

LAND FOR SALE

BOYD COONEY FARM

352 Boyd Cooney Dam Rd, Joliet, MT 59070



OFFERING SUMMARY

SALE PRICE: \$1,150,000

LOT SIZE: 139.77 Acres

ZONING: unzoned

PROPERTY OVERVIEW

****CONTINGENT!****

Half mile of frontage on Red Lodge Creek! Pivot irrigation! 2018 mobile home, 2 bed, 1 full and 1 half bath, 992 sf. Kitchen has island w/ seating, under cabinet lighting, vaulted ceilings, 2x6 construction. Mobile is tied down to 30' wide concrete runners and has custom steel skirting w/ 1.5" Styrofoam insulation. Master suite w/ full bath and 2 closets. 42'x72' shop with insulated work area, 14' door and 12' door - one on each end of shop. 480 power service. 48+/- ac under pivot irrigation, 10+/- ac under gated pipe. 2 Valley irrigation pivots w/ cellular start function. Deer! Pheasants! Ducks! Geese! Cranes! And much more! Almost like your own private wildlife refuge! Call agent for details.

PROPERTY HIGHLIGHTS

- 139+/- acres w/ pivot irrigation
- 42'x72' shop w/ insulated work area
- Shop has one 14' door and one 12' door
- 2 Valley pivots w/ cellular start function
- 2018 mobile home w/ 2x6 construction

KW COMMERCIAL
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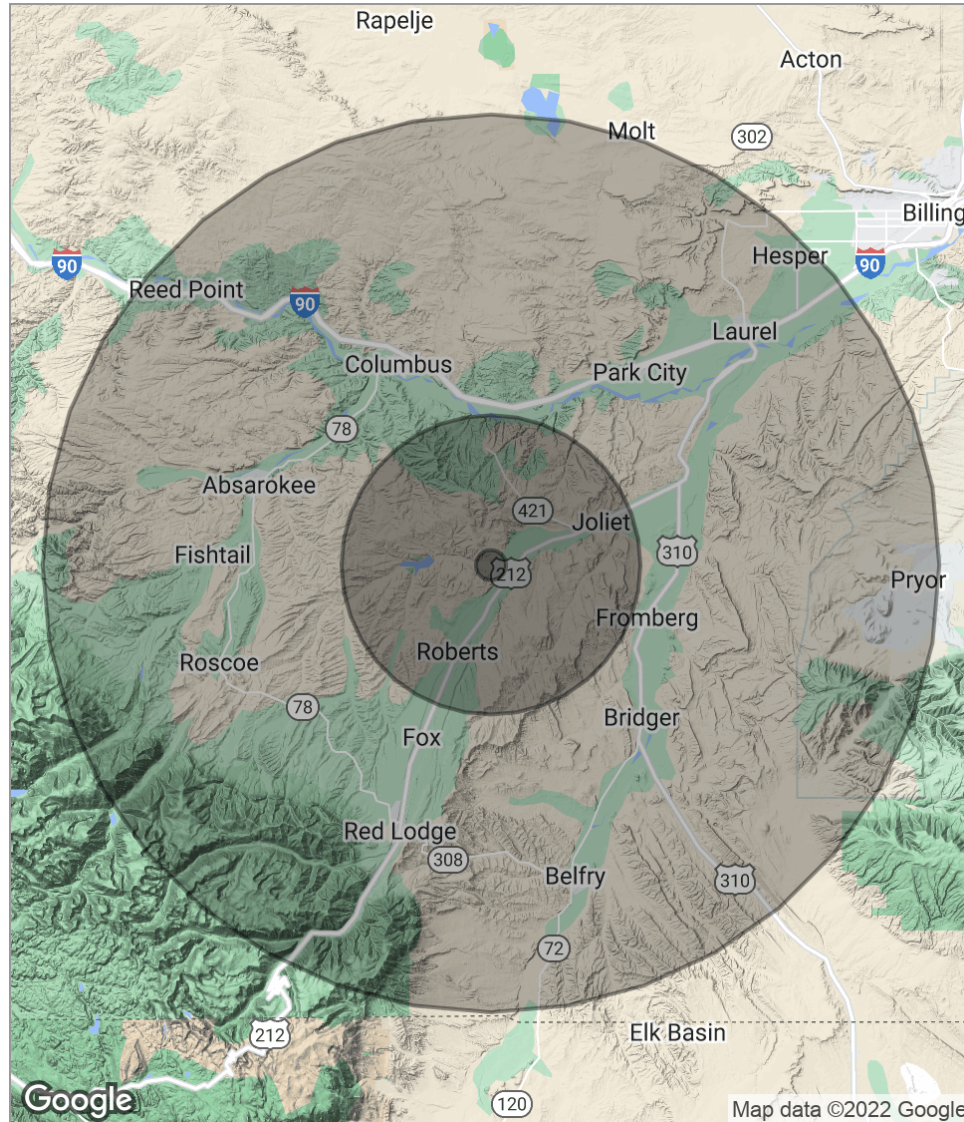
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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	26	2,768	24,036
Median Age	49.3	46.6	44.1
Median Age (Male)	47.7	45.5	43.7
Median Age (Female)	51.7	48.4	44.7

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	11	1,149	9,772
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$60,067	\$59,489	\$62,935
Average House Value	\$529,727	\$351,709	\$284,767

* Demographic data derived from 2020 ACS - US Census

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