

Broker Cooperation Invited, see Brokers comments included in this brochure.

FISHEL CREEK RANCH



Exclusively Represented by:



Lon E. Morris, Broker
406-855-1884

500 West Bench Road
P. O. Box 89 Roberts, Montana 59070
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If you're lucky enough to live in Montana... You're lucky enough!

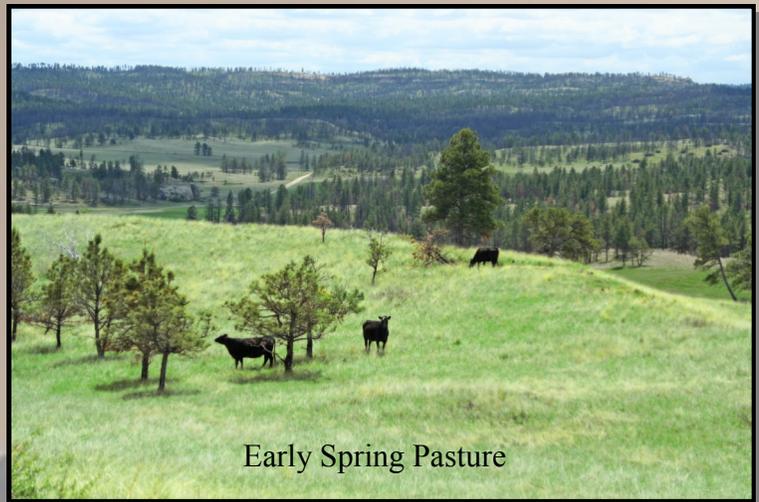
Fishel Creek Ranch, Musselshell, Montana



*“**Fishel Creek Ranch**” lies 22-miles east of Roundup, Montana in the heart of the “Bull Mountains”, and Montana’s premium quality Elk hunting. The ranch consists of **960 contiguous deeded acres** and a State of Montana Lease. This ranch is perfect for a potential owner looking for a deeded base ranch to hunt trophy Elk, Mule Deer, and Wild Turkey.*

While the ranch has superb trophy hunting qualities, it also is probably one of the best livestock ranches in the area.

Livestock production is enhanced by 12-individual pastures, excellent boundary and cross fences, incredible livestock watering facilities, via Fishel Creek, springs, wells, and buried water pipelines to all pastures. In the spirit of excellent grazing practices, the owners have only utilized 50% of the pasture on any given year.



Early Spring Pasture

This ranch is not encumbered with any conservation or restrictive easements.



Improved Pasture



Livestock Barn & Corrals



The headquarters improvements consist of a modern single bedroom home built in in 2008, machinery shop, barn, and working corrals.



The Musselshell River was named by the Lewis & Clark expedition for the mussels found along the banks of the river. The Musselshell country of central Montana is rich with the early history of the livestock

industry. Famed artist Charlie Russell rode the railroad up the Musselshell in 1880, when he made his initial pilgrimage to Montana. The future famed artist “got work” riding for the large ranches in the area, recalling incidents and scenes he captured years later in his iconic paintings of the old west. Today, many of the artifacts left from the early years of the livestock industry remain in the area, calling out to today’s history buff’s looking to find the “Old West”.



Natural Rock Bird Formation

Roundup, Montana the Musselshell county seat, was named for the large cattle roundups in the late 1880’s that occurred in the Musselshell country. Roundup is a trade center for the area, and has all the modern services one would expect including a hospital, airport, golf course, fairgrounds, grocery & drug stores, equipment and vehicle dealerships, museums, and great neighbors with an independent spirit of self-reliance!

Billings, Montana’s largest city, lies 55-miles south, and has all of the services a modern, western city. Billings is home to the finest medical facilities in the northwest, an international airport, vibrant commerce and industry, Montana State University, Rocky Mountain College, and recreational activities to meet anyone’s desires, including a jump off point to the Yellowstone National-Park Country!

The following water rights are on file with State of Montana DNRC appurtenant to this property:

40C30042287	Stock & Domestic	Well
40C42145	Stock	Well
40C64799	Stock & Domestic	Well
40C64872	Stock	Well



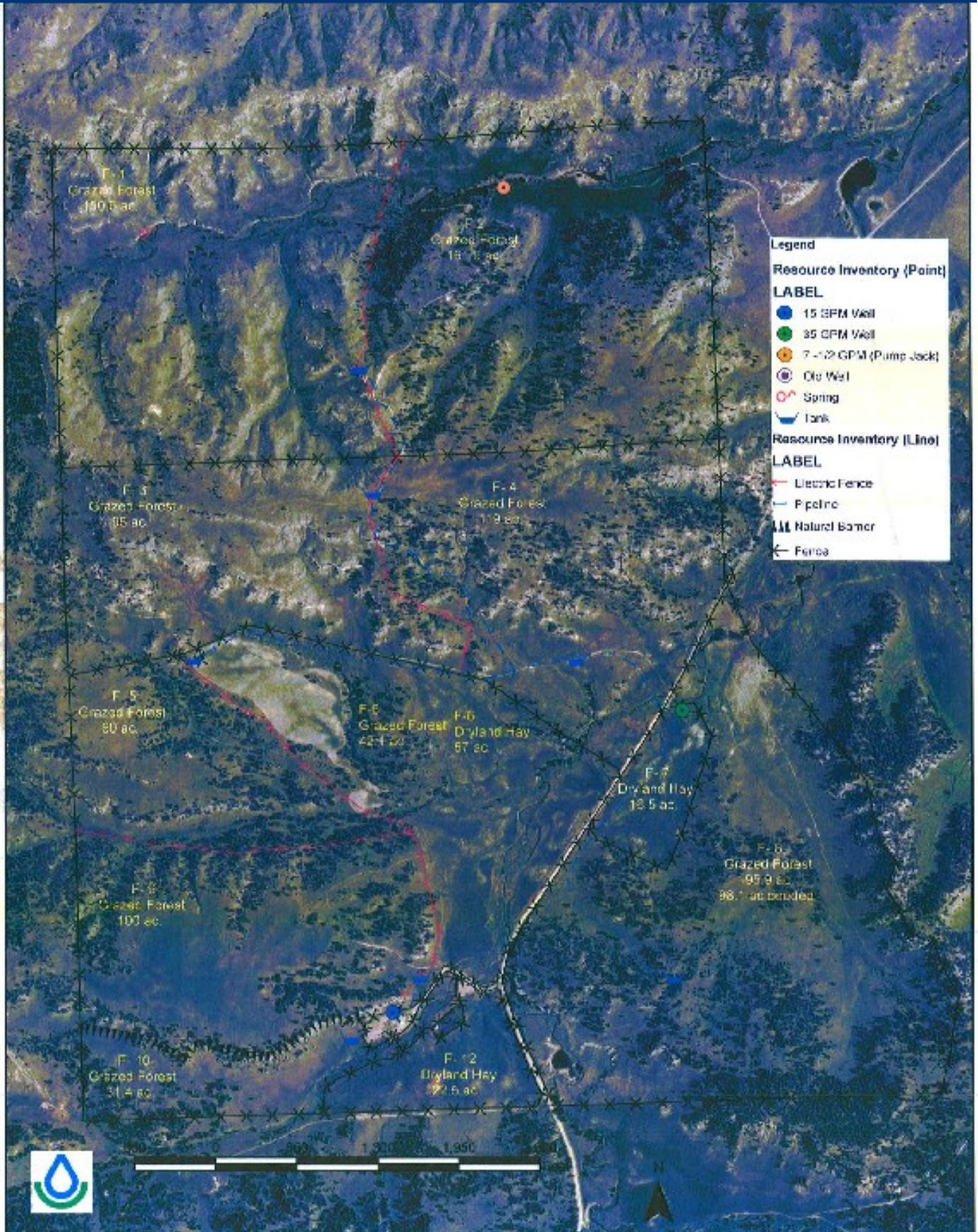
Typical Livestock Watering Facilities

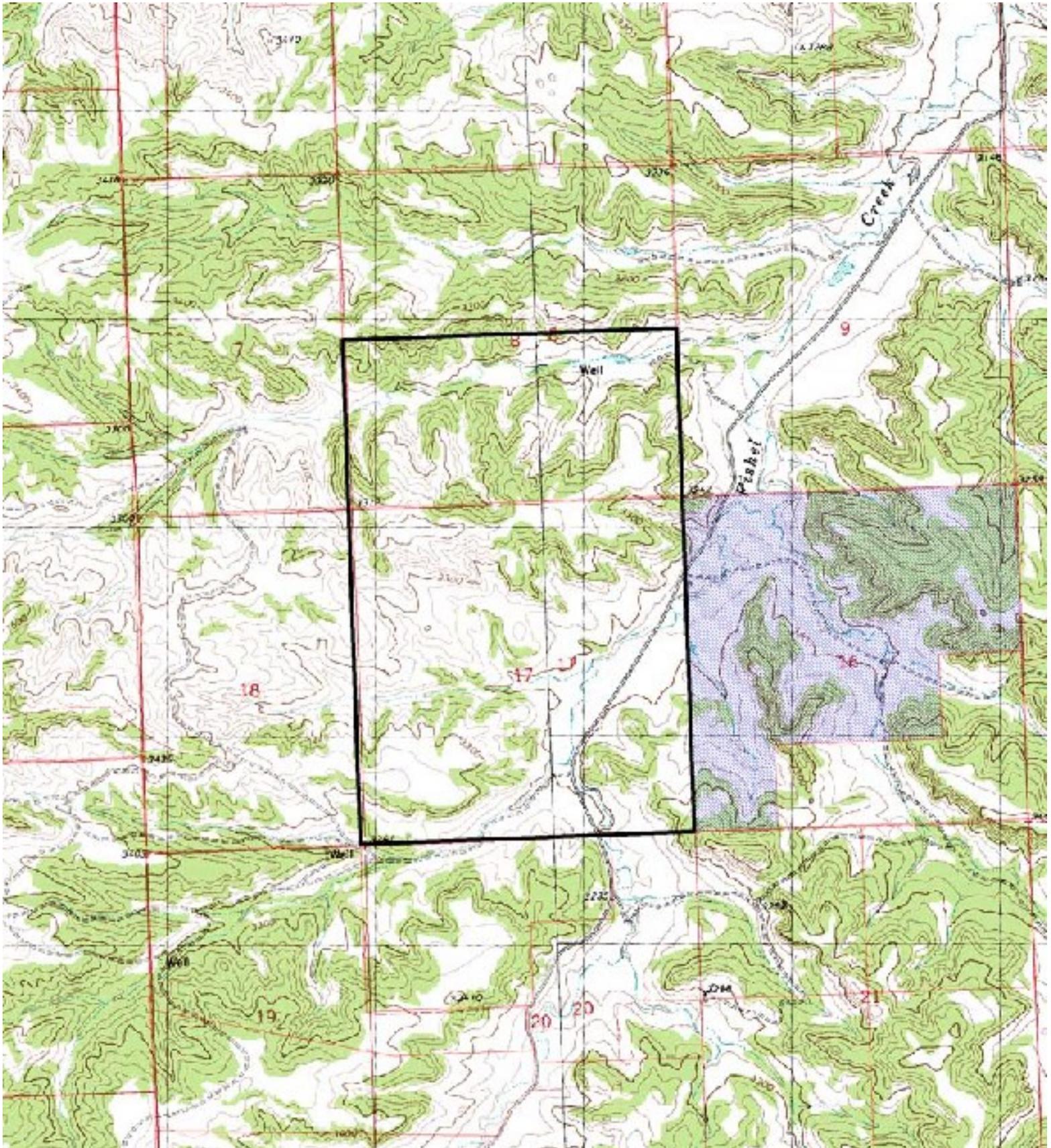
This information is provided as a courtesy to potential buyers by Western Agri Financial, Inc. and while considered accurate, is not guaranteed. All water right and acreage information, should be verified by the prospective buyer through separate due diligence.)



GOOGLE earth Boundry Map

Map Indicating Fences and Water





BROKERS COMMENTS

Western Agri Financial, Inc. is pleased to present the "Fishel Creek Ranch" to the market.

The "Fishel Creek Ranch" is priced at the market and considered "turn-key", for \$1,100,000. Please call Lon E. Morris (406-855-1884) for further information or to schedule a showing. The ranch will be shown by appointment only, by **Western Agri Financial, Inc.**, to qualified buyers.

Information has been obtained from sources deemed reliable, but for which neither Broker nor Seller accepts responsibility for accuracy or changes. Buyer and Buyer's representative should verify all information and satisfy themselves as to the source and reliability therefor. Offering is subject to change, withdrawal, error, omission and prior sale without notice. Any potential sale is subject to Seller's electing and involving subject property in IRC 1031 tax deferred exchange and is subject to Seller's approval of all terms and conditions of offer.

Attention Brokers! **Buyer Brokers**

Western Agri Financial, Inc. is pleased to cooperate with buyer brokers, and offers excellent "Showing House Commissions". However, with today's global information system, and our aggressive advertising program, your commission is at risk unless you register your buyer with **Western Agri Financial, Inc.** Our requirement for registration is simple and consists of one of the following:

- A) Buyer Broker Agreement signed by the client and broker
- B) Buyer Agent/Broker physically showing, the actual buyer, our listing while accompanied by a **Western Agri Financial, Inc.**, representative.

**WE DO NOT ACCEPT AGENT/BROKER SINGLE PARTY ACKNOWLEDGMENT,
WITHOUT CONFIRMATION FROM THE BUYER!**

Qualification of Buyers

Due to an increased number of "financially non-qualified" buyers entering into sales contracts, and not executing the contract due to "lack of financing"; **Western Agri Financial, Inc.** will require verification of "financial ability to purchase" from unknown buyers. As mortgage bankers, Western Agri Financial, Inc. has this capability and it is our responsibility to our listing clients. Please notify your buyer of this requirement to prevent an embarrassing situation during the negotiation process!

Western Agri Financial, Inc. is truly pleased to cooperate with Buyer Brokers. We further consider this cooperation an integral part of our business, and a responsibility to our listing clients. Please do not hesitate to call with questions or to set a showing appointment.

Western Agri Financial, Inc.

Professional Real Estate & Financial Services

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Careful planning and the wise use of capital are necessary ingredients for agriculturists to succeed in today's complex business environment. Unfortunately, production oriented agriculturists and investors seldom have the time and management resources to adequately plan business and financial operations.

Lon E. Morris of **Western Agri-Financial, Inc.** was an agricultural and commercial lender for 21 years prior to founding **Western Agri-Financial, Inc.** This professional experience sets **Western Agri Financial, Inc.** apart from typical consultants and real estate agents.

Western Agri Financial, Inc. is a private, Real Estate and Financial Services Company assisting Agri businesses in the western United States.

Typical financial services provided are:

- * ***Financial Consulting***
- * ***Mortgage Banking***, correspondent for ZIONS Ag Finance and AXA Equitable AgriFinance for Ag Loans and Lines of Credit.
- * ***Broker*** for ranch and recreational real estate in Montana and Wyoming, specializing in "discreet listings" and "anonymous buyer brokering".