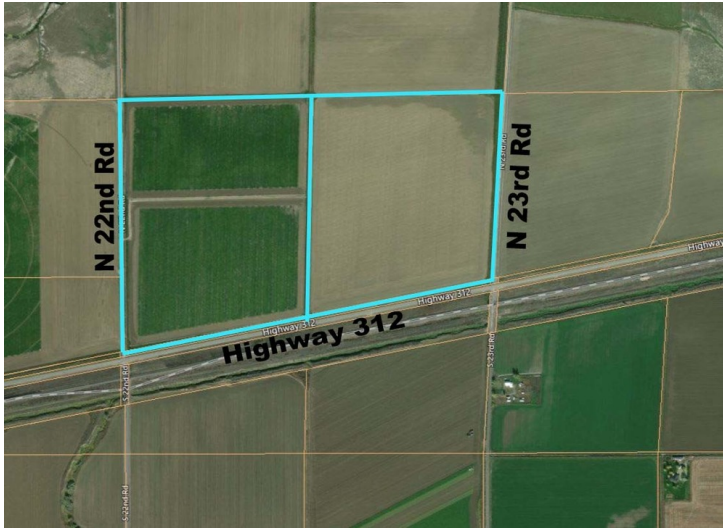


LAND FOR SALE

00 Highway 312, Worden, MT 59006



OFFERING SUMMARY

SALE PRICE: \$688,000

LOT SIZE: 107.47 Acres

PRICE / SF: \$0.15

PROPERTY OVERVIEW

107+/- acres total with two legal parcels! Level farm ground, currently under a lease with corn and sugar beets. Irrigation is with concrete ditches and tubes. Excellent access! Frontage on Highway 312 as well as Road 22 and Road 23.



KW COMMERCIAL
80 25th St West,
Suite 1
Billings, MT 59102

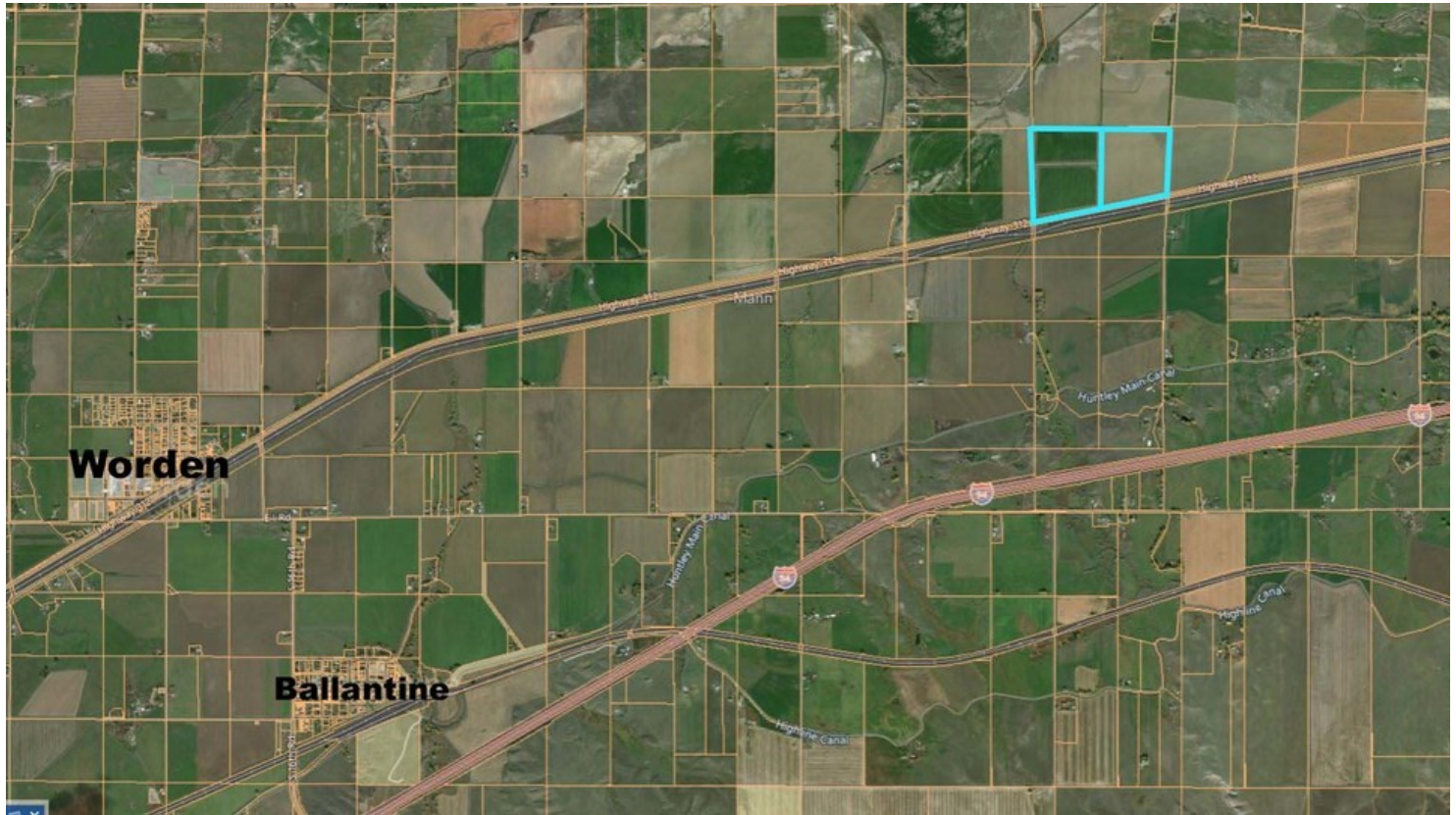
PAT SCHINDELE
Broker And Co-Owner
O: 406.591.2551
pat@patschindele.com

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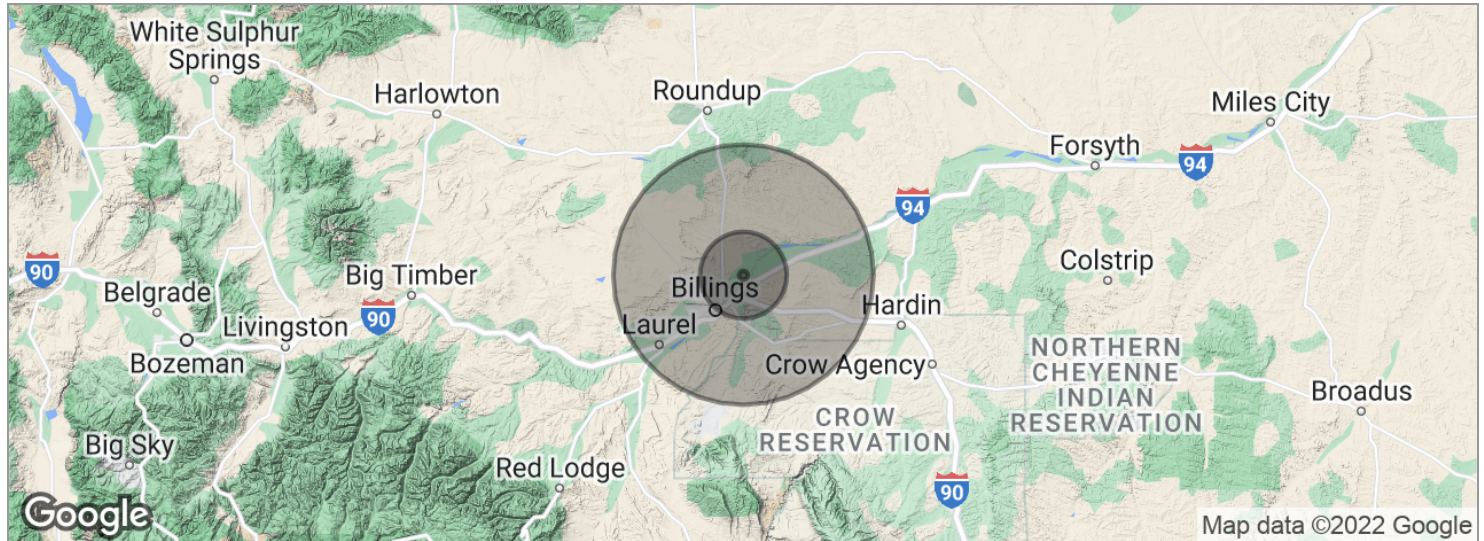
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	10	1,629	110,641
Median age	47.4	43.7	36.4
Median age (male)	47.5	43.2	35.2
Median age (Female)	47.4	43.9	38.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	4	671	44,792
# of persons per HH	2.5	2.4	2.5
Average HH income	\$56,760	\$57,457	\$56,307
Average house value	\$238,540	\$186,233	\$168,013

* Demographic data derived from 2020 ACS - US Census

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