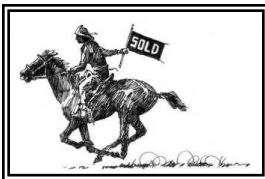


Oswald Shorthorn Homestead

Acton, Montana



For additional details, contact:

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Oswald Shorthorn Homestead

LOCATION: The Oswald Shorthorn Homestead is located sixteen miles northwest of Billings, Montana.

ACCESS: The property is accessed from Montana Highway 3 and also Oswald County Road.

AREA FEATURES: The property is only sixteen miles northwest of Billings, Montana. Billings is Montana's largest city with superior air service, restaurants, shopping, livestock and grain marketing, and medical services.

ELEVATION: Ranges from 3,700—3,800 feet.

CLIMATE: The Oswald Shorthorn Homestead is in a temperate climate for Montana. Minimal snowfall within the Chinook Belt. Annual rainfall is between 12—14 inches.

WATER: The majority of the water sources for livestock on the property have come from Buffalo Wallers and two dirt tanks. A windmill well also provides livestock water.



ACREAGE: Total acreage is 1,980.52.

ACREAGE BREAKDOWN:

- 1,304.42 acres in native grasses
- 376.00 acres in improved grasses. Past grain bases.
- 300.10 acres in CRP Program: Acres Breakdown:
 - 146 acres—contract till September 30, 2017. Annual payment of \$3,809.14.
 - 154.1 acres—contract till September 30, 2020. Annual payment Of \$4,306.00.

WILDLIFE: Mule deer, antelope, sharp tail, geese.

MINERALS: 50% of seller's interest.

TAXES: \$1,174.64 for 2013

TERMS: Cash to seller



PRICE: \$1,250,000

BROKER COMMENTS: Grass and CRP close in to Billings with also 50% of the seller's minerals to convey. Great investment!



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.