

## Vice Trust Farm

Cohagen MT

Deeded acres 875+/-  
Dry crop land 556+/- acres  
Pasture 315+/- acres  
Building site 4+/- acres

State of Montana lease(s) 640+/- acres; 194 aums  
95 aums @ \$23/aum/yr. Lease expires 2027.  
99 aums @ \$32.32/aum/yr. Lease expires 2030.

Crop ground has typically had wheat production in the 23-38bu/acre range depending on moisture and management.

FSA date	PLC yield
Wheat base acres 180.80	23bu
Barley base acres 114.50	27bu

Pasture is rated at 98+/- aums.  
Crop aftermath grazing is estimated at 85+/- aums.  
The state lease is 194 aums.  
377+/- aums annually, depending on moisture and management.

Fences are 4&5 wire, mostly in fair to average condition. Property has had sheep and cattle on it.

(3) wells. (2) are located in the pastures/fields and pumped with solar or generator provided by the tenant. (1) electric well is at the building site. There is a small dam on the State lease.

House. 1,200' with full basement. 2 bedrooms and 1 bath on the main floor and 3 non-conforming bedrooms and 1 bathroom in the basement. Electric heat with a propane furnace in the basement. The home has an entryway and deck.

Shop. 35X60, pole frame with metal trusses (open span). One sliding door and man door. Partial cement floor.

Barn. 19X57, pole frame, some cement, open faced portion is dirt. There is a small set of corrals that need to be maintained.

Grain bins. (2) 2,000bu Behlen bins and (2) 1,000bu bins.

The property has been leased out for years. Primary crops have been small grains and some specialty crops. Farming has been mostly chem fallow and mechanical tillage. Access is from Hwy 59N and East Little Dry Creek Road. 23 miles to Jordan, 63 miles to Miles City.

Asking price, \$865,000.00