

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



Price Reduced!
From \$10,000,000
To \$6,200,000

SWEET GRASS RIVER RANCH

Exclusively Represented by:



Lon E. Morris, Broker
406-855-1884

500 West Bench Road
P. O. Box 89 Roberts, Montana 59070

www.westernagrifinancial.com

If you're lucky enough to live in Montana... You're lucky enough!

This Brochure contains information on the
“Sweet Grass River Ranch”
Big Timber, Montana Sweet Grass County (40)



- ◆ *This exquisite ranch consists of 7,555.60 total acres of which 6,315.60 are deeded.*
- ◆ *The Sweet Grass River is considered one of the more desirable trout fisheries in the area, and winds through the ranch for more than 5-miles with both banks, protected from encroachment.*
- ◆ *Additionally Ryan Creek and Sourdough Creek meander through the ranch.*
- ◆ *This historic ranch has been in the same family for more than 70-years, and has not previously been offered to the market.*
- ◆ *Excellent access via County Road.*
- ◆ *Elk, mule deer, pronghorn antelope, upland birds, and migratory waterfowl call this ranch home.*

A RARE GEM, THIS RANCH DOES NOT
HAVE ANY CONSERVATION OR
OTHER RESTRICTIVE EASEMENTS AND
THE SALE IS NOT SUBJECT TO ANY
IRC-1031 EXCHANGE RESERVATIONS!



Sweet Grass River Ranch



*Big Timber, Montana is truly where the plains meet the mountains!
THE CRAZY MOUNTAINS!*

Big Timber got its name from a railroad official in St. Paul, Minnesota after he had read the journals from the Lewis & Clark Expedition in 1803. The entries describe an area of large cottonwood trees.

While the original settlement was known as Dornix, it would have been easy for the railroad to change the name, just change the sign on the depot .



*Recreation has long been an attribute of Big Timber, going back to the 1920's and the large "guest ranches" in the area. The late Spike Van Cleve's books *Forty Years Gatherin's* and *A Day Late and a Dollar Short* are literal treasures, describing the early ranching and guest ranching in this area. Big Timber has not escaped the "Big Screen" as both "*A River Runs Through It*", and "*The Horse Whisperer*" were filmed here.*

*The Livestock Industry and Ranching have long been economic basis of commerce and industry for Sweet Grass County, and Big Timber can claim to have shipped more wool than any other city! From arts to darts, Big Timber has it all, including a hospital, jet accessible airport, grocery, drug, and sporting goods stores, art dealers, hometown banks, quality restaurants including *The Grand Hotel* and the *Thirsty Turtle*! Best of all some of the finest people on the planet, call Big Timber home.*



Water Rights :

The following water rights are on file with the DNRC, are appurtenant to this property and will be transferred to the “Buyer” at closing.

43BV13626000	Stock	1/25/1964	Spring / Cotton Wood Creek
43BV13626800	Stock	1/25/1964	Spring / Sweet Grass River
43BV13628400	Stock	1/25/1964	Spring / Sweet Grass River
43BV13628500	Stock	1/25 1964	Spring / Sweet Grass River
43BV13628600	Stock	1/25/1964	Spring / Sweet Grass River
43BV13628700	Stock	1/25/1964	Spring / Ryan Creek
43BV13629000	Stock	1/25/1964	Spring / Sweet Grass River
43BV13812800	Stock	1/25/1964	Spring / Ryan Creek
43BV13814500	Stock	9/01/1878	Sourdough Creek
43BV30045726	Domestic, Stock, Other	2/17/2009	Well
43BV30011718	Stock	8/5/2004	Well

Land Classification

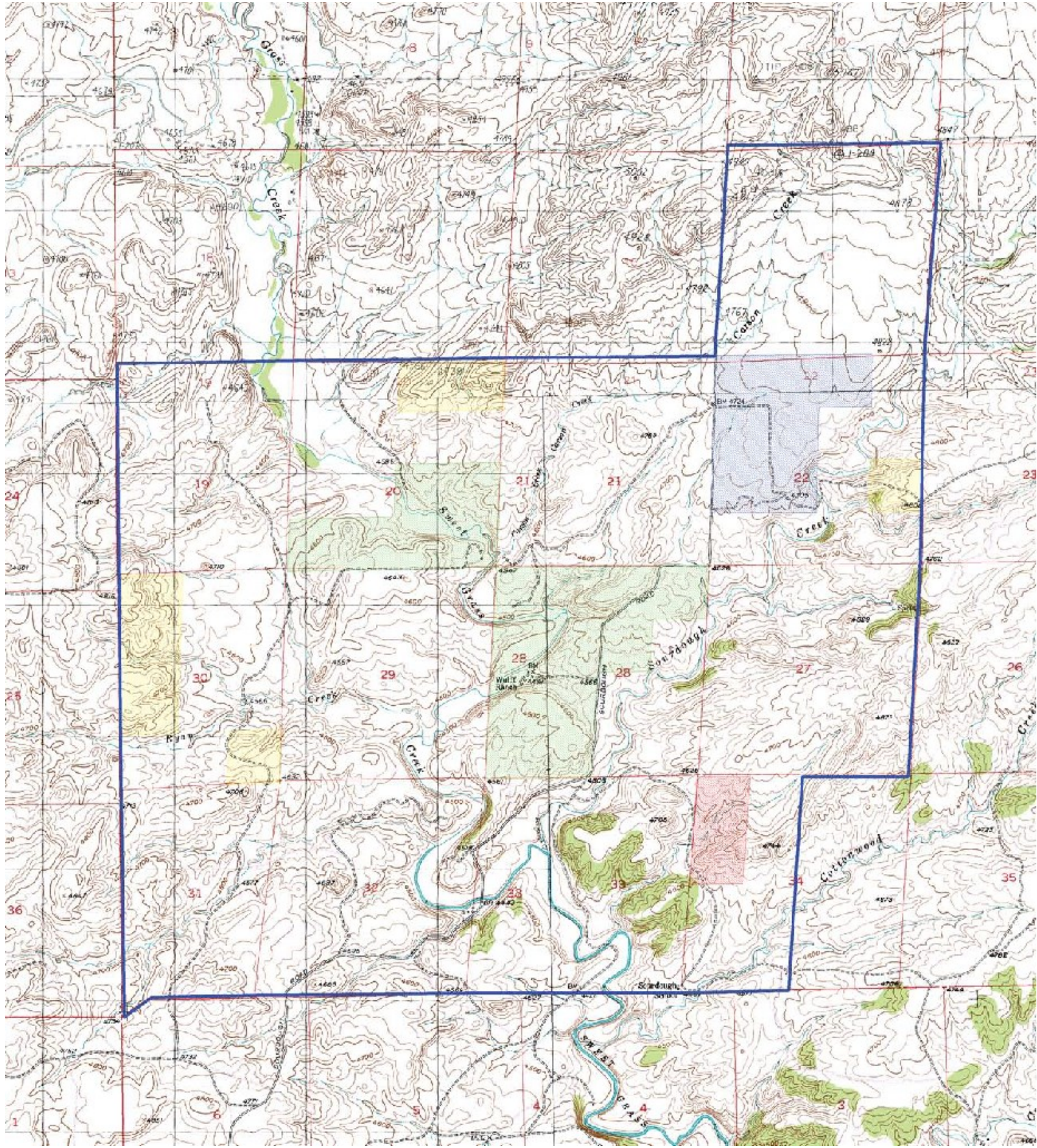
The breakdown of land ownership with the Sweet Grass River Ranch is as follows:

Deeded Land in acres	6,315.60
Private Leased Land in acres	680.00
BLM Land in acres	280.00
State of Montana Land in acres	280.00
<u>Total Land in acres</u>	7,555.60

The BLM and State of Montana leases have been researched and are available to be transferred to the new owner at or after closing. The owners of the lands privately leased have agreed to cooperate with the sale, but do reserve the right to meet with the new owner, before extending a lease. The maps attached to this brochure, reflect the entirety of the ranch including leases.

(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.)

SWEET GRASS RIVER RANCH Boundary Map



BROKERS COMMENTS

Western Agri Financial, Inc. is pleased to offer this truly unique, recreational ranch to a discriminating investor, looking to become part of our community!

Ranch properties of this size, with all the amenities required of today's buyer are difficult to find at any price. This ranch has been reduced in price to **\$6,200,000.** 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".