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# ***THE TOLUCA FARM***

***Hardin, Montana***



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**For additional details, contact:**

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## Toluca Farm

**LOCATION:** Thirty miles East of Billings, Montana, and 15 miles west of Hardin, on I-90 near Toluca Interchange in Big Horn County.

**ACCESS:** Toluca Interchange to Highway 87. Farm is located approximately one mile west of the interchange.

**AREA FEATURES:** Toluca Farm is thirty minutes from Billings, Montana's largest city with all amenities.

**ELEVATION:** 3,250 feet.

**CLIMATE:** Toluca Farm is in a temperate climate for Montana. Average rainfall is between 12—14 inches.



**IMPROVEMENTS:**

- ◆ Brick ranch-style home, built in 1980 with 3,300 sq. ft., 4 bedrooms, 2.5 baths, radiant heat propane boiler, central air, full basement, double attached garage, on a cistern.
- ◆ 35,000 bushel grain bin with aeration
- ◆ 75' x 120' Quonset—concrete floor, door opener, power
- ◆ 56' x 60' insulated shop with office—cement floor, door opener, power
- ◆ 24' x 32' storage building
- ◆ Two 120-ton fertilizer/grain storage hopper bins



**ACREAGE:**

Total acres:            4,500 +/-  
Tillable -            3,200 +/-  
Grass -                1,300 +/-

**WATER:** Three reservoirs, cistern for house & shop

**WILDLIFE:** Mule deer, upland game birds

**MINERALS:** Sellers share, if any, to convey with property.

**TAXES:** \$5,700.00—estimated

**TERMS:** Cash to seller.

**PRICE:** \$3,500,000

**BROKER COMMENTS:** Wheat farm and pasture close to Billings and Hardin with a nice set of improvements. There are three local delivery points for commodities, major medical facilities, and shopping. Broker has partial interest in property.



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