

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

*121 Shorey Road, Roberts, MT*

**\$ 549,000**



*Fishing on site. Whitetail deer, black bear, and an occasional Moose roam this beautiful valley.*

*Exclusively Represented by:*



**Lon E. Morris, Broker**

**406-855-1884**

500 West Bench Road  
P. O. Box 89 Roberts, Montana 59070  
[www.westernagrifinancial.com](http://www.westernagrifinancial.com)

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





The exquisite 20-acre tract with modern 3-bedroom home, cabin, shop, and barn lies just north of Roberts, Montana in the beautiful Rock Creek drainage. Dry Creek, which is anything but dry, is a trout fishery that meanders through the property. The property is identified by mature and beautiful landscaping, phenomenal view-sheds, a tree-farm, and excellent water rights on file with the State of Montana DNRC. The property lies 13-miles north of Red Lodge, Montana and 55-miles from Billings, Montana, an easy commute if required.

48-foot by 44-foot metal shop with concrete floor, partially heated with a propane furnace.



Quaint 192 square foot cabin / bunkhouse located on the bank of Dry Creek. An older barn of 1,500 square feet, with box stalls, a fenced in garden area (overhead sprinkler irrigated), also doubles as a chicken yard with a chicken "coup", rounds out the improvements of the property.





*This 20-acre property is ideal for the family looking to get back to a simpler Montana Ranch Lifestyle that is affordable, priced at **\$549,000**.*

*Please contact Lon E. Morris, Listing Broker for further information or to arrange an appointment to view the property!*



*Skijng on Red Lodge Mountain is only 12 miles away and the excellent K-12 schools of Roberts, Montana are only 2 miles away with full school bus service to the ranch. The views from the "Valley Ranch" of the entire Absarokee Mountain Range are truly spectacular! Cody, Wyoming is just one hour to the south, and provides endless recreational activities, such as the Cody Night Rodeo, Buffalo Bill Museum & Historical Center, Winchester Firearms Collection, the Irma Hotel and the east entrance to Yellowstone Park! The Pryor Mountains lie 30 miles to the east and are famous for "Big Ice Cave", and the "Pryor Mountain*

*Wild Horse Range". Billings, Montana and Logan International Airport lie just 45 minutes north of the "Valley Ranch". Billings is Montana's largest city, and has one of the finest hospital complex's in the Northwest, along with all the attractions and conveniences of a large modern western city!*

**Water Rights /Land Classification:**

**The water right information has been taken from the State of Montana DNRC records and is as follows:**

**Water Rights:**

The following Water Rights are on file with the State of Montana Department of Natural Resources and Conservation and we believe they pertain to the property. This information is being provided strictly as a convenience to any potential Buyer. Water Rights in Montana are very complex! The Buyer should verify all Water Rights with the State of Montana Department of Natural Resources and Conservation as part of their Investigation and to their satisfaction, prior to purchase of the property.

43D 114629-00 Ground Water Priority Date January 10, 2001

43D 197513-00 Ground Water Priority Date June 1, 1950

43D 197512-00 Surface Water "Stock" Priority Date June 10, 1893

The following Water Rights are held in common with other land owners, and the Water Rights will be prorated.

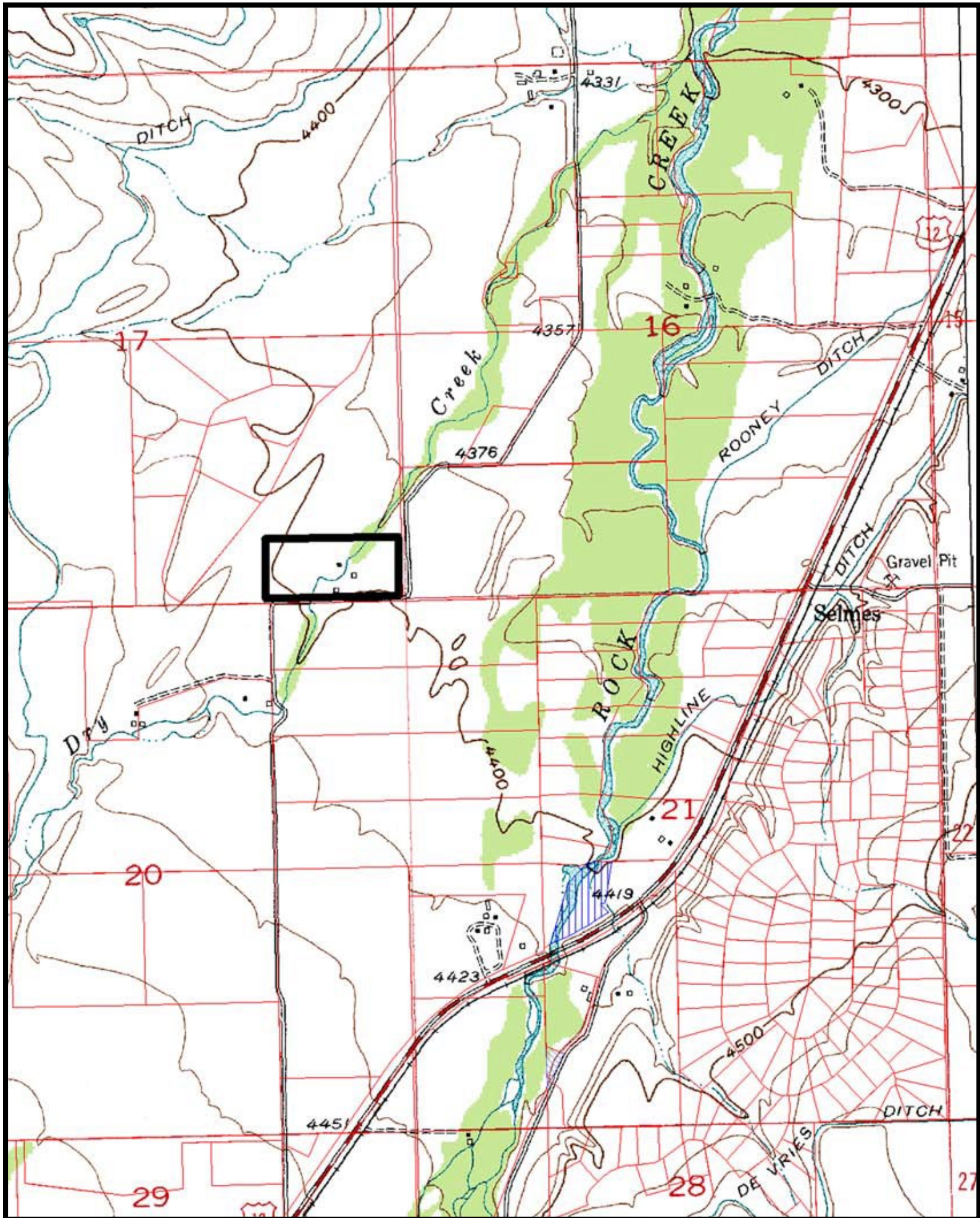
43D 197510-00 Irrigation Priority Date June 1, 1899

43D 197511-00 Irrigation Priority Date June 10, 1893

43D 11816-00 Irrigation Priority Date March 21, 1977

(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.)





## 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 is offered for sale at **\$549,000** which is considered conservative to the market, for comparable ranches in this area. 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*

**Lon E. Morris**  
**(406) 855-1884**

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P.O. Box 89 Roberts, MT 59070  
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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 Agricultural Finance  
    Rabo Ag Finance.
  
- \* Broker for ranch and recreational real estate in Montana and Wyoming, specializing in "discreet listings" and "anonymous buyer brokering".