



Fulton Farm



For Sale

2,962 deeded acres in Judith Gap MT

This Farm is located just South of Judith Gap MT and North of Harlowton MT. This area offers all the necessary services to support a ranching/farming operation.

Surrounded by the Crazy Mountains, Little Belts and Snowy Mountains, this region is valued for its agricultural production. The county average for winter wheat is 45 bushel/acre and 31 bushel/acre for spring wheat as per USDA National Agricultural Statistic Services.

The ranch sits at an average of 4,500 feet above sea level, with an annual precipitation in rainfall of about 14 inches. Historically frost free days are between mid May to mid September.

Approx. 2,962 of contiguous acres of which 2,538 acres are farmland, and 424 acres are pasture.

This Farm is currently under a CRP program with approx. 2 years left (details below).

Improvements include 2 shops.

Water sources consist on 2 reservoirs and 3 drilled wells.

This Farm is part of the Judith Gap wind farm Project with 20 turbines in this property. Contact broker for details.

Real Estate Taxes: \$4,495.27

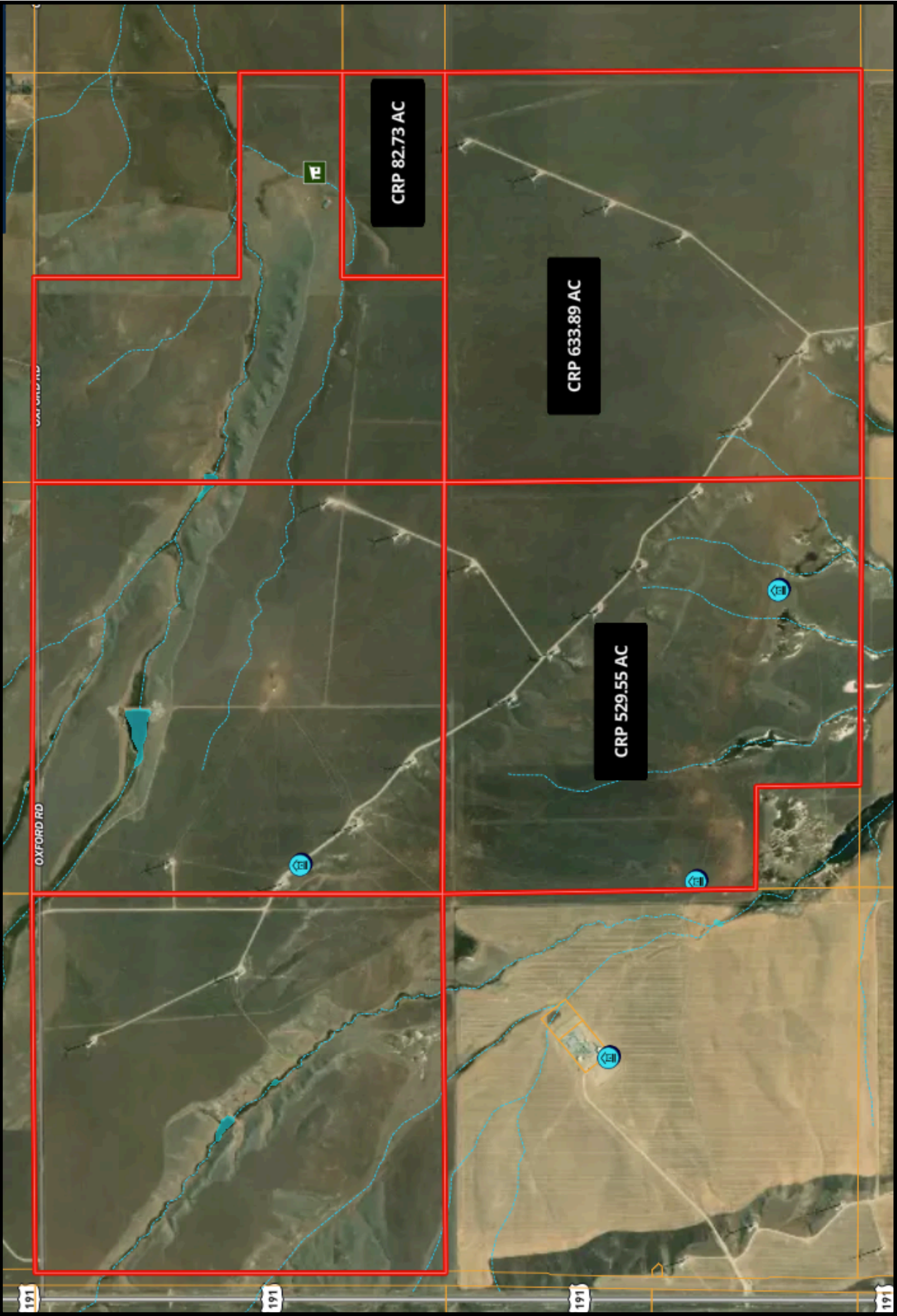
Price: \$ 4,250,000.00

www.ubars.net



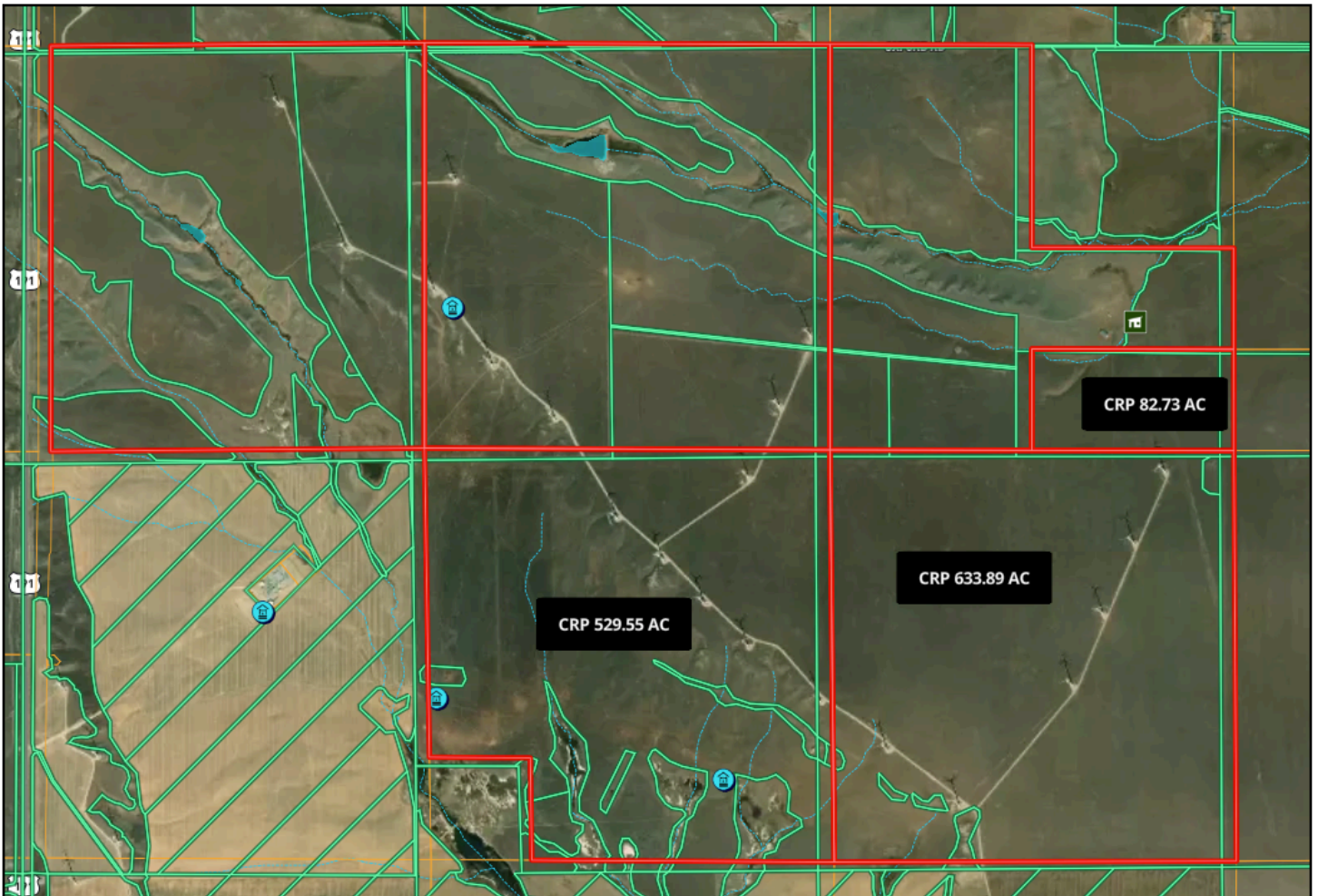
For Information call:
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Office: (406) 652 1151 - Fax (406) 652 1152

Note: All of the herein contained information is from sources deemed reliable, however it is not guaranteed by said owner or owners agent. Sale is subject to errors and omissions, prior sale, or lease.



CRP Contracts

Contract Number	Program Year	Rental rate	Acres approved	Annual Payment	Last payment
10026	2012	\$28.04	1,247.30	\$34,974.29	9/30/2022

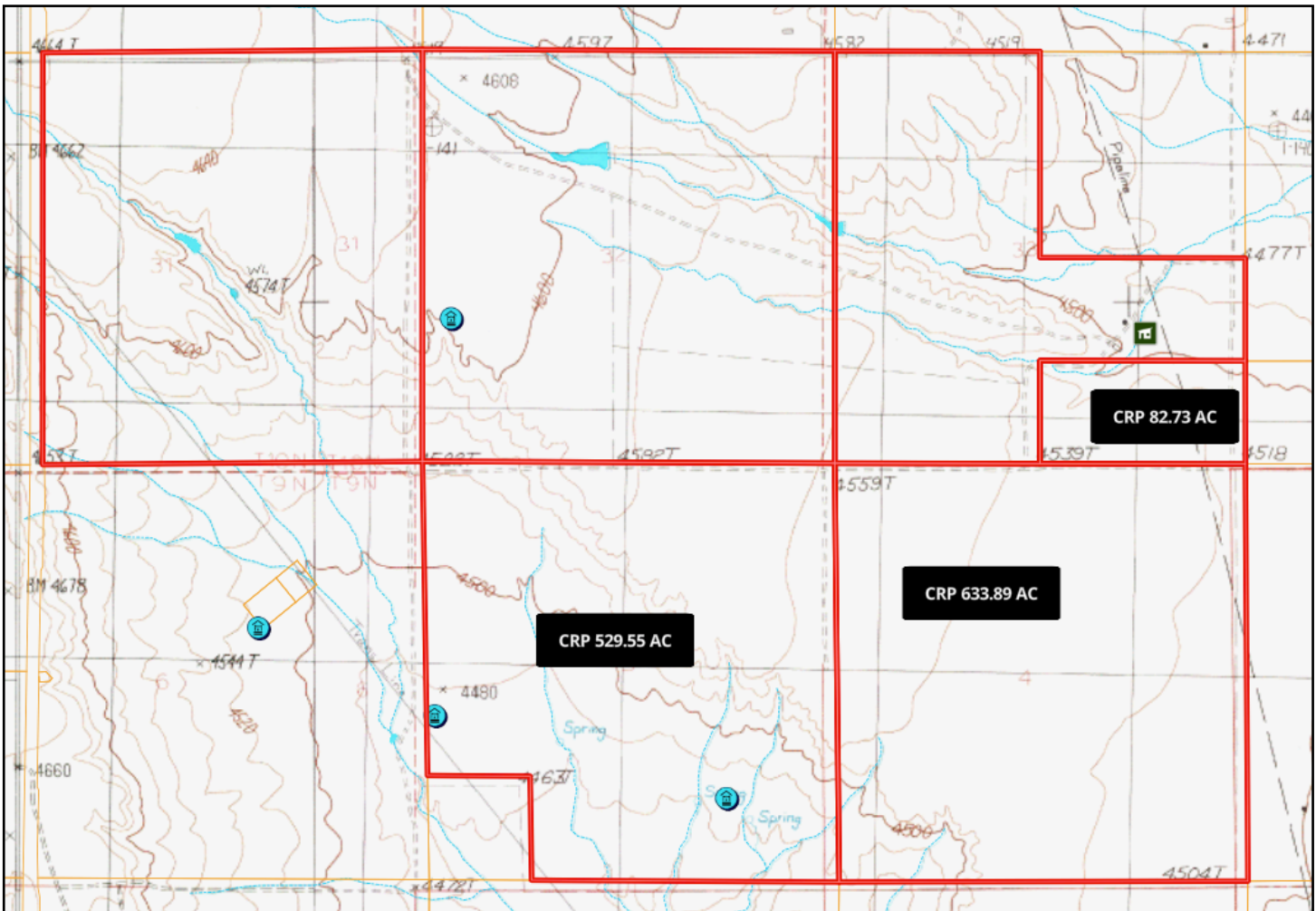
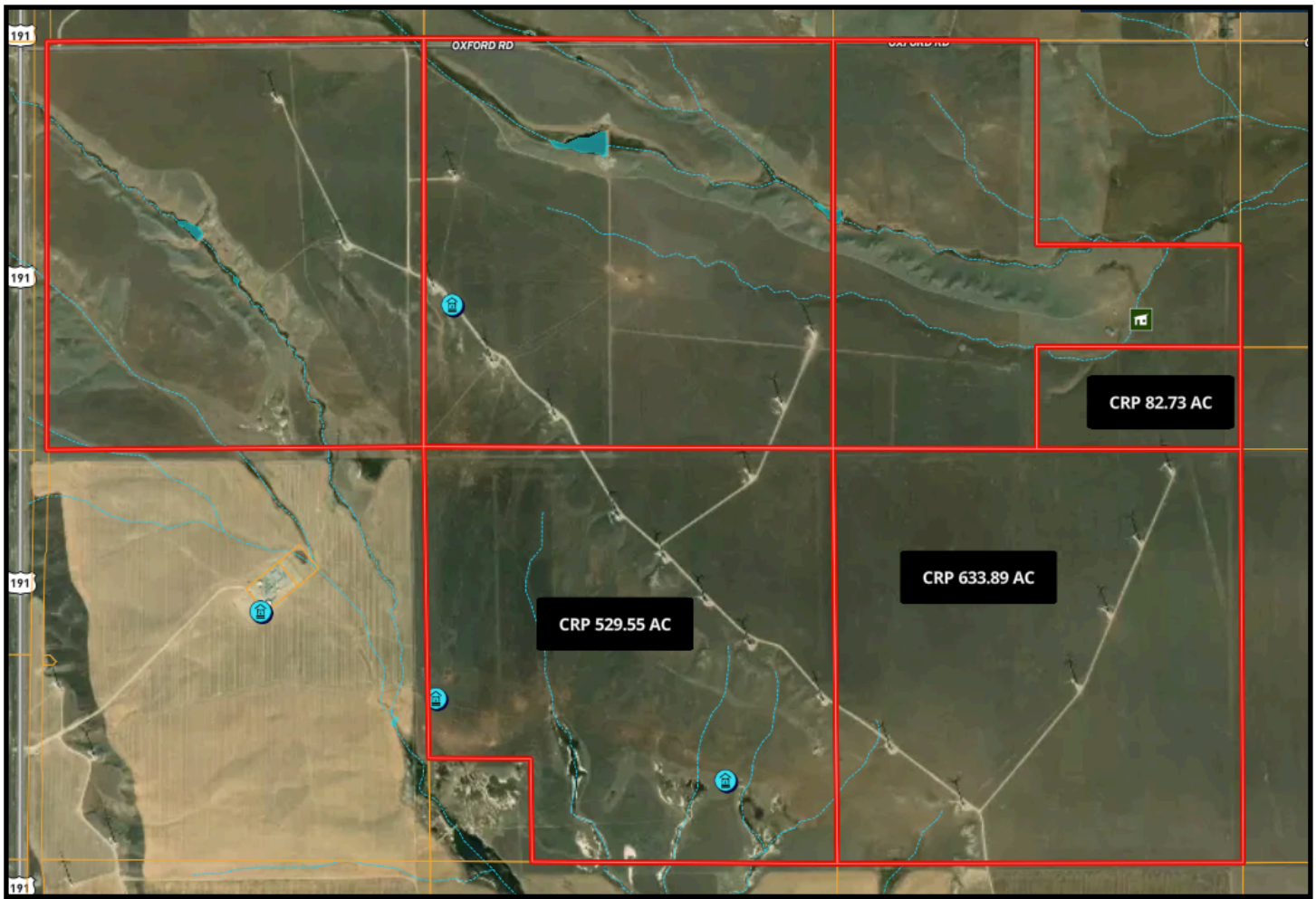


Judith Gap Wind Farm

The Judith Gap Wind Energy Center was built in 2005 between Harlowton and Judith Gap. 90 towers rise 262 feet above the prairie, supporting General Electric turbines which are powered by three 126-foot blades. Each turbine is capable of producing 1,500 kilowatts of power. Expected annual output is 450,000,000 KW hours. All power is sold to Northwestern Energy under long-term contract.

This offering includes 20 of these giants spread out though out the farm, each capable of 1,500 KW of power. These turbines provide an excellent source of long term income for the farm. Contact broker for details.







Location Map

