



## 23.3 Irrigated Acres; Subdivision Opportunity

Come find 23 desirable irrigated acres right outside of Fairfield. Rights from Greenfield Irrigation District. Grass, alfalfa mix yields 5 tons an acre. Flood irrigated. Seller says he has spoken to a surveyor who says it is possible to sub-divide. Proposed division, here. Buyer to verify to his own satisfaction. Developers: imagine 5 separate home sites for the mini farmer/rancher/equestrian! No known covenants. Nice mountain views. Taxes are an estimate. Electricity nearby.

*Nhn 1st Lane SE, Fairfield, MT 59436 Offered at \$149,000*

Lynn Kenyon

Realtor®, CFA, DB, DR, MRP

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**406-770-0013**