
YELLOWSTONE RIVER PIVOTS & RECREATION



For additional details, contact:

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YELLOWSTONE RIVER PIVOTS & RECREATION

LOCATION: 30 MILES Northeast of Billings, MT on the South banks of the Yellowstone River. One mile west of Pompeys Pillar National Monument.

ACCESS: End of road access off county maintained Road N26, Ballentine, MT.

AREA FEATURES: Yellowstone River Pivots & Recreation is within a half hour of Montana's largest city, Billings with superior air service from Logan International Airport. Billings is a major shopping, medical & financial hub for the region.

Only a mile down stream eastward is the famous Pompeys Pillar National Monument. A 200 foot high sandstone pillar in which Lewis & Clark expedition stopped on July 25th, 1806. Clark carved his name in the rock along with the date.

From early trappers, steamboat men, Indians, cowboys and even famous artist C.M. Russell crossed the Yellowstone at this way point.

ELEVATION: From 2,890 to 2,896 feet

ANNUAL RAIN FALL AVERAGES: 12-14 inches of rain fall annually

WATER: Irrigation water is provided from Huntley Project Irrigation District.

*Over a mile of Yellowstone River frontage. The Yellowstone is the longest free flowing river in the lower 48 states.

IMPROVEMENTS: *2 New Valley Pivots
*Three phase power

ACREAGE: 311.80 Total deeded acres
148 acres under pivot

PRICE: \$3,995,000.00

TERMS: Cash to Seller

BROKER COMMENTS: Private end of the road access hard to find. Larger river frontage with Pivots within the Huntley Project Irrigation District. Tremendous recreational property. Fish the Yellowstone from over a mile of frontage. Cottonwood covered meadows provide fantastic livestock cover and excellent hunting. Only a half hour from Billings, MT.

A great investment with the added recreational opportunity!

Call Scott Grosskopf at (406) 861-4558







Yellowstone River Pivots & Recreation
Mojave, 311.8 AC +/-



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