

FOR SALE at PUBLIC AUCTION

BYNUM AREA PROPERTY IN TETON COUNTY

Sale No.
1045

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

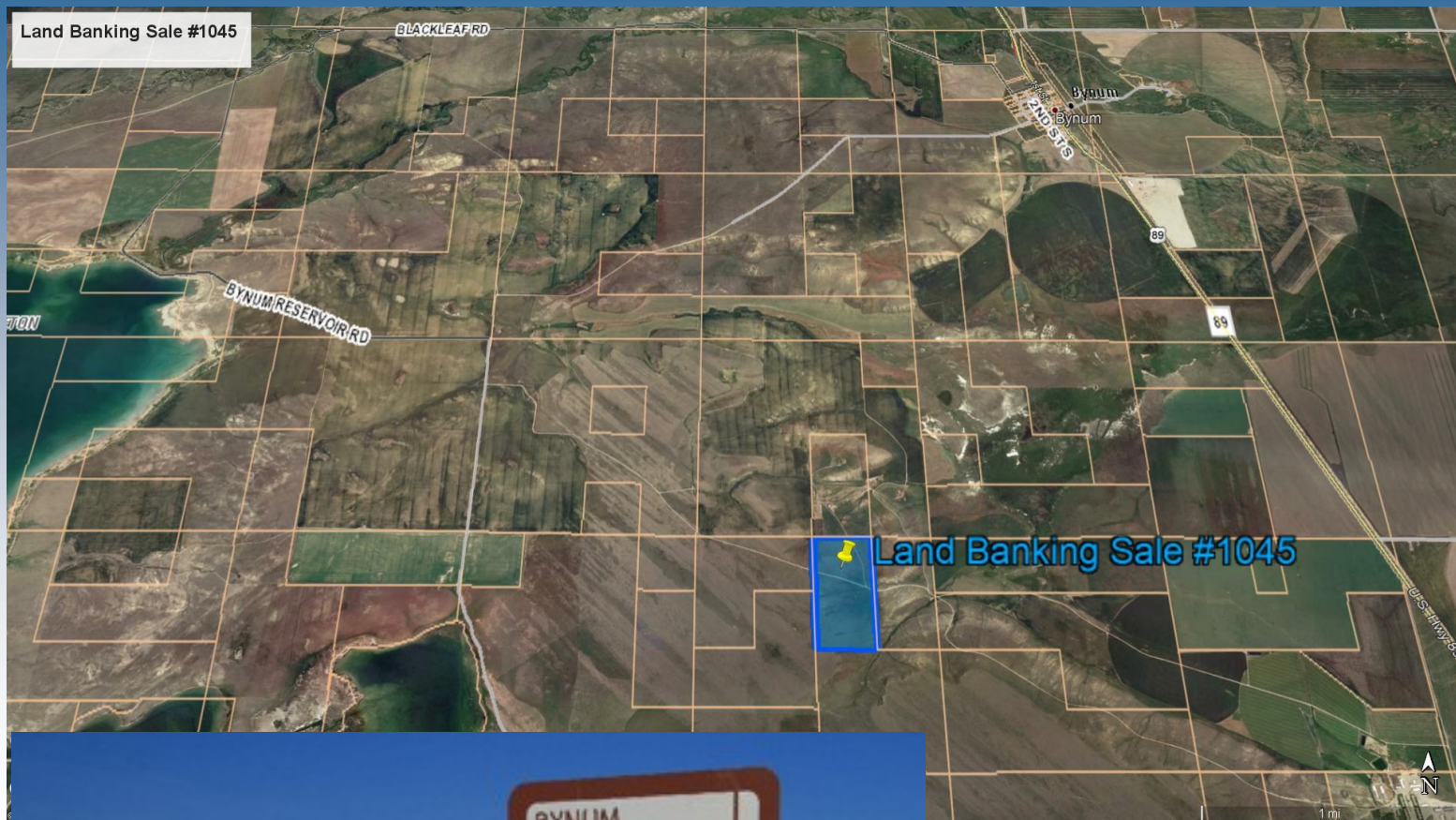


80± deeded acres which are currently leased and utilized as grazing land.
The topography is rolling to steep slopes and composed of native rangeland.

Northern Mixed Grassed Prairie are typical of grazing land in 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. Carrying capacity is estimated at 16 AUM's.
Currently water is provided for livestock by a privately owned water right on
a developed spring located on an adjacent private land and not included in
this sale. There is a private access road across this parcel however there is
no record of legal access to this property.





**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: W2NE4, T25N-R06W, Section 11

****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).****

