

# Birkley Road Farm

Yellowstone County, Estimated Price: \$979,265

**Location:** 5± miles north of Acton, MT in Yellowstone County

**Acreage:** 1,266.12± deeded acres (1,222.5± acres Dryland Crop Land and 43.62± acres Non-Crop acres)

**Crop Land:** 1,266.12± acres of dryland crop land of which 1,222.5± acres are currently planted mainly in wheat.

**Carrying Capacity:** There is currently no grazing associated with this property. This property is not currently fenced and does not contain any stockwater development.

**Stockwater:** There is not any developed stockwater on the property.

**Irrigation:** None

**Timber:** None

**Fencing:** This property is not currently fenced.

**Improvements:** One Quonset structure on the north side of Birkley Road, at the mid section line of Section 11.

**County/Taxes:** \$1,877 annually

**Precipitation:** 10-14 inch precipitation zone



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**Comments:** The 1,266.12± acre Birkley Road Farm presents an opportunity to purchase four parcels of productive dryland agricultural lands in northwestern Yellowstone County. The property supports antelope, deer and upland game bird hunting opportunities, as well as hiking and bird watching.

Revenue projections for agriculture lease estimate annual revenue to the Trust beneficiary of \$28,115. The dryland agricultural land is planted in wheat with a crop/summer fallow rotation. The projected revenue would result in a rate of return of 2.87%. The seller is not interested in leasing back the property, so the DNRC would put the property out to bid for new agricultural leases.

In addition to the high rate of return, the parcels only have one structure, a small Quonset hut on them. This area is a productive dryland agricultural area and would provide some additional income diversity for the Trust beneficiary.

