

FOR SALE at PUBLIC AUCTION

BYNUM AREA PROPERTY IN TETON COUNTY

Sale No.
1044

Auction
May 1, 2019
1:00 p.m.
Teton County
Courthouse in
Choteau, MT

Minimum bid on land:
\$52,000.00

Deposit of \$10,400.00 must
be received by the DNRC
by April 11, 2019

The State of Montana is auctioning
this trust land located in Teton
County. Improvements must be
purchased from the owner separately.

For more information on State Trust
Land Banking Sales go to [http://
dnrc.mt.gov/divisions/trust/real-
estate/land-banking](http://dnrc.mt.gov/divisions/trust/real-estate/land-banking)



MONTANA DNRC

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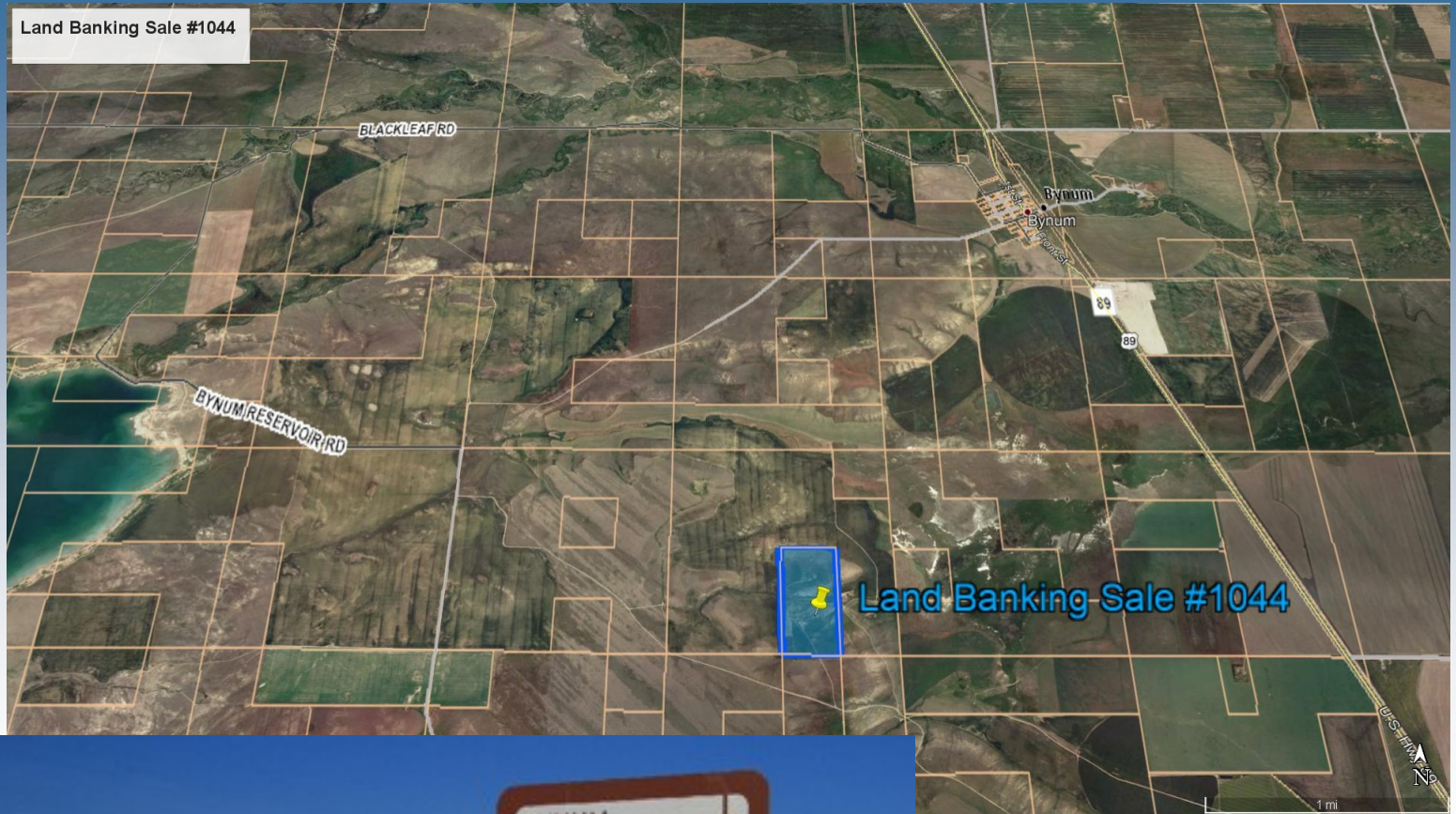
Montana Prairie Lands 80+ Ag/Grazing Lands Southwest of Bynum, Montana



80+ deeded acres which are currently leased and utilized as 72.02 acres of grazing land , 5 acres agricultural building site area and 2.98 acres of agricultural small grain production. The topography is rolling to relatively level in the barn and sacrifice area. Composed of native rangeland with a small portion of ag land. Grazing lands is typical of the Northern Mixed Grassed Prairie. This area provides habitat for a variety of big game including mule deer, whitetail deer and pronghorn antelope as well upland game birds; Sharp Tail grouse and Hungarian partridge.

Currently water is provided for livestock by a privately owned water right on a developed spring located on adjacent private land and is not included in this sale. The improvements on this property are owned by the lessee and must be purchased from the owner separately. There is no record of legal access to this property.

Land Banking Sale #1044



**Nearby Bynum
Reservoir and
Area of Scenic
Montana Rocky
Mountain Views**

Located in the Heart of Teton County southwest of Bynum and North of Choteau, Montana.

Teton County is 2,293 square miles in area.

The subject parcel is located approximately 4 miles southwest of the town of Bynum.

Legal description: W2SE4, T25N-R06W, Section 2

****To participate in the auction you must be registered and have deposited the minimum 20% bid amount not later than 5:00 p.m. April 11, 2019 (twenty days before the date of the auction).****

