

FARM & ORCHARD WITH LARGE, HIGH-END
FARMHOUSE FOR SALE

157 HERGENRIDER RD, BRIDGER, MT 59014



4,500 SQ FT CUSTOM
HOME ON 60 ACRE
FARM



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Incomparable chemical-free regenerative orchard/produce/hay farm, in the Clarks Fork Valley of Montana 500 producing fruit and nut trees, 60 irrigated acres. Water rights and mineral rights, 4500 sq ft energy efficient home, 40x50 shop, greenhouses, outer buildings. The orchard has 17 varieties of apples, 6 varieties of plums, 6 varieties of pears, peaches, apricots, and 4 varieties of cherries and multiple berries such as Siberian mulberries, gooseberries red currants, raspberries, and wine grapes, all in full production. Boja Farm reputation throughout MT/WY. Chemical-free for 28 years. Home is 3 story, 4 bed, 3 bath, 2 kitchens (1 being certified). View Beartooth Mountains, Yellowstone Park and Red Lodge Ski area. Lots of income opportunities, possible bed and breakfast, vineyard and winery. If you are looking for a quiet environment with income this is the perfect property for you!

The kitchen has been remodeled. New lights. Hot water heater 3 years old. High-speed internet.

The owner has put her heart into this farm. The farm is 28 years chemical-free and ready to go for chemical-free farmers. If full price offer with terms, owner offers to leave equipment with the farm including but not limited to tractors, mowers, etc.

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



Farm & Orchard With Large, High-End Farmhouse For Sale

Farm & Orchard With Large, High-End Farmhouse | 157 Hergenrider Rd, Bridger, MT 59014

PROPERTY DETAILS



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	60 Acres
Price / Acre:	\$58,333
Year Built:	1997

PROPERTY HIGHLIGHTS

- 4,500 SQ FT Custom Home
- 4 Bedroom/ 3 Bathroom
- 2 Kitchens
- 40'x50' Shop/ Greenhouses/ Other Outbuildings
- 60 Irrigated Acres, 500 Tree Orchard (28-year Chemical-Free)
- Income Opportunities

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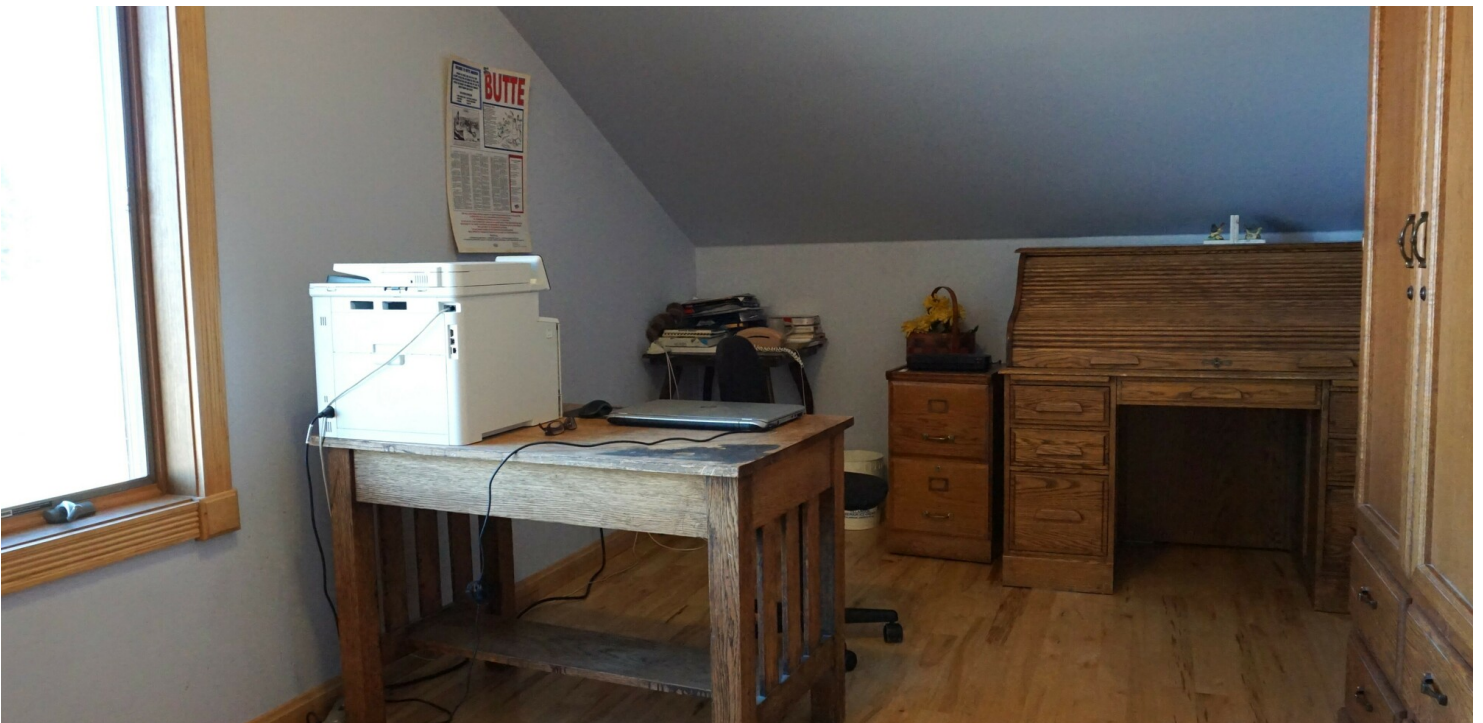
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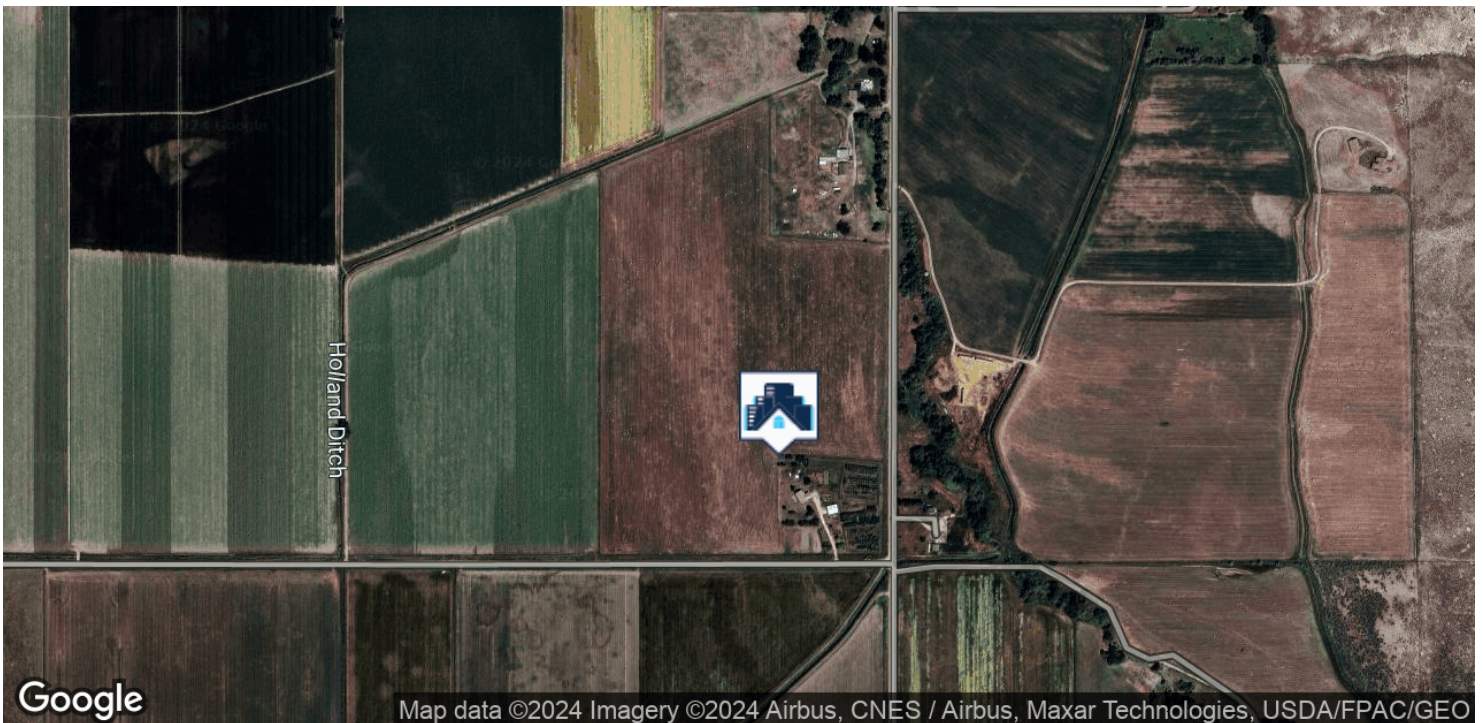
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LOCATION MAP



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AGENT BIO

Amariah Hier Salesperson



Professional Certifications:

Montana Real Estate Salesperson
License #RRE-RBS-LIC-108981 (Montana)

Contact:

Mobile: 406-774-4387
Email: Amariah@ProvenRealtyND.com

Amariah grew up on a ranch in rural Montana where she developed a strong work ethic and a love for the country. Her family and life on the ranch provided the perfect backdrop for her to nurture her passions and develop a diverse skill set. Amariah recently obtained her real estate license. She is excited to utilize her personal and professional experience to assist others with their real estate needs.

For the last two years, Amariah worked as an observer on pipeline patrol for Swift Aviation. This experience exposed her to new challenges and honed her attention to detail, ensuring safety and accuracy in her observations. She has continued her professional development and is working on her pilot's license.

A natural entrepreneur, Amariah has started several thriving small businesses including a photography business. These endeavors allowed her to contribute to her community while building customer service and management skills. She has gained priceless professional experience through these ventures and her commitment and ability to manage successful enterprises is clear.

In her free time, Amariah spends time with her family and serving her community. She finds solace in Bible studies, enjoys flying, playing the fiddle, hunting, baking, and volunteers at Sunrise Women's Clinic. Her dedication to helping others and her positive attitude make her a valuable addition to Proven Realty.

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BROKER BIO



ERIK PETERSON

Owner/Broker

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Direct: **701.369.3949**

MT #65900 // ND #9328

PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

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