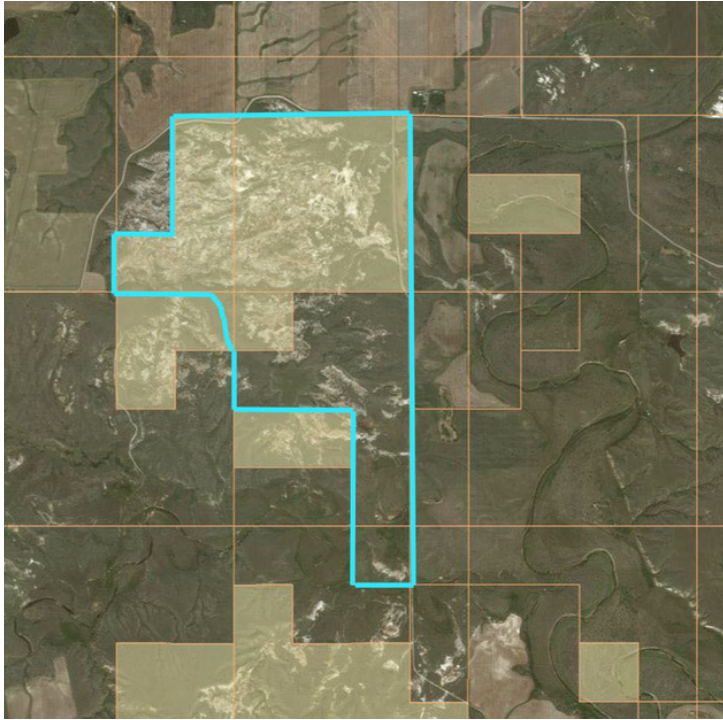


BROWN ROAD

00 Brown Road, Vida, MT 59274



OFFERING SUMMARY

SALE PRICE:	\$699,000
LOT SIZE:	905 Acres
PRICE / SF:	\$0.02

PROPERTY OVERVIEW

320 Deeded Acres, 585 BLM leased adjacent. Land is in the 3rd 10 year round of CRP for the fields. The rest of the property is good grassland and some breaks where big Mule deer are hiding! White-tailed deer and Pronghorn antelope also inhabit the land. Upland birds are abundant! Pheasants, Sharp-tailed grouse and Hungarian partridge can all be found here. Property has had very little activity and has rested for many years creating a perfect habitat. Located 6 miles south of the Missouri River and .5 miles west of the Redwater River. Sheep Creek runs on the southern part of the property. All info per county records and seller, buyer to verify.

PROPERTY HIGHLIGHTS

- 320 Deeded Acres, 585 BLM leased adjacent.
- Land is in the 3rd 10 year round of CRP for the fields.
- Property has had very little activity and has rested for many years creating a perfect habitat.
- White-tailed deer and Pronghorn antelope also inhabit the land.
- Upland birds are abundant! Pheasants, Sharp-tailed grouse and Hungarian partridge can all be found here.

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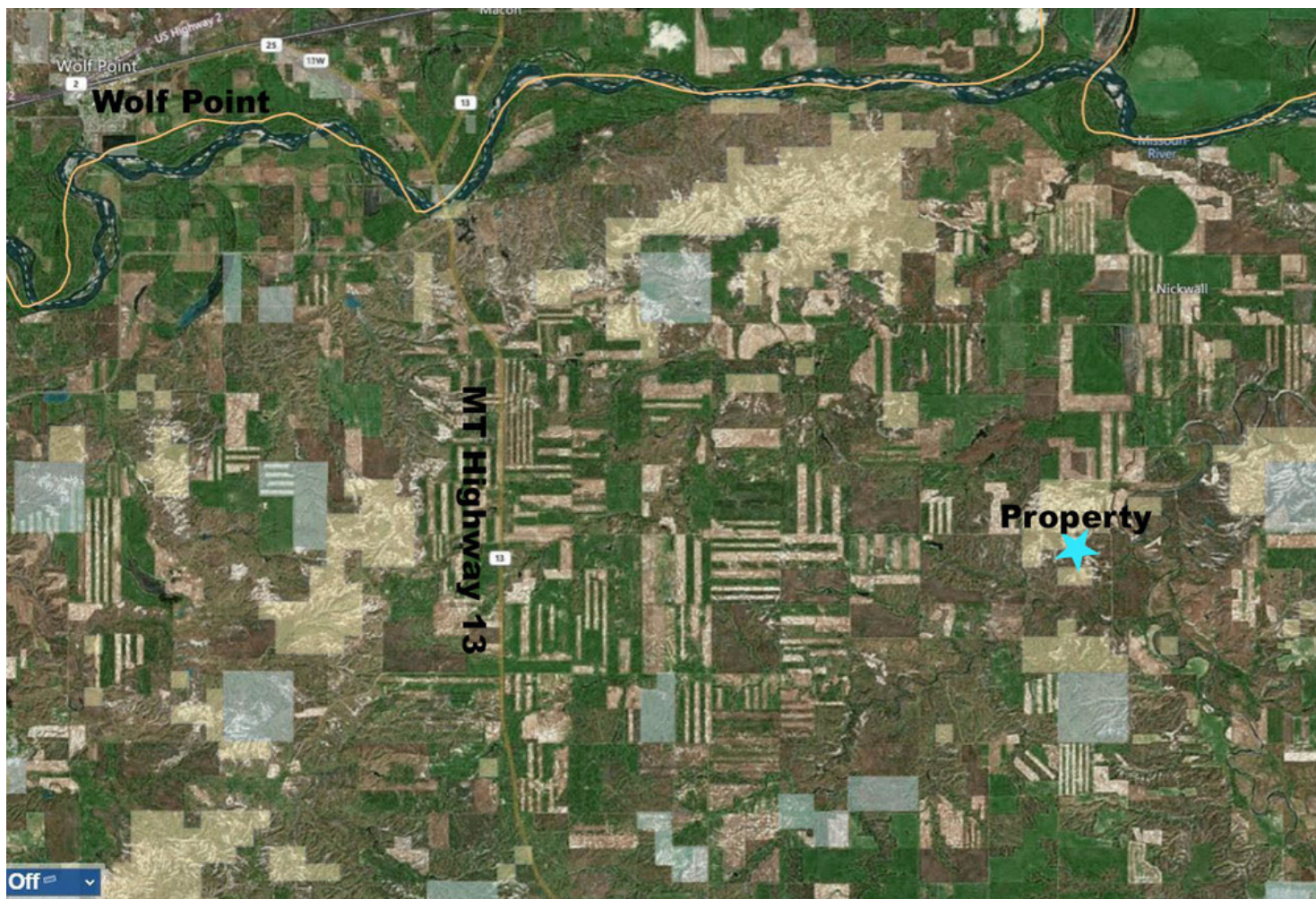
PAT SCHINDELE
Broker And Co-Owner
O: 406.591.2551
pat@patschindele.com

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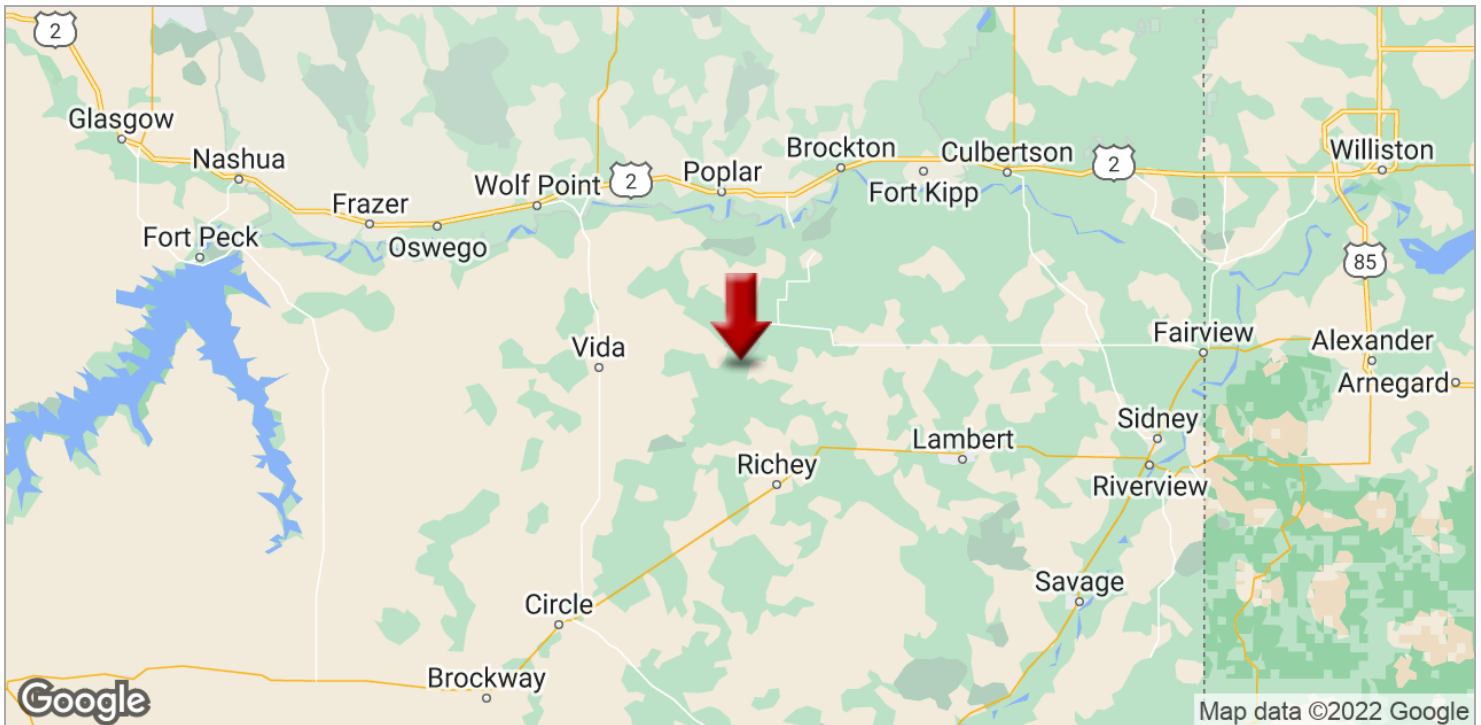
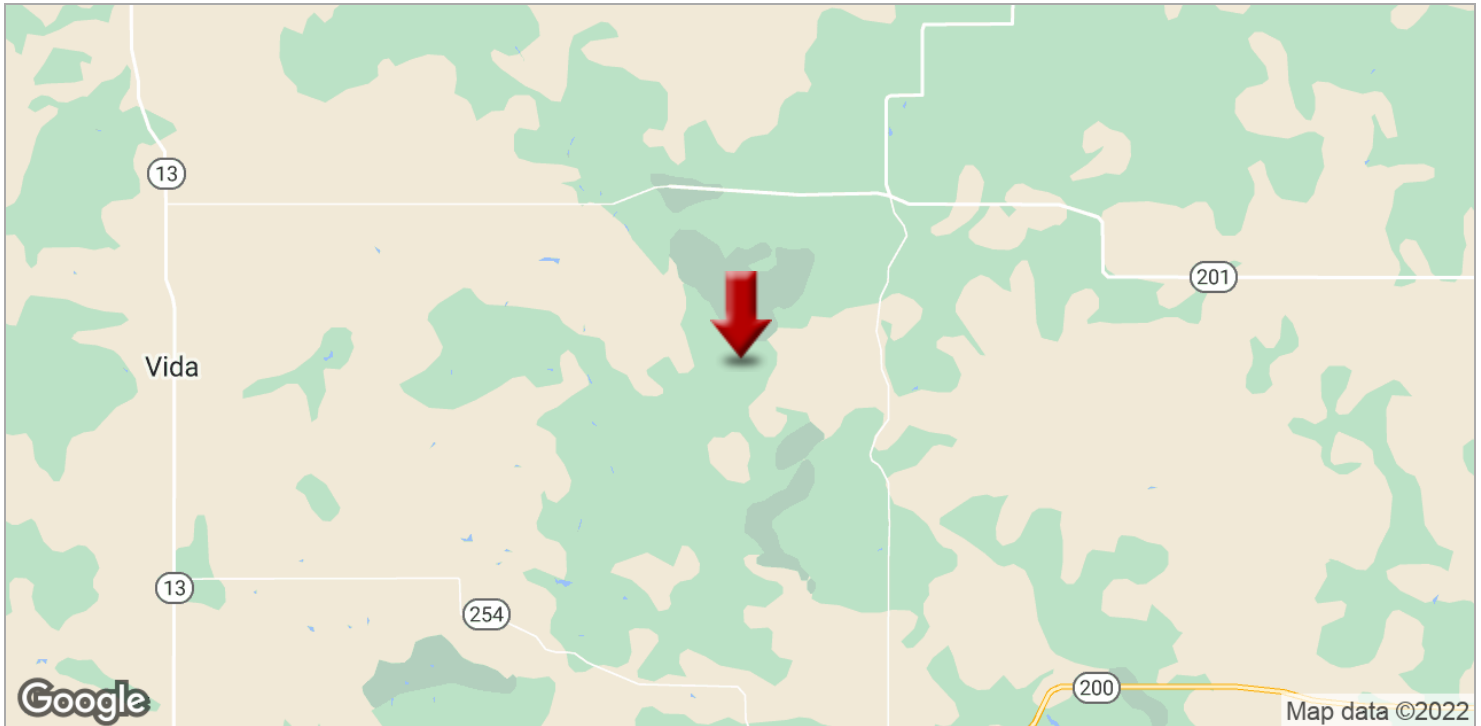
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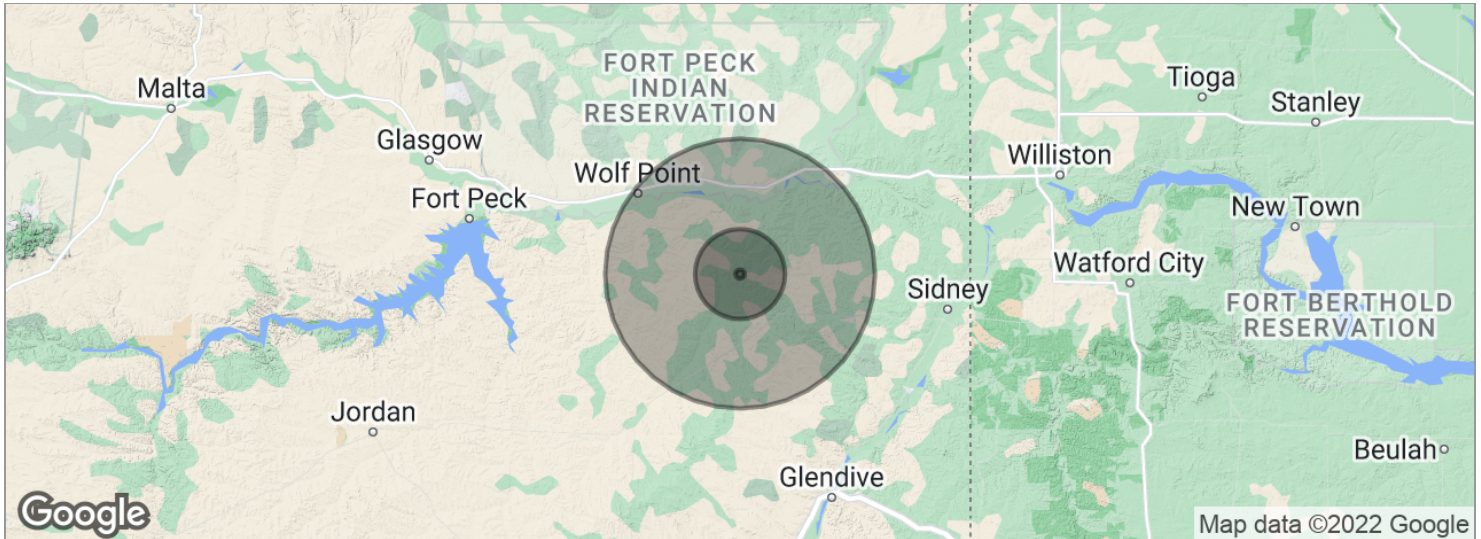
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	2	199	4,109
Median age	46.6	47.0	36.7
Median age (male)	47.5	47.9	36.7
Median age (Female)	45.6	45.8	37.8

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	0	81	1,497
# of persons per HH		2.5	2.7
Average HH income		\$56,962	\$53,544
Average house value		\$127,555	\$122,103

* Demographic data derived from 2020 ACS - US Census

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