

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

Rothiemay Farm & Merrills Springs Creek

Golden Valley County, Montana



*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!

Western Agri Financial, Inc. is pleased to bring this incredible farm to the market! The property lies 18-miles north of Ryegate, Montana, in the shadows of the Snowy Mountains and the Lewis & Clark National Forest. Old time residents, refer to this area as the Women’s Pocket, and while the exact origination of this terminology has been lost to history, many interesting theories exist!



The early history of Montana was developed along the Musselshell River (just 19-miles south of the property), and a young, soon to be famous Montana artist, C. M “Charlie” Russell made his way up the Musselshell in 1880. Charlie got off the train at Harlowton, Montana (just a few miles west of this property) and started work as a cowboy on large ranches in the area. His time working in the early, open range, country of Montana, would prove to be the foundation of his realistic paintings, forever capturing the incredible view-sheds and history of Montana’s early days. Ultimately, Charlie was bestowed the title of “Mr. Montana” by the State of Montana! His paintings bestowed him immortality.



The Rothiemay Farm & Merrills Springs Creek, consist of 5,864.43 deeded acres categorized as follows:

| | |
|-----------------------------|-----------------------|
| Rangeland | 136.11-acres |
| Dryland Farm Land | 5,644.05-acres |
| Irrigated Farm Land | 80.00-acres |
| Farmstead | 4.27-acres |
| <u>Total deeded acreage</u> | <u>5,864.43-acres</u> |

USDA Wheat Base 3,390.66 acres

The current owners report the following to be the cropping program for the up-coming year:

| | |
|---|-------------|
| New stand (2017) of Roundup Ready Alfalfa | 1,936-acres |
| Mature stand of Alfalfa/Grass | 20-acres |
| Pivot Irrigated Roundup Ready Alfalfa | 86-acres |
| Other croplands | 3,076-acres |

Merrills Springs Creek, is most unusual for this area, originates on the property, and has water rights dating back to 1880! While Merrills Springs Creek has not been developed, it appears it has all of the correct ingredients, and the supporting water rights, to be developed into an excellent trout fishery at an extremely favorable price! Average annual precipitation for this area, is 14-inches.



The following Water Rights on file with State of Montana DNRC:

| | | |
|--|--|------------|
| 40A 25723-00 | 100-gpm 80-acres irrigated from Merrills Springs Creek | 11-28-1979 |
| 40A 25724-00 | 79.3 acre ft. 80-acres maximum Merrills Springs Creek | 11-28-1979 |
| (This right is associated with 40A 25723-00) | | |
| 40A 30107164 | 20-gpm Stock Groundwater (well) | 4-11-1926 |
| 40A 30107189 | 20-gpm Stock Groundwater Merrills Spring Creek | 4-5-1900 |
| 40A 73844-00 | 20-gpm Stock Groundwater | 3-12-1990 |
| 40A 30107193 | 12-gpm Stock Groundwater | 4-5-1920 |
| 40A 30107192 | 15-gpm Stock Groundwater | 12-31-1951 |
| 40A 30107191 | 8-gpm Stock Groundwater Merrills Spring Creek | 4-9-1910 |
| 40A 30107190 | 12gpm Stock Groundwater Merrills Spring Creek | 1-1-1926 |
| 40A 30107188 | 12gpm Stock Groundwater Merrills Spring Creek | 1-1-1930 |
| 40A 30107187 | 25gpm Stock Groundwater Merrills Spring Creek | 1-1-1934 |
| 40A 30107186 | Stock Surface Merrills Spring Creek | 12-31-1880 |
| 40A 30107185 | Stock Surface Merrills Spring Creek | 6-7-2016 |
| 40A 30107175 | 12-gpm Stock Groundwater | 4-4-1955 |

Real Estate Taxes for year 2017, were \$11,930.

Rothiemay Farm & Merrills Springs Creek



The acreage is believed to be correct, but exact acreages should be verified by the Buyer.

Property Improvements include the following:

80-acre Center Pivot Irrigation System, including

Diesel Generator

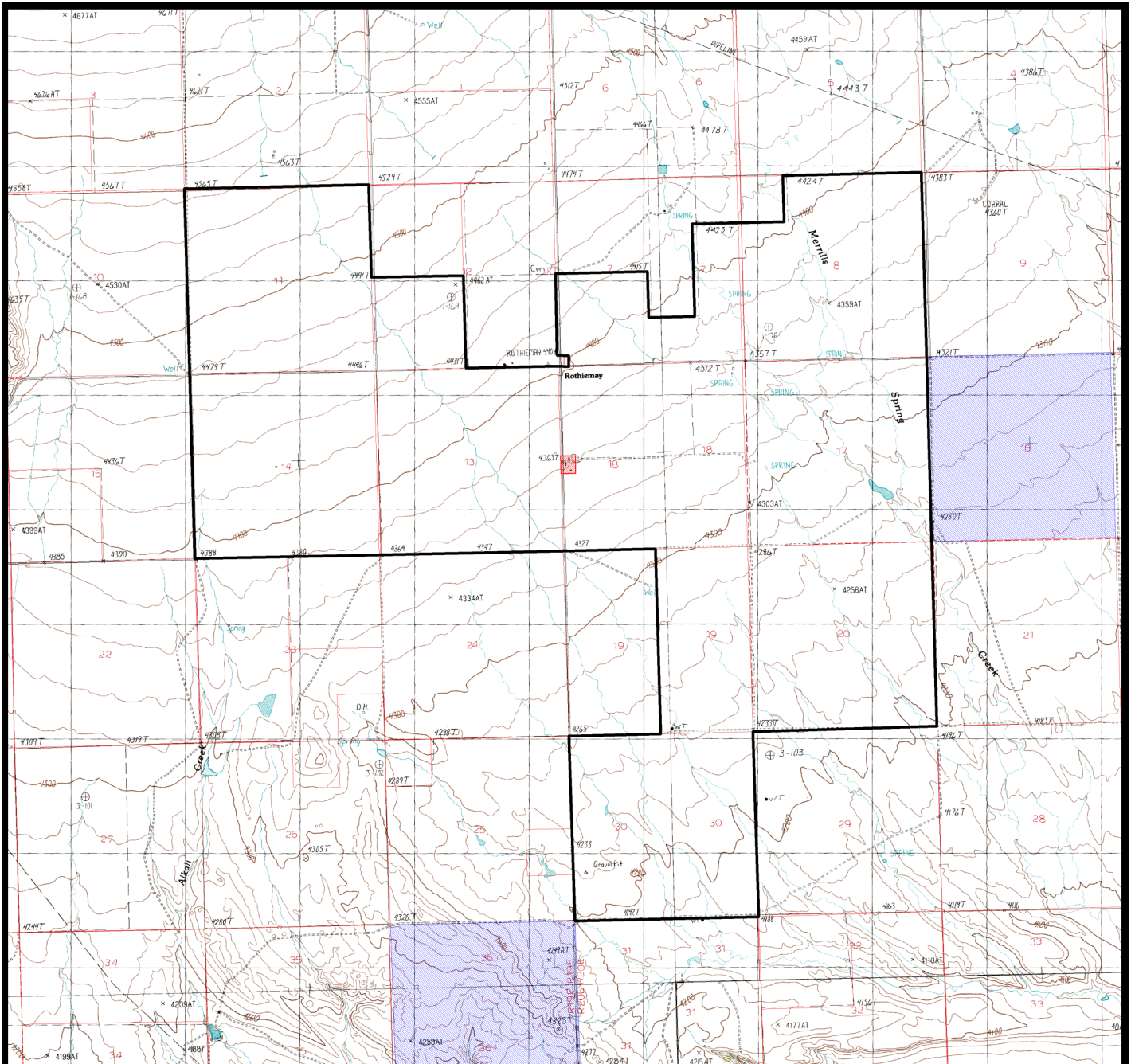
5-11,700 bu. full floor aeration drying grain bins

2-25,000 bu. aeration floor grain bins

Total grain storage capacity
108,500 bu.



*This high quality farm lies in the heart of Montana! Montana's largest city, Billings lies 62-miles to the South-East via State Highway 12 and State Highway 238. Logan International Airport is located at Billings and connects this area to the entire world! Billings is a regional trade center, has the finest Medical Facilities, and Financial Services on the Northern Plains. Other amenities include the Billings Symphony, Alberta Bair Theatre, Rocky Mountain College, Montana State University-Billings, fine restaurants, bars, grills and Honky Tonks. Excellent hotels including the completely refurbished Historic Northern Hotel abound in Billings! Recreation is unlimited in the area, and Yellowstone National Park lies a 143-miles south west of Billings and is accessed via the "All-American Road" the spectacular Beartooth Highway.
From Arts to Darts Billings has it all!*



BROKERS COMMENTS

Western Agri Financial, Inc. is pleased to offer this property which lies in an historic, productive and excellent location.

Properties of this size and quality, in this area, do not come on the real estate market often. This ranch has been priced at \$4,600,000 the equivalent of \$784 per deeded acre. This pricing is conservative to the current market, and is considered an excellent value, especially considering Merrills Springs Creek is located on the property! Buyer Broker Cooperation is valued, and for more information, or to schedule a showing, please call:

Lon E. Morris, Broker Western Agri Financial, Inc. 406-855-1884

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
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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".