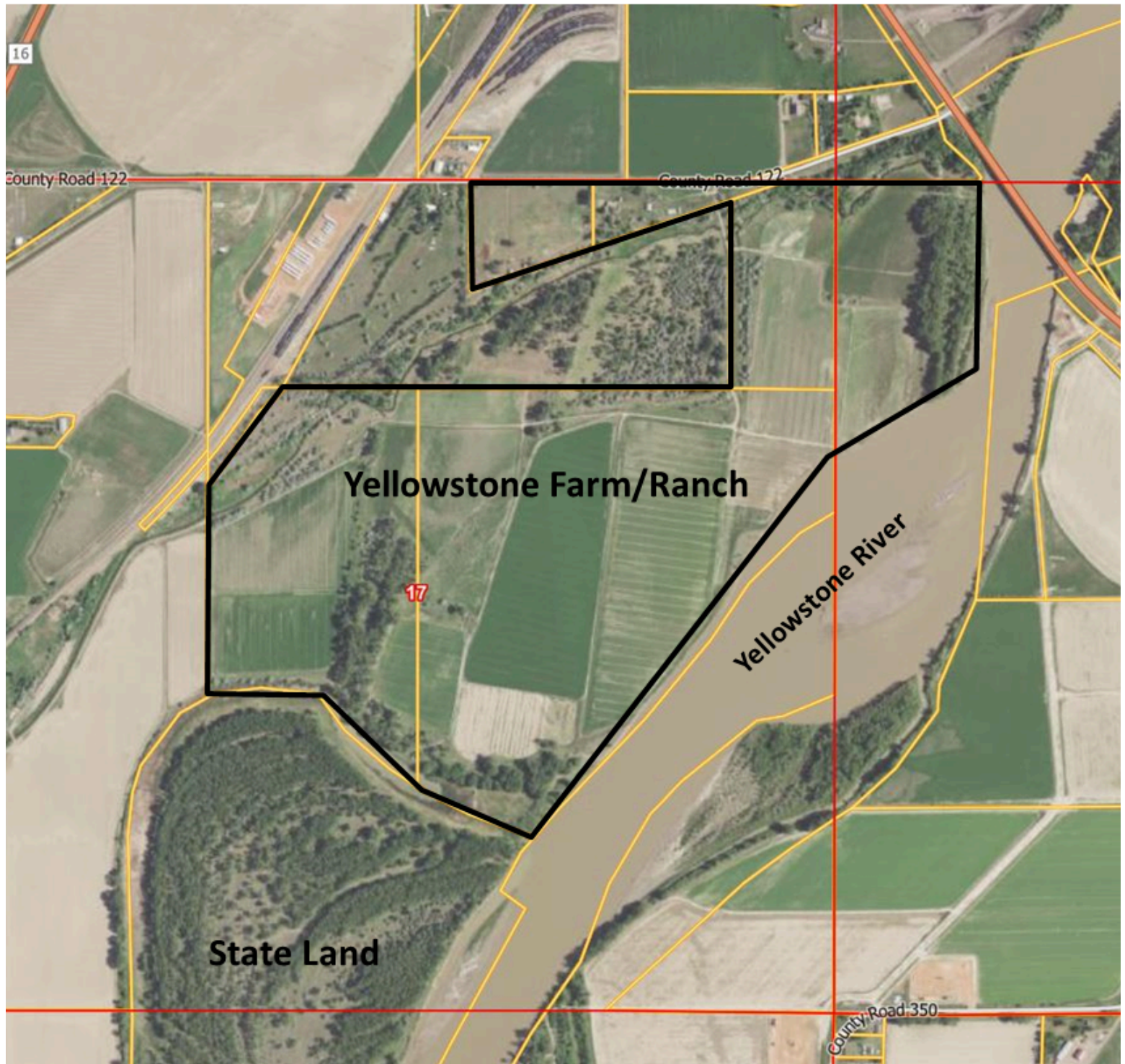




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# Property Map



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# Property Details & Disclosures

## **Farm:**

Productive flood irrigated and non-irrigated farmland with potential to add more irrigated fields. Irrigation is from creek on property and Lower Yellowstone Irrigation Project.

## **Enjoy all nature has to offer:**

- Paddle your kayak downriver through rippling water
- Hunt pheasant, white-tailed deer, wild turkeys, and other birds
- Catch fish, you might even try for a paddlefish at nearby Seven Sisters Wildlife
- Discover agates along the beach
- Roast Hot Dogs and Marshmallows while camping at your own private campsite
- Hunt agates and enjoy a picnic in the shade of Willows and Cottonwood trees
- Maneuver through brush and trees on an ATV

## **Development Site:**

Includes a fenced, 16 acre development site with large trees, artesian well and view looking over farmland and river with electricity (previously at the site).

## **Legal Description:**

T22N R59E Sec 17 6 ac in Lot 1 and NWNE  
T22N R59E Sec 17 10 ac M&B Tract  
T22N R59E Sec 17 Lots 2-4 & Accretion less 27-953  
T22N R59E Sec 17 19 ac in E2NENE  
T22N R59E Sec 17 61.768 ac in E2SW & SENW less

## **Accretion and Erosion:**

This property bordering the Yellowstone River has been subject to accretions and erosion. Acreages advertised were taken from information from the State Assessor office and Farm Service Agency Maps. No survey has been done recently to determine the exact current acreage.

## **State Land:**

Accessible from the farm are approximately 146 acres of State Land bordering the South end of the farm.

## **Property Taxes:**

Tax ID #'s are 5366, 5367, 5368, and 6067. Total Taxes for 2024 were \$4025.32, which includes \$2967.00 of Lower Yellowstone Irrigation Tax.

**PLEASE DO NOT TRESPASS ON THIS PROPERTY WITHOUT BEING ACCOMPANIED BY AN AUTHORIZED AGENT**



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# Property History

The Yellowstone Game Ranch has been in the same family for 60 years. The river frontage was cleared and has raised record crops of sugar beets, alfalfa, and corn year after year.

This property boasts excellent fertile irrigated farmland. Development sites have opportunities for a business or family home. It is a sportsman's paradise with abundant game. The river frontage provides unending recreational enjoyment and tranquility.

Iconic property such as this on the Yellowstone River often only comes up once in a generation if ever. This property is now available for a new owner.



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