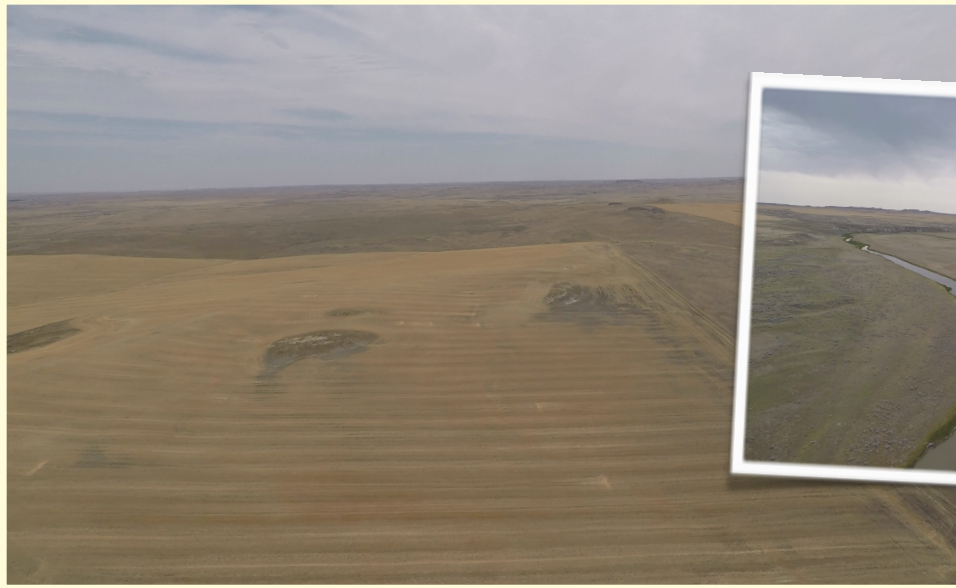




# Jordan Farm



*For Sale*

## 7,805 acres - 5,845 deeded in Jordan MT

This Ranch is located just South of Jordan MT. Jordan offers all the necessary services to support a ranching/farming operation with banks, schools, USDA office, grocery stores, motels, restaurants, airport for private planes, etc.

Approx. 7,805 of contiguous acres of which 5,845 are deeded, 1,440 in State lease and 520 in BLM. This ranch is a well balance dry-land farm and pasture with approx. 4,600 farmable deeded acres. This ranch is currently

under a CRP program with approx. 2 years left (details below).

The county average for winter wheat is 35 bushel/acre and 29.2 bushel/acre for spring wheat as per USDA National Agricultural Statistic Services.

The ranch sits at an average of 2,700 feet above sea level, with an annual precipitation in rainfall of about 12.73 inches. Historically frost free days are

between mid May to mid September.

Water sources consist on 3 reservoirs, 4 drilled wells, and sand creek running in the middle of the ranch.

Real Estate Taxes: \$20,263

Price: \$ 3,383,798

[www.ubars.net](http://www.ubars.net)



For Information call:

Jon M Ussin --- (406) 855-4572

Carlos Davey --- (406) 690-2564

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.

Acres

| <b>Jeffrey carlson</b> |                         |                        |                        |  |
|------------------------|-------------------------|------------------------|------------------------|--|
|                        | <b>Farm</b>             | <b>Grazing</b>         | <b>Total</b>           |  |
|                        | 507.719                 | 48.321                 | 556.04                 |  |
|                        | 234.122                 | 84.038                 | 318.16                 |  |
|                        | 98.873                  | 60.757                 | 159.63                 |  |
|                        | 456.018                 | 21.242                 | 477.26                 |  |
|                        |                         |                        |                        |  |
|                        | <b><u>1,296.732</u></b> | <b><u>214.358</u></b>  | <b><u>1,511.09</u></b> |  |
|                        |                         |                        |                        |  |
|                        |                         |                        |                        |  |
|                        |                         |                        |                        |  |
|                        |                         |                        |                        |  |
| <b>Juddy Carlson</b>   |                         |                        |                        |  |
|                        |                         |                        |                        |  |
|                        | <b>Farm</b>             | <b>Grazing</b>         | <b>Total</b>           |  |
|                        | 65.809                  | 94.191                 | 160                    |  |
|                        | 509.479                 | 50.721                 | 560.2                  |  |
|                        | 484.369                 | 155.631                | 640                    |  |
|                        | 232.095                 | 167.905                | 400                    |  |
|                        | 165.1                   | 74.9                   | 240                    |  |
|                        | 107.861                 | 35.619                 | 143.48                 |  |
|                        | 539.161                 | 60.839                 | 600                    |  |
|                        | 41.804                  | 118.196                | 160                    |  |
|                        | 493.711                 | 106.289                | 600                    |  |
|                        | 447.927                 | 67.623                 | 515.55                 |  |
|                        | 74.731                  | 35.499                 | 110.23                 |  |
|                        |                         | 40                     | 40                     |  |
|                        |                         | 4.3                    | 4.3                    |  |
|                        | 154.953                 | 5.047                  | 160                    |  |
|                        |                         |                        |                        |  |
|                        | <b><u>3,317</u></b>     | <b><u>1,016.76</u></b> | <b><u>4,333.76</u></b> |  |
|                        |                         |                        |                        |  |
|                        |                         |                        |                        |  |

CRP Contracts - Judith Carlson

| Contract Number | Program Year | Rental rate | Acres approved | Annual Payment | Last payment |
|-----------------|--------------|-------------|----------------|----------------|--------------|
| 10019F          | 2013         | \$26.23     | 1,391.40       | \$36,496.42    | 9/30/23      |
| 10019G          | 2013         | \$26.23     | 1,303.90       | \$34,201.30    | 10/1/23      |
| 10020B          | 2013         | \$24.94     | 227.62         | \$5,676.84     | 10/2/23      |
| 10002B          | 2013         | \$22.94     | 20.68          | \$474.40       | 10/3/23      |
|                 |              |             |                |                |              |
| <b>Total</b>    |              |             | 2,943.6        | \$76,848.96    |              |
|                 |              |             |                |                |              |
|                 |              |             |                |                |              |
|                 |              |             |                |                |              |

CRP Contracts - Jeff Carlson

| Contract Number | Program Year | Rental rate | Acres approved | Annual Payment | Last payment |
|-----------------|--------------|-------------|----------------|----------------|--------------|
| 10003           | 2013         | \$24.56     | 613.00         | \$15,055.28    | 9/30/23      |
| 10004D          | 2013         | \$28.53     | 860.40         | \$24,547.21    | 10/1/23      |
|                 |              |             |                |                |              |
| <b>Total</b>    |              |             |                | \$39,602.49    |              |
|                 |              |             |                |                |              |
|                 |              |             |                |                |              |
|                 |              |             |                |                |              |

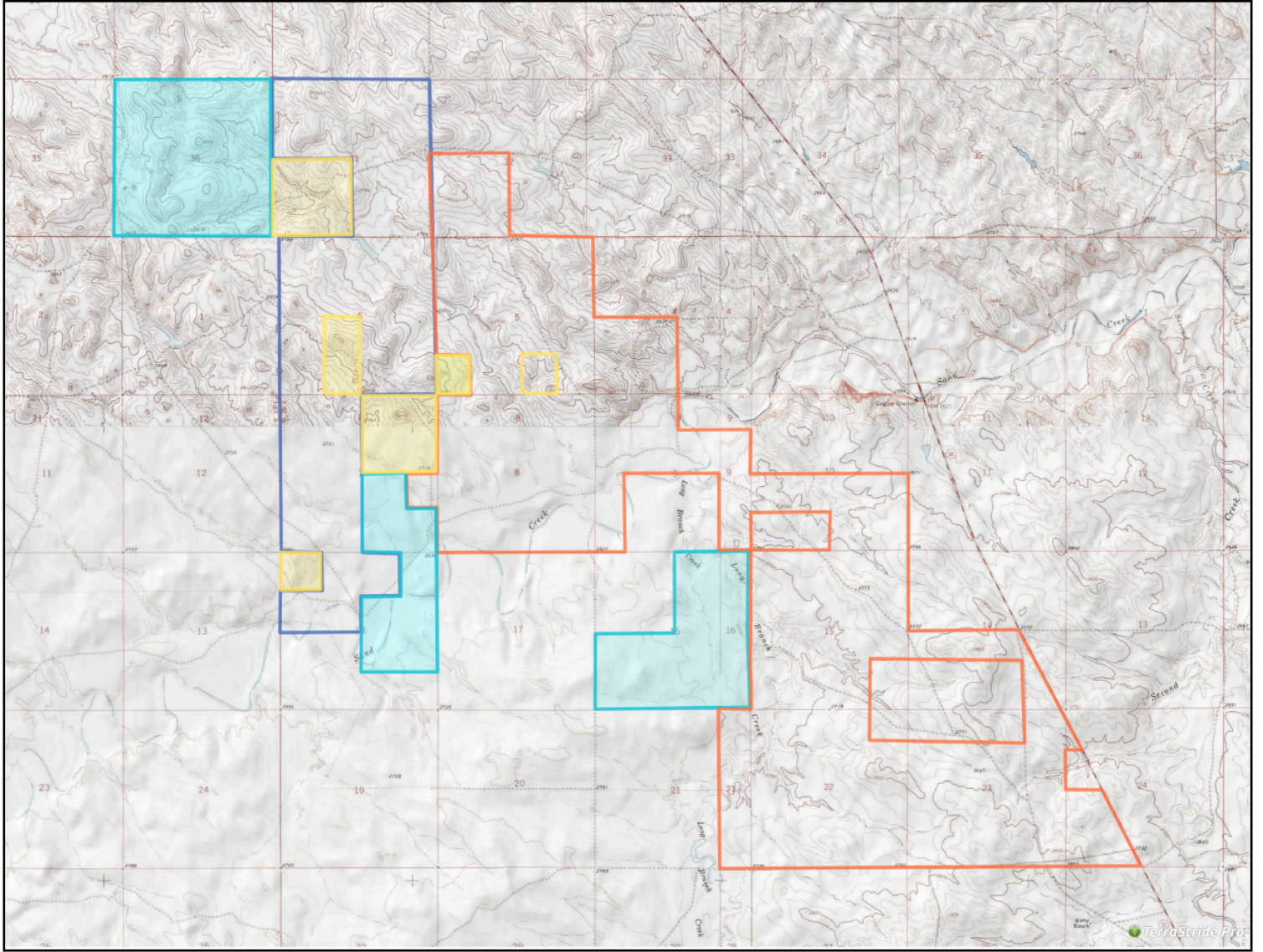
## State Lands and BLM

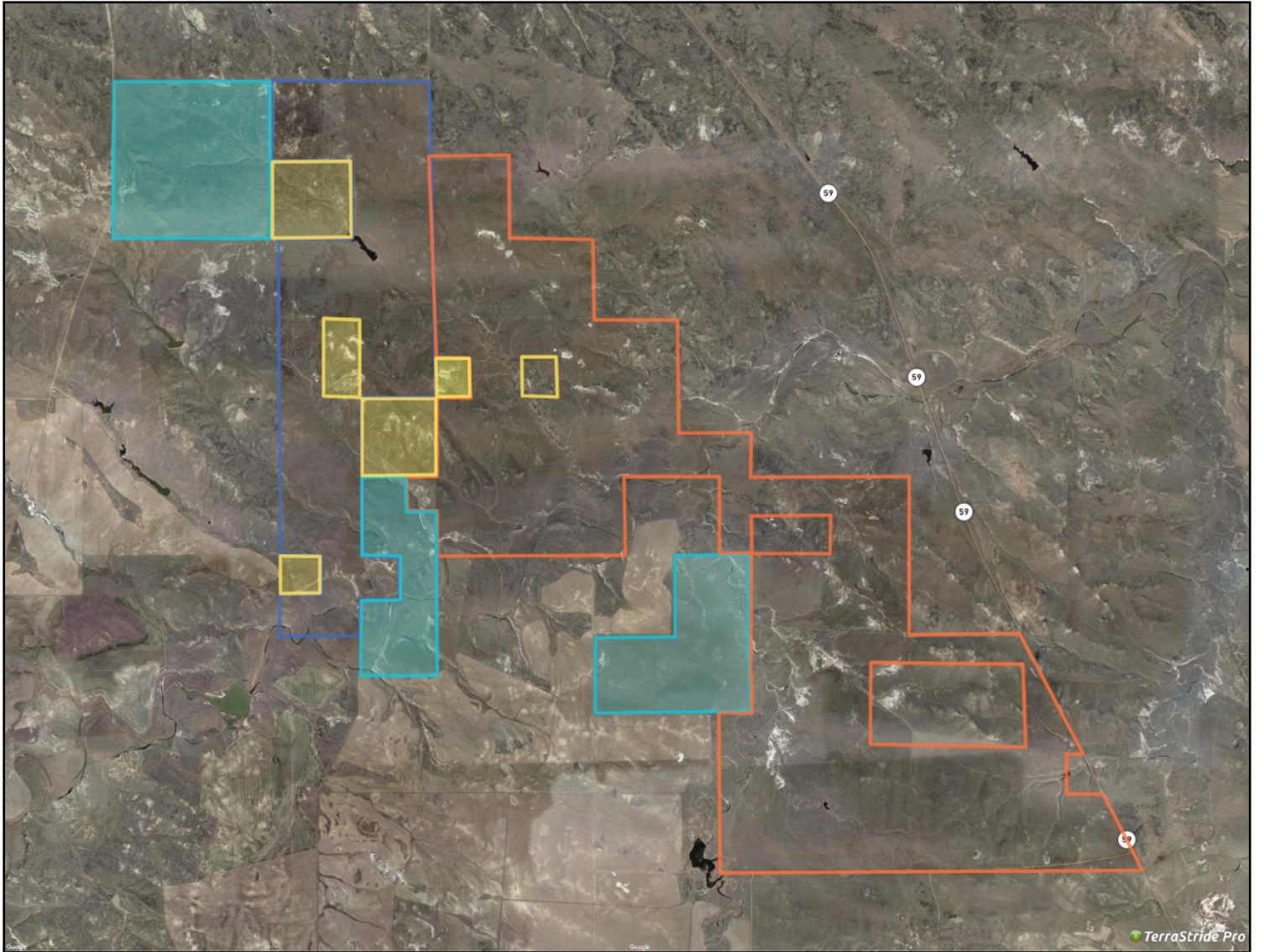
| <b>Judy Carlson</b> |                  |                |                         |              |                   |
|---------------------|------------------|----------------|-------------------------|--------------|-------------------|
| <b>State Lease</b>  | <b>T &amp; R</b> | <b>Section</b> | <b>Description</b>      | <b>Acres</b> | <b>Lease</b>      |
|                     | 17N, 38E         | 16             | SW4, E2                 | 480          | \$3,876.00        |
|                     | 17N, 38E         | 7              | SE4SE4, W2SE4           | 120          | \$2,571.08        |
|                     | 17N, 38E         | 18             | NE4NE4, S2NE4,<br>N2SE4 | 200          | \$0.00            |
|                     |                  |                |                         | <u>800</u>   | <u>\$6,447.08</u> |
| <b>BLM</b>          | <b>T &amp; R</b> | <b>Section</b> | <b>Description</b>      | <b>Acres</b> | <b>Lease</b>      |
|                     | 17N, 38E         | 5              | SW4SW4, SW4SE4          | 80           |                   |
|                     | 17N, 38E         | 7              | NE4                     | 160          |                   |
|                     |                  |                |                         | <u>240</u>   | \$32.40           |
|                     |                  |                |                         |              |                   |

| <b>Jeff Carlson</b> |                  |                |                       |              |              |
|---------------------|------------------|----------------|-----------------------|--------------|--------------|
| <b>State Lease</b>  | <b>T &amp; R</b> | <b>Section</b> | <b>Description</b>    | <b>Acres</b> | <b>Lease</b> |
|                     | 17N, 38E         | 36             | ALL                   | 640          | \$7,527.64   |
|                     |                  |                |                       | <u>640</u>   |              |
| <b>BLM</b>          | <b>T &amp; R</b> | <b>Section</b> | <b>Description</b>    | <b>Acres</b> | <b>Lease</b> |
|                     | 17N, 38E         | 6              | E2SW4                 | 80           |              |
|                     | 17N, 38E         | 18             | Lot 1 (NW4NW4)        | 40           |              |
|                     | 18N, 38E         | 31             | Lots 3, 4, E2W4 (SW4) | 160          |              |
|                     |                  |                |                       | <u>280</u>   | \$167.40     |

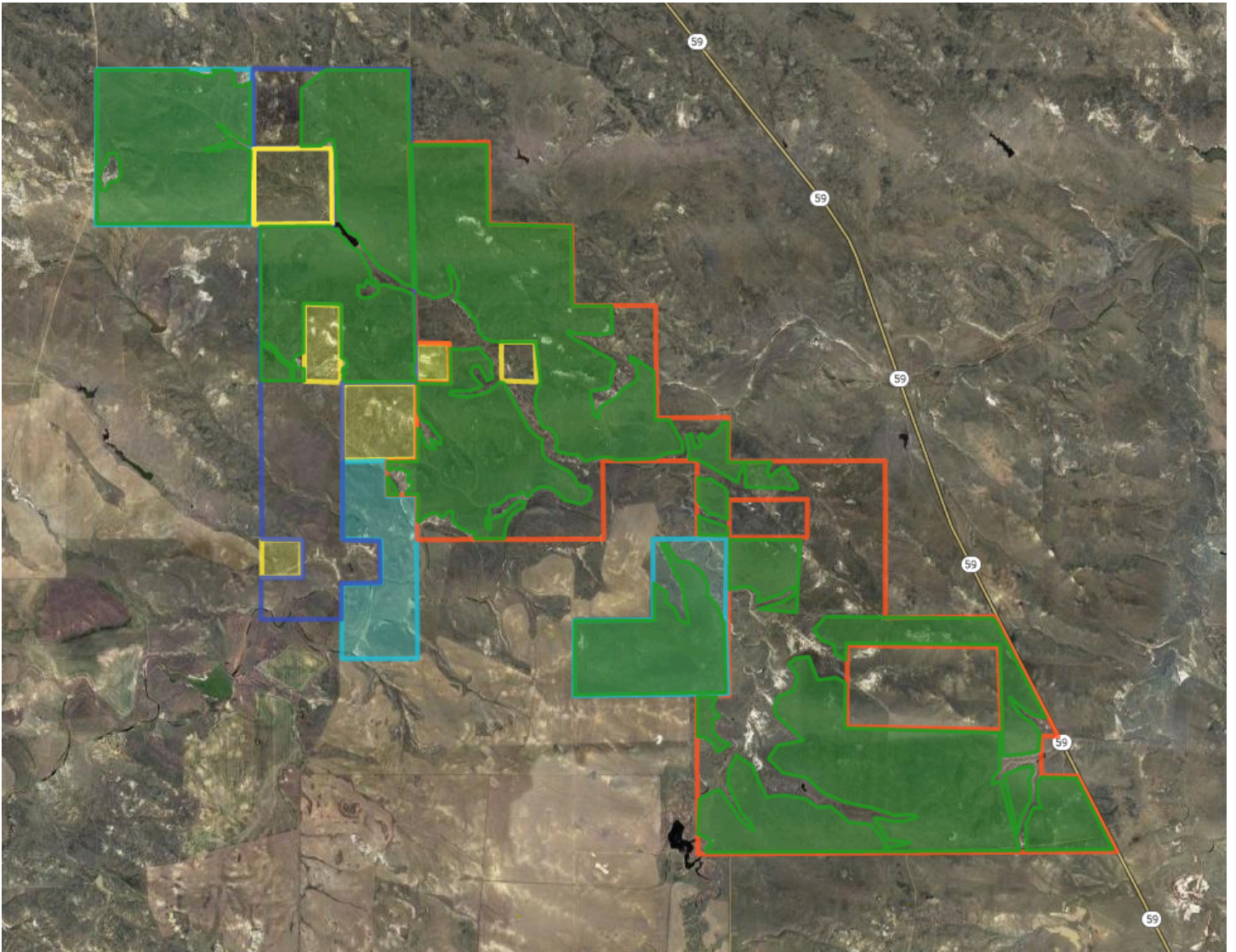
## Farm Leases & Grazing

|                | Landlord        | Lease      | Year   |
|----------------|-----------------|------------|--------|
| <b>Farm</b>    | Judith Carlson  | \$7,650.00 | 2021   |
|                | Jeffrey Carlson | \$2,375.00 | 2021   |
|                |                 |            |        |
| <b>Grazing</b> |                 | \$25/AUM   | yearly |
|                |                 |            |        |
|                |                 |            |        |
|                |                 |            |        |
|                |                 |            |        |





# CRP Map





# Location Map

