

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

Bozeman Trail Ranch

on Red Lodge Creek
RED LODGE, MONTANA



*Exclusively
Represented
by:*



Lon E. Morris, Broker
406-855-1884

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

The Ranch:

This 4,716 acre authentic ranch lies on Red Lodge Creek 16-miles north of Red Lodge, Montana.

The ranch acreage consists of 4,036 deeded acres, 640-acres of State of Montana Lease, and a 40-acre BLM grazing permit. The deeded acreage is classified as follows:

- 256-acres irrigated farm land
- 63-acres dry farmland
- 12-acres farmstead
- 3,705-acres range pasture



The current owners report that the ranch is capable of running 300 - Cow Calf pairs on a year around basis, and manage the ranch to those expectations. The ranch has 5-Center Pivot Irrigation Systems and produces about 600 to 650 ton of hay per year. Excess hay is readily marketable in the area. This is a large ranch for Carbon County Montana, as the average ranch size is 1,110-acres. The weather is typical of a mountain valley and lies on the North Edge of the Absaroka Mountain Range. The annual precipitation runs 17-19 inches.



This is a truly authentic Montana Ranch, characterized by its excellent fences, excellent forage production, excellent water rights (on file with the Montana State DNRC), excellent facilities, and excellent location! The livestock production is enhanced and simplified by the state of the art corral, livestock handling, and shipping

facility, along with various calving barns, shops, and equipment and vehicle storage buildings. A 1,344 square foot manager's home was built in 2012, and is located in the farmstead area of the ranch.



Bozeman Trail Ranch on Red Lodge Creek



A spacious, 3,840 square foot executive home was built in 2013, and includes 4-bedrooms, 3-bathrooms, office, family room, and an open living room, dining room, and kitchen. The unfinished walkout basement is 2,280 square feet and is not included in the above mentioned statistics. The home was built to take advantage of the incredible views of the area, and Red Lodge Creek!



There are 43-separate water rights on file with the State of Montana DNRC. The majority (29) of these water rights were filed on 12-31-1890! A complete listing of these water rights is available from the listing Broker. All mineral rights owned by the Seller will be transferred to the Buyer at closing. The mineral rights are estimated by the Seller to be roughly 50%. A current mineral search is available from the Seller upon acceptance of a Buy-Sell Agreement. The current Carbon County Taxes are \$4,780 per year.



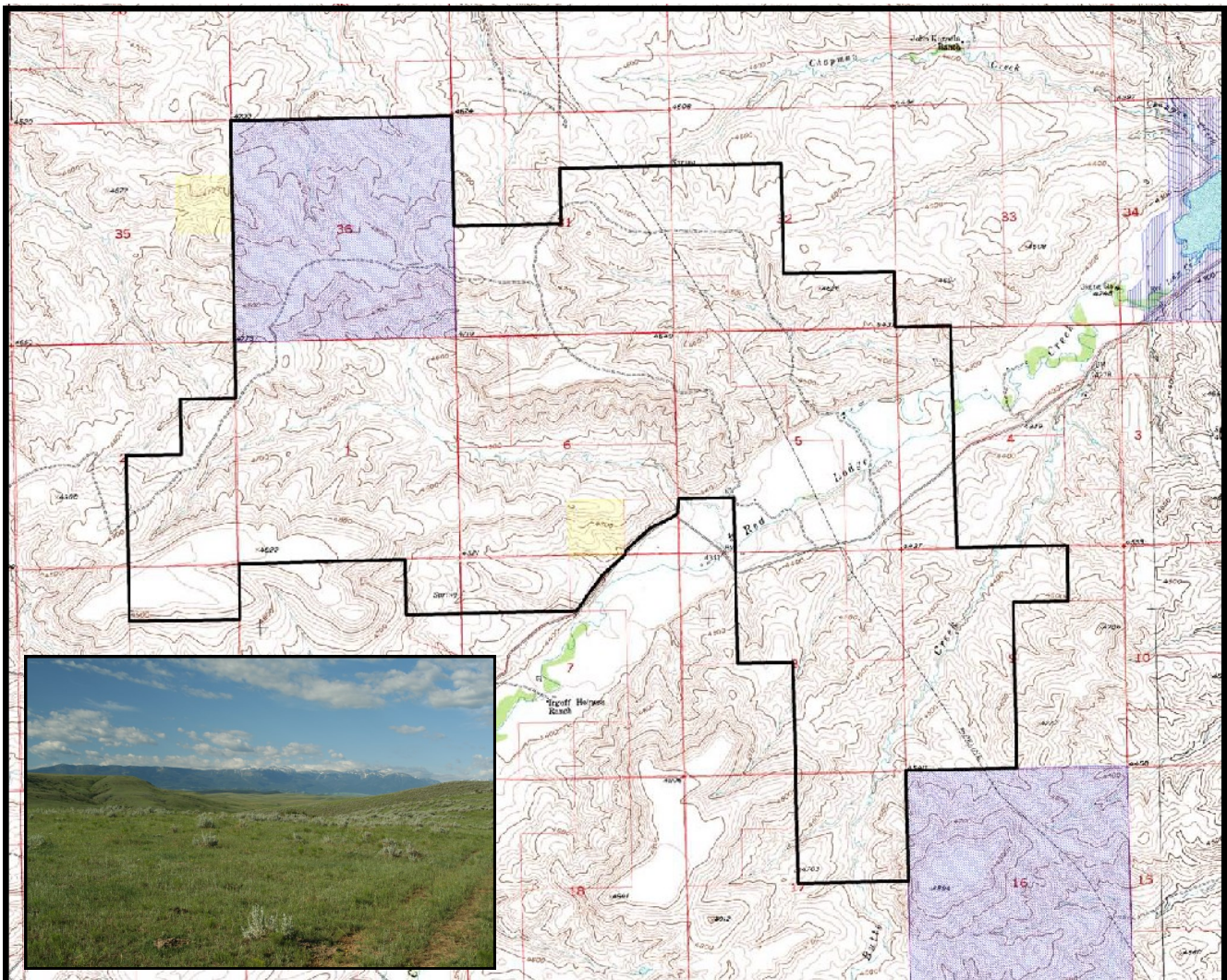
History:

The Historic Bozeman Trail crossed this ranch, and there is historical evidence relating to an incident that occurred on July 29, 1864 on this property!

Florence Allyson French, 18-months old passed away while travelling the Bozeman Trail with her family in 1864. When the Bozeman Trail



was abandoned her grave site disappeared into history, just another victim of the way “West”, somewhere out there near the wagon ruts still visible today. The grave was not found until 140-years later, with the help of Howard Boggess, a mostly blind Crow Indian, who had been involved with the area history, and had walked the entire Bozeman Trail. Today, Florence’s grave is marked, and the story of this tragedy, and the hunt for her grave is well documented in Montana history.

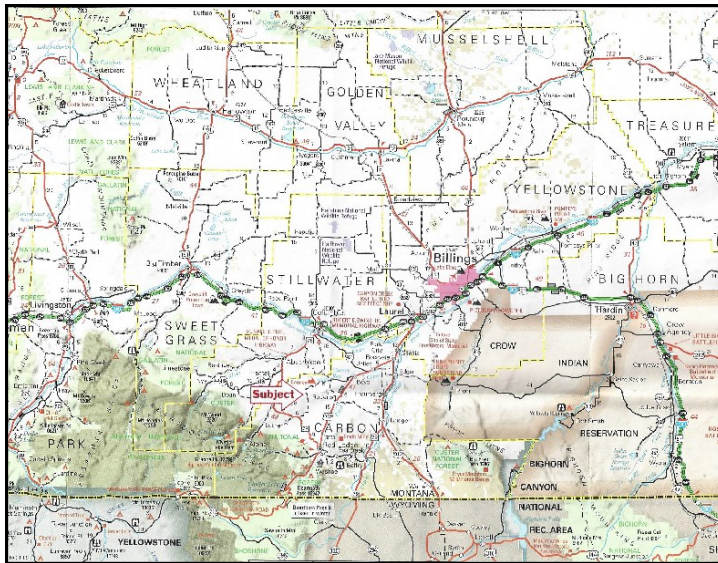


Recreational Attributes and Location:

Red Lodge Creek meanders through the ranch for 1.5-miles, and provides water for irrigation and recreational activities. Red Lodge Creek provides excellent Fly Fishing for Rainbow and Brown Trout, Ring Neck Pheasant and mule deer abound on the property, with an occasional Elk and Moose. The ranch lies 3-miles South of Cooney Reservoir, South Central Montana's largest lake that supports Fishing, Ice Fishing for both Trout and Walleye (the State Record Walleye was caught at Cooney Reservoir), all indigenous species of Water Fowl, water skiing, sailing, and various other activities for the water minded enthusiast! A modern State of Montana Campground is located at Cooney Reservoir!



Red Lodge, Montana is South - Central Montana's recreational headquarters. Red Lodge boasts a Ski Resort, modern 18-hole Golf Course, fishing, hunting, and hiking, and is only 20-miles from Cooney Reservoir. Red Lodge lies 60-miles from the North East Entrance of Yellowstone National Park, over the Beartooth Highway (National Scenic Byway All American Road), which was characterized by Charles Kuralt in his On the Road Segment, as "***The Most Spectacular Drive in the United States***". Kuralt was a frequent visitor to Red Lodge, Montana and the area.



Fifty Miles to the South of Red Lodge, is Cody, Wyoming another World Famous Recreational Destination which lies on east side of Absarokee Mountain Range, and is the gateway to Wyoming's Desert Country, with vast areas of recreational access on BLM Lands!

Obviously, Red Lodge, Montana has a "Location" second to none! The Red Lodge, Community is extremely proud of their New State of the Art Hospital, and various Medical Clinics and Dental Centers. Excellent restaurants, and many shops provide the upscale, hometown, atmosphere so coveted by tourists and residents alike. The Red Lodge, Montana "Home of Champion Rodeo" is PRCA sanctioned and 90-years young! The "Home of Champion Rodeo" coordinates with PRCA Rodeo's in Cody, Wyoming, and Livingston, Montana to bring the Best World Champion Cowboys to Red Lodge, Montana. Red Lodge is truly an international destination, bringing people from all over the world to relax and enjoy this fabulous area! "From Arts to Darts", Red Lodge has it all!

This ranch is competitively priced at \$11,950,000.

***Please call Lon E. Morris, Broker, Western Agri Financial, Inc. at
406-855-1884***

for further information or to schedule a showing.

The information contained in this brochure, is considered accurate, and taken from sources deemed reliable. However, Western Agri Financial, Inc. and the Sellers do not warrant this information. It is the responsibility of the Buyer to verify any information concerning the ranch, and relating to the purchase of the ranch.

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 priced at \$11,950,000. 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 & 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".