

NEW OFFERING! EAST FORK MEADOWS

Lewistown, Montana - Fergus County
Offered at \$678,000

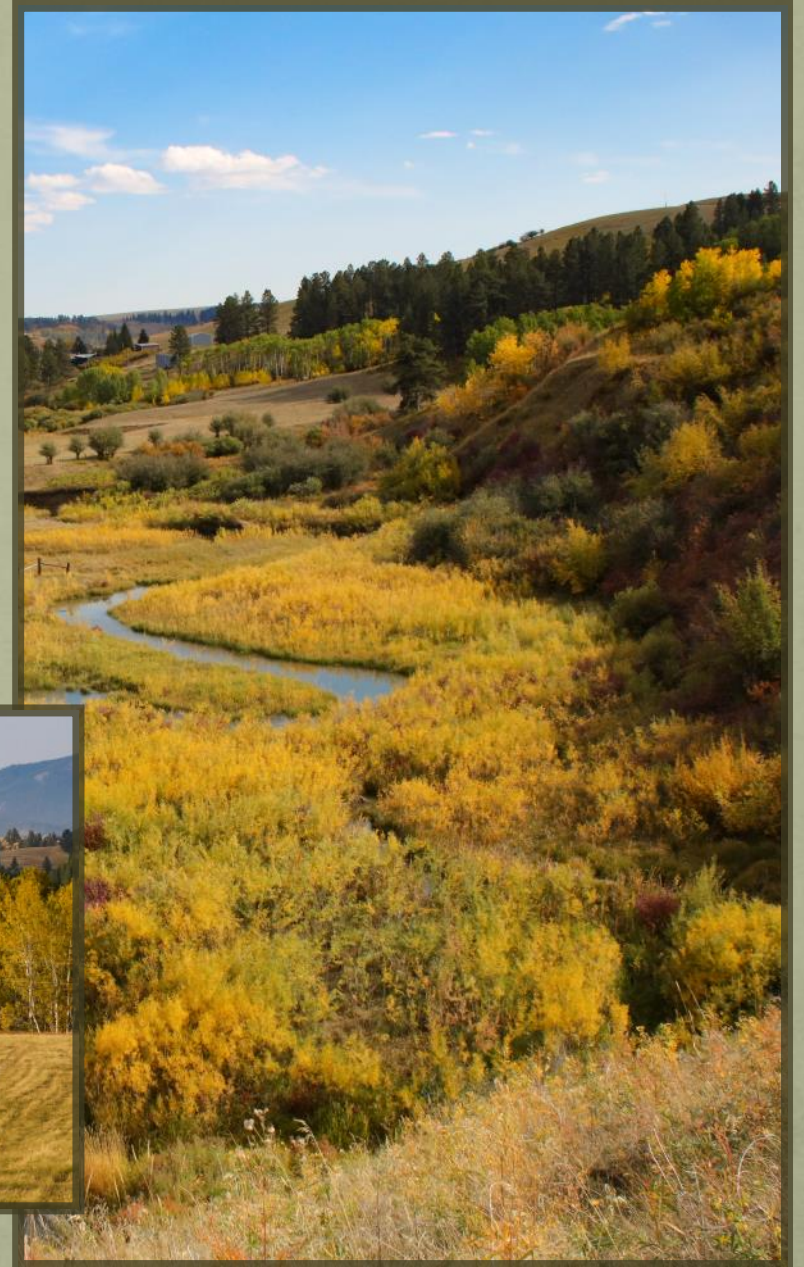


PHILLIPS REALTY
PACKAGING MONTANA FARM & RANCH PROPERTIES SINCE 1982



Quick Facts

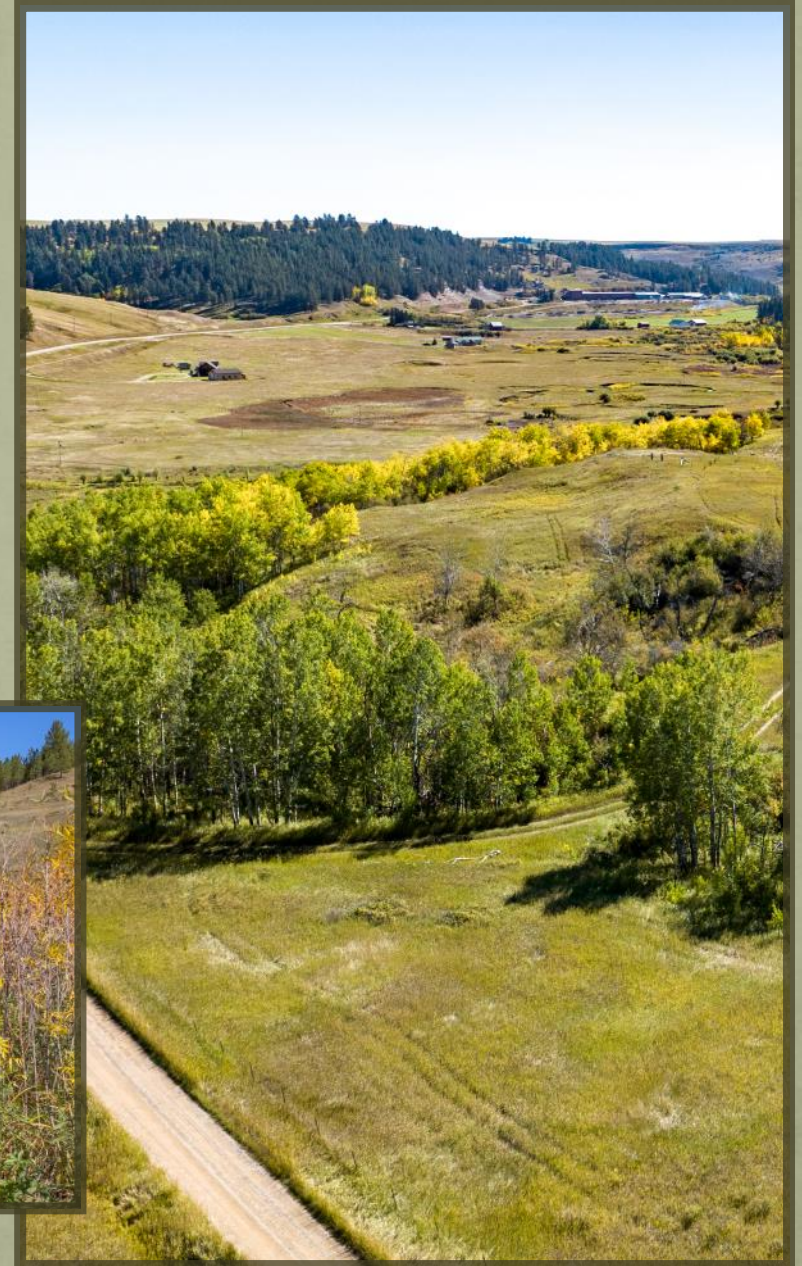
- 49 ± deeded acres - Splitting Options Available
- Located 10 miles South of Lewistown
- 10 acres of Tillable Land
- 32' x 48' Pole Barn with Electricity
- One Half mile of Meandering East Fork Creek
- Mainly Brown Trout Fishing with some Rainbow and Brook Trout
- Aspens, Willows, Hawthorns, and Chokecherry Trees
- Offered at \$678,000





Splitting Options

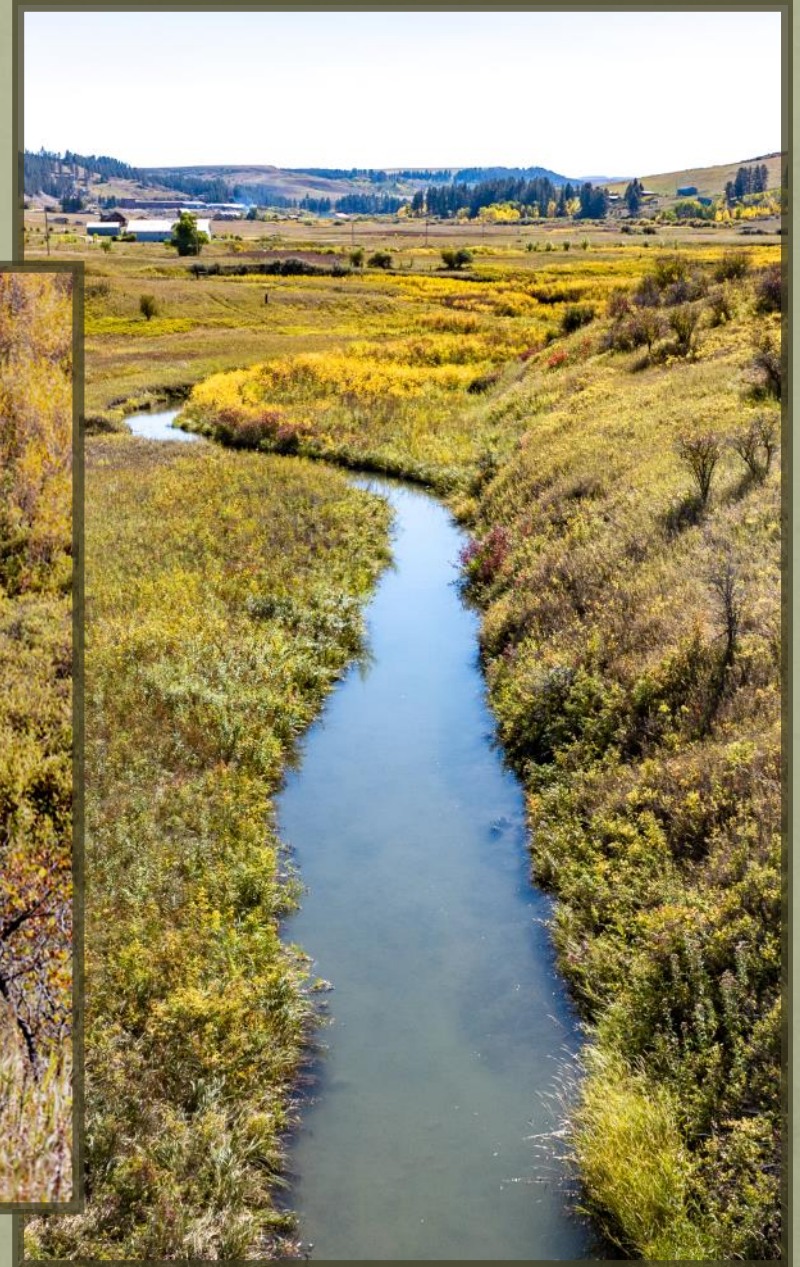
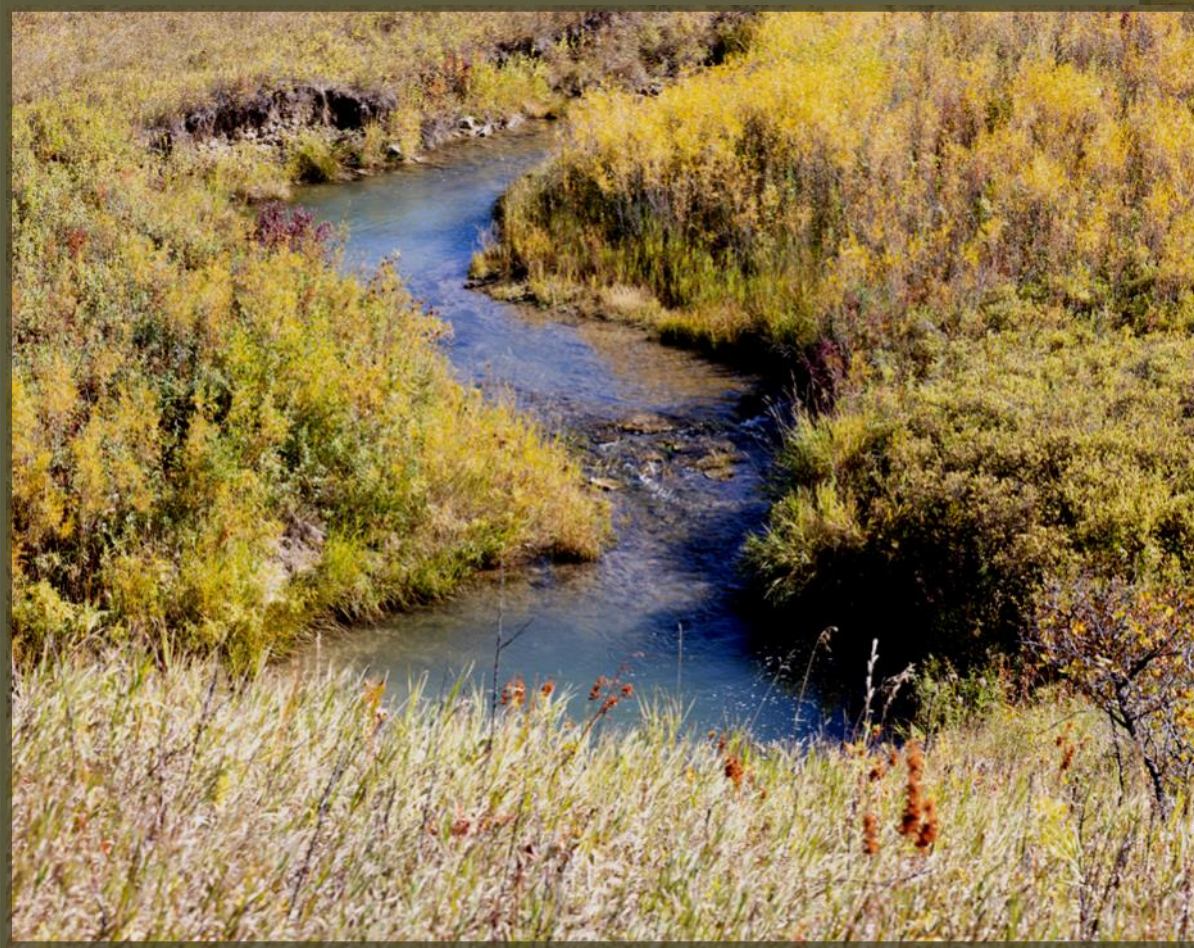
- Parcel 1 contains 16 deeded acres - Offered at \$219,000
- Parcel 2 contains 33 deeded acres - Offered at \$459,000
10 acres are Tillable and includes a 32' x 48' Pole Barn
- Both contain about a Quarter Mile of Meandering East Fork Creek with Brown, Rainbow, and Brook Trout Fishing. Beaver dams up and down the stream help preserve water and provide a well-protected riparian area.
- White-tailed Deer are the predominant wildlife species on the property along with upland game birds such as Sharptails and Huns. For the bird lover the property has endless supply of non-game birds that make their home in the Aspens, Willows, Hawthorns, and Chokecherry Trees.

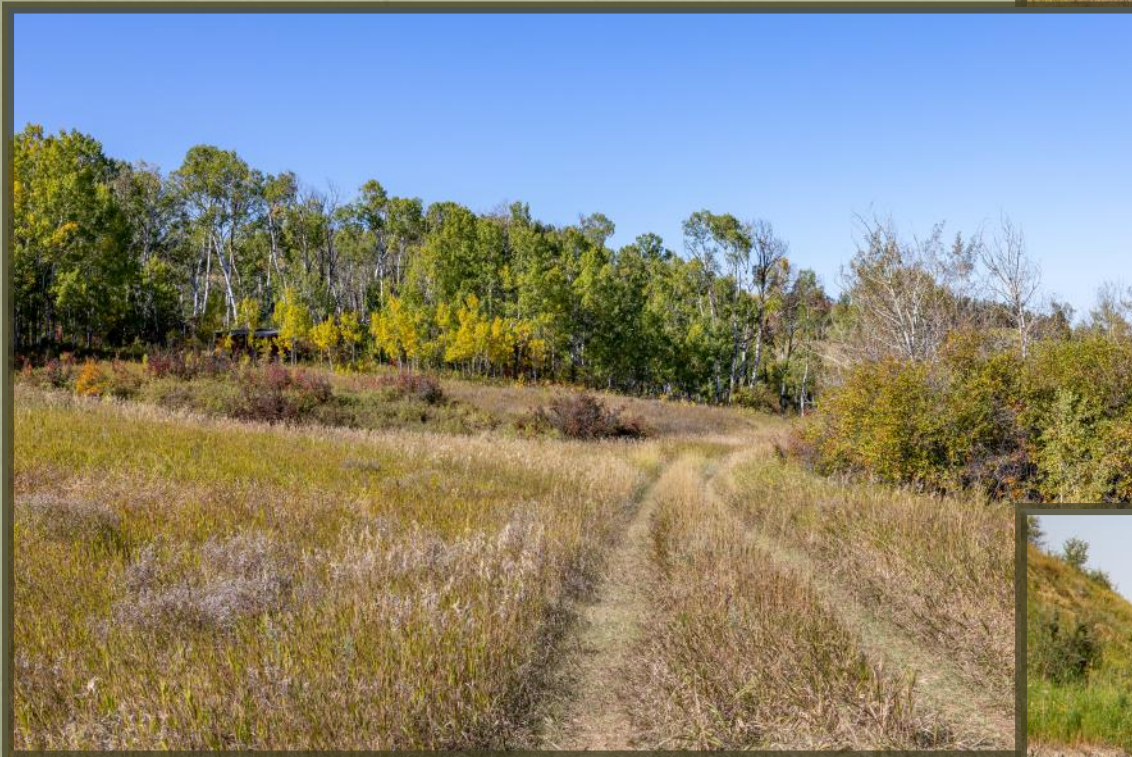




Fishing

Both parcels contain about a Quarter Mile of Meandering East Fork Creek with Brown, Rainbow, and Brook Trout Fishing. Beaver dams up and down the stream help preserve water and provide a well-protected riparian area.

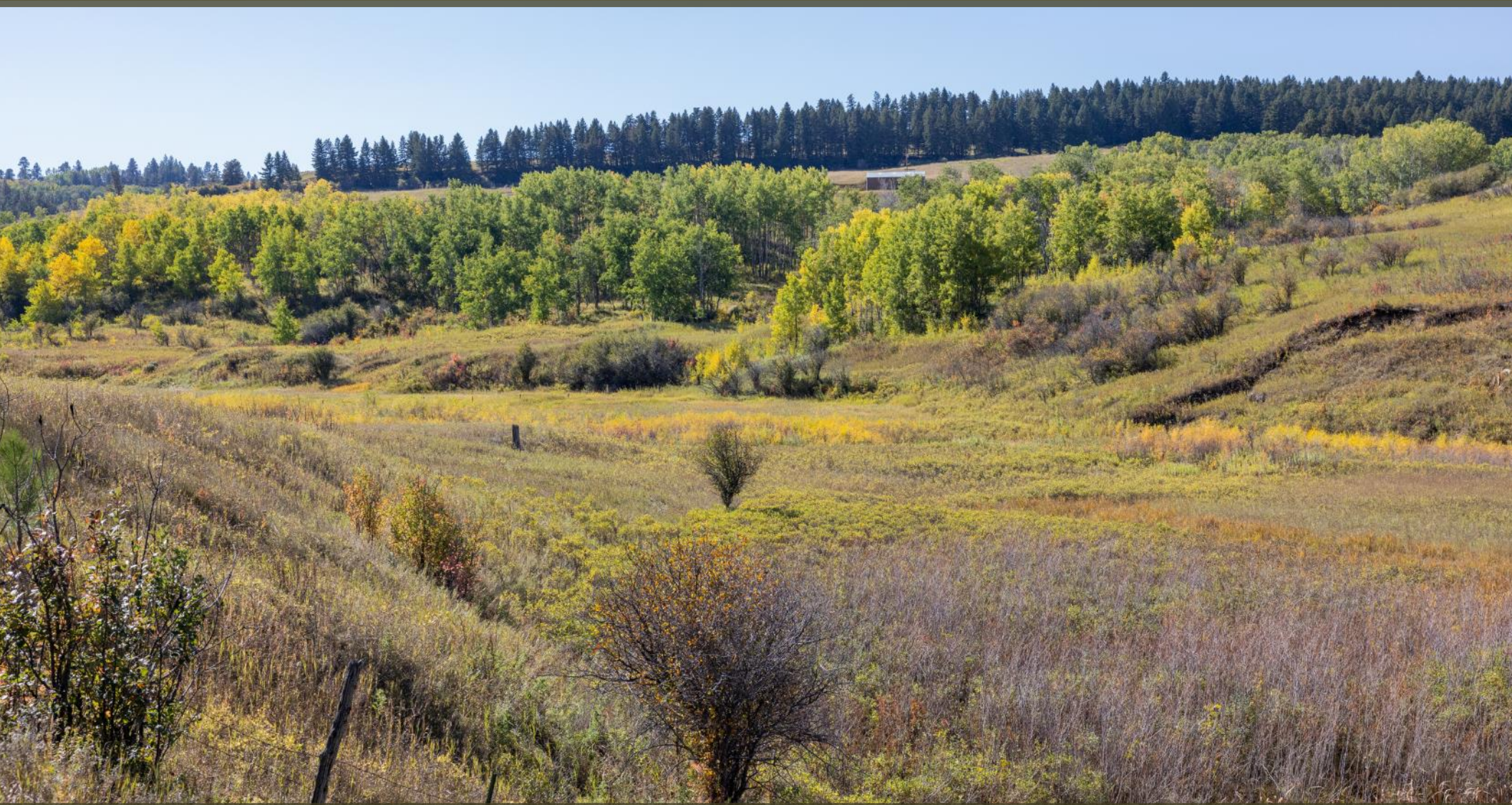




Hunting

White-tailed Deer are the predominant wildlife species on the property along with upland game birds such as Sharptails and Huns. For the bird lover the property has endless supply of non-game birds that make their home in the Aspens, Willows, Hawthorns, and Chokecherry Trees.





Summary

The East Fork Meadows is in two parcels that can be purchased separate or together. They are in a convenient location 10 miles south of Lewistown. The property is a stunning canvas of deciduous trees, meadows, and East Fork Creek. There are many locations with panoramic views of the East Fork Valley. Power, Fiber Optics, and Telephone are available. Lewistown is one of Montana's Finest Communities and more and more becoming a destination for outdoor enthusiasts on a year-round or seasonal basis. The 6100' public paved airstrip is a huge asset to the community and allows for convenient private travel into the area.



Location Map

Lewistown

East Fork Meadows



Map is for visual aid only and its accuracy is not guaranteed.



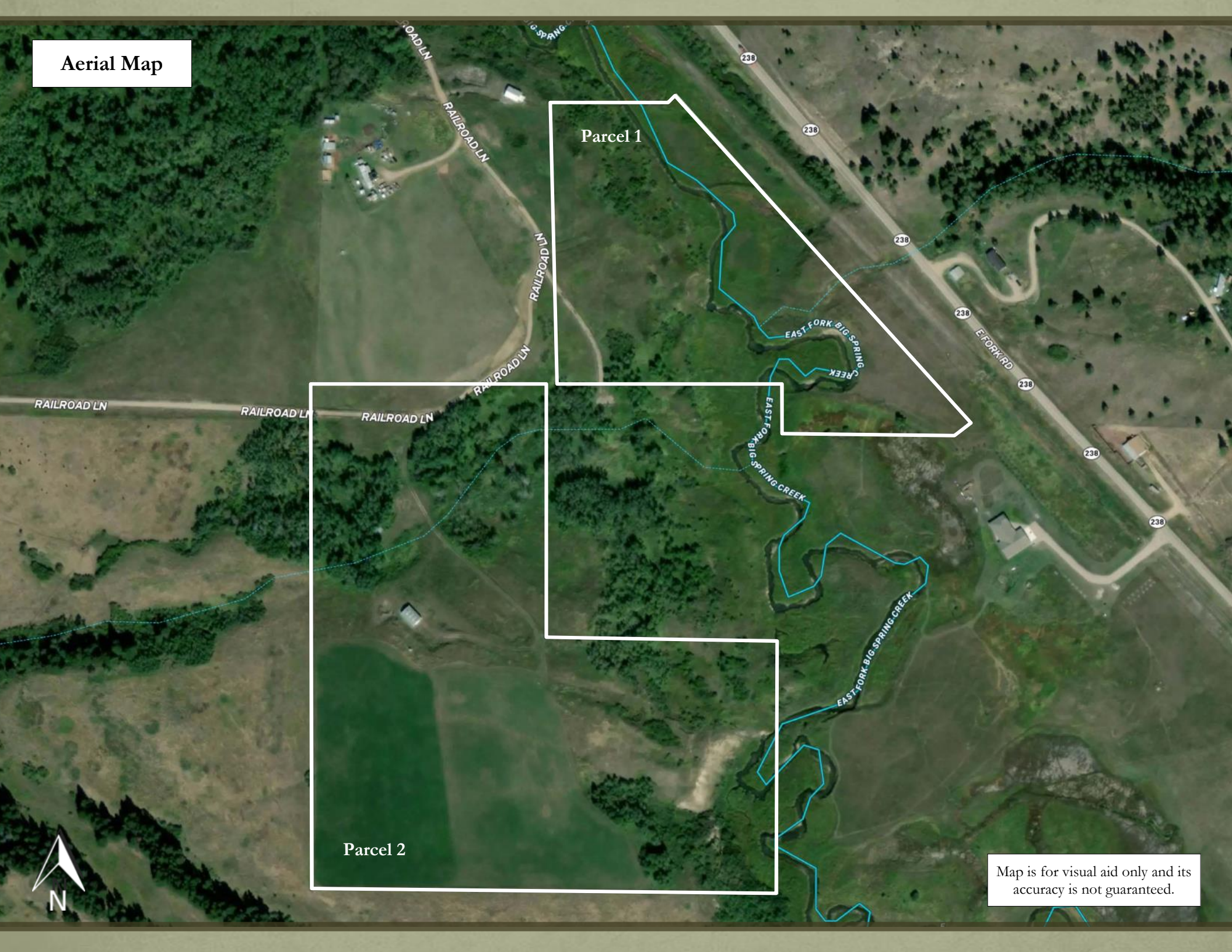
Parcel 2

Parcel 1



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Aerial Map



Parcel 1

Parcel 2



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Phillips Realty has been an influential part of Farm and Ranch real estate in Central Montana since 1982. Owner and broker, Todd Phillips has the home town knowledge of properties that has led to the success of Phillips Realty. Growing up in Lewistown, on third generation land, helps him realize the responsibility and work that makes a healthy operation. Phillips Realty has actively been involved in the sale of high end properties and working with 1031 exchanges for ranches around the Lewistown and Central Montana area. Our emphasis has been on agricultural and recreational properties including High Mountain Properties, Dry land Farms, Large Cattle Ranches, and Riverfront Recreational Properties.

If you are thinking of selling or exchanging your Montana Property for other farm and ranch properties please contact Todd Phillips or Landon Phillips at Phillips Realty.

Call (406) 538-5271 or Email info@phillips-realty.com

Located at 207 West Main, Ste. 4 Lewistown, MT 59457

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