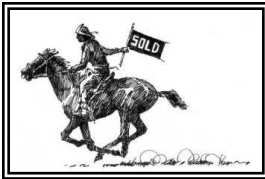

Buffalo Springs Headquarters

Broadview, Montana



For additional details, contact:

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Buffalo Springs Headquarters

LOCATION: The Buffalo Springs Headquarters is located just 15 miles Northwest of Billings, Montana. The ranch lies North of the Town of Acton, Montana, in Yellowstone County.

ACCESS: The Headquarters is accessed by way of Oswald Road, a county maintained gravel road running North of Highway 3.

AREA FEATURES: Buffalo Springs Headquarters is only minutes from Montana's largest city, Billings. With superior air service from Logan International Airport as one of the first stops off of Highway 3, only minutes from the headquarters.

Billings is a major medical and financial hub for Montana and the surrounding states. Superior shopping and restaurants.

Billings is known as "Montana's Trail Head". The recreation and outdoor life is limitless!

Four mountain ranges can be seen from the headquarters—Snowy, Crazy, Beartooth, & Pryor Mountains.

ELEVATION: 3,800 feet.

CLIMATE: The Buffalo Springs Headquarters is located in a temperate climate for Montana. Minimal snow fall within the Chinook Belt. Annual rain fall is between 12—14 inches.

WATER:

- Two wells at the headquarters
- Seasonal runoff reservoir located at headquarters



IMPROVEMENTS: Main House—Brick home built in 2006, 4,960 sq. ft. on the main level with a full basement and a 1,480 sq. ft. attached garage.

Main Level:

- ♦ 24' x 32' kitchen with two islands
- ♦ Large pantry
- ♦ Spacious dining room
- ♦ 3 bedrooms on the main level:
 - Master:
 - Walk-in closet
 - Bath with double vanity, separate shower, 50 gallon jetted tub
 - Bathroom is tiled floor to ceiling
 - Main Level Suite:
 - Walk-in closet
 - Private bathroom with tub/shower combo—handicap Accessible
- ♦ Office with outside entrance
- ♦ Bathroom
- ♦ Laundry room—sink, half bath, access to garage & basement
- ♦ Extra large family room with large storage closets and basement access

Basement—south side ground level entrance

- Large rec room
 - Meat cutting room with walk-in cooler and freezer
 - Hobby room
 - Woodworking room
 - Bedroom
 - Bathroom
-
- ♦ Heat radiant propane boiler
 - ♦ Cooling double unit attic propane cooler
 - ♦ Front yard sub-surface irrigation system



Main Ranch House:





House # 2—Built in 1951, 3 bedrooms, 2 baths, 1,382 sq. ft. on the main level with a full basement and a 24' x 24' detached garage.

Outbuildings located at the Ranch Headquarters:

60' x 96' Metal building with a concrete floor, a large rollup door, and power



88' x 100' metal equipment shed with power.

44' x 60' shop with three separate bays with rollup doors. Electric door opener, heated, and water.



Two large Quonset Buildings with cement floors.

- 1—50' x 100'
- 1—50' x 72'



36' x 64' barn with second floor hay loft.

- Tack room
- Vet room with head catch, heated & water
- Barn corrals—automatic water heated tank

100 KW Diesel generator—will power livestock water, barn, main house, and second house during power outage.



ACREAGE: 146.93

WILDLIFE: Mule deer, elk, & upland game birds

MINERALS: The share of what the Seller owns will convey.

TAXES: \$6,598.11—Last years taxes prior to survey being done.

PRICE: \$750,000.00

BROKER COMMENTS: Don't miss out on this opportunity to own two homes, shops, barn, & so much storage and only 15 miles Northwest of Billings, MT, with plenty of acreage for elbow room. Few short miles from the Action Recreation Area, a 3,800 acre BLM Park.

This unique property would make a great home business—agriculture, construction, auction headquarters. Would combine well with the Oswald Ranch one mile south, 1,980 acres of grass.

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.