



**GOLDEN VALLEY  
FARM**

*Ryegate, Montana  
(Golden Valley  
County)*

Golden Valley Farm has 3,425.3 acres+/- of deeded land, of which 2,814.8+/- acres are crop land. There are also 610+/- acres of grass. The farm consists of four sections of ground all contiguous, two of which are super sections each more than a thousand acres a piece. Total lease income from the farming operation is approximately \$98,500 per year. The average winter wheat production in this area following summer fallow is 25-35 bushels per acre, depending on the year. Other than peripheral fencing and a telephone line, there are no other structural improvements.



Golden Valley Farm is a very nice piece of ground suitable as an addition to a larger farming operation in Central Montana. The farm can either be farmed by the owner or leased to one of the local farmers.

***Offered for \$1,700,000***

*(\$495 per acre)*

**CONTACT: DALE DUMAW**

**MASON  MORSE**  
RANCH COMPANY

*214 8th St • Glenwood Springs, Colorado 81601  
877.207.9700 Email dale@ranchland.com  
www.ranchland.com*