

CHOUTEAU COUNTY MULTIFACETED FARM, RANCH & RECREATIONAL ASSET

4,186.07 +/- TOTAL ACRES OFFERED | CHOUTEAU COUNTY, MT | OFFERED AT: \$7,500,000



DEREK SANDE, Salesperson
406-788-7472 | Derek@AgTradeGroup.com
www.AgTradeGroup.com



OVERVIEW

This offering is comprised of 3,384.00 +/- deeded acres and 802.07 +/- acres under a transferable DNRC lease for a total of 4,186.07 +/- acres. This collective farm consists of 5 separate, but closely situated, farms that are being sold as a single asset only. The offering is located northeast of Geraldine, in Montana's Golden Triangle.

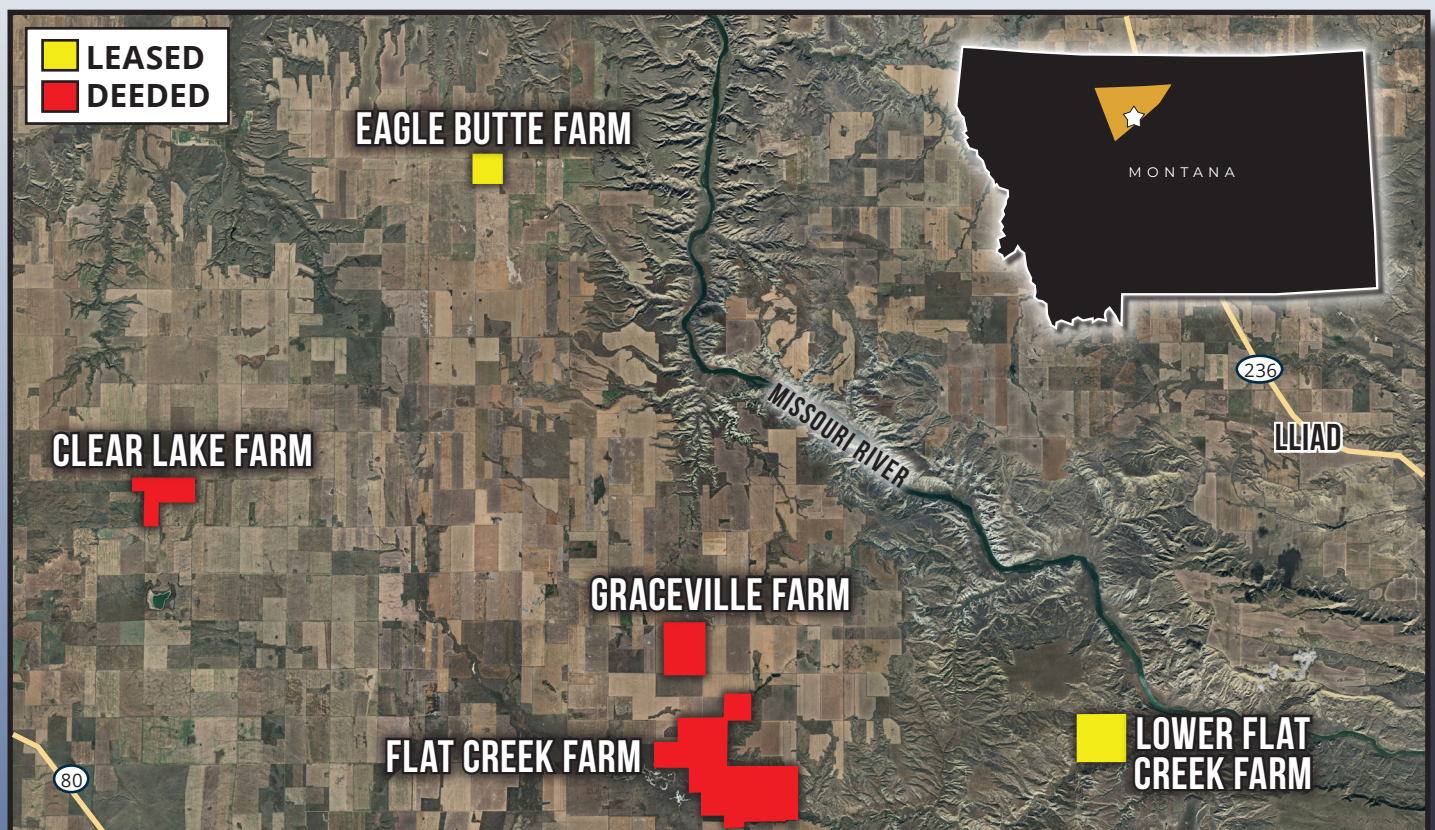
There is a total of 1,976.93 +/- cropland acres included, broken down as follows: 1,827.19 +/- deeded cropland acres per the Chouteau County Farm Service Agency and 149.74 +/- leased cropland acres from the State of Montana's Department of Natural Resources and Conservation (DNRC). In addition, there are 2,192.43 +/- rangeland acres: 1,549.65 +/- deeded acres and 642.78 +/- leased DNRC rangeland acres.

The farm is currently operated under a verbal lease agreement with a local farm tenant. The tenant is responsible for all operations costs, while the landowner is responsible for all property taxes. The historical crop rotation has included winter wheat, barley, peas, and oil seeds. The cropland acres are operated under a three-year summer fallow rotation, with approximately 1/3 of the farm in fallow each year. The current tenant would welcome the opportunity to continue to lease and operate this farm for a new owner on a long-term basis.

The tenant runs approximately 75 pairs year-round on the rangeland acres. There are approximately 3 +/- miles of seasonal creek flow, 11 stock dams, and 3 +/- miles of water lines from a domestic well that feed 9 stock tanks. In addition, the creek and rangeland acres used for cattle grazing provide excellent habitat for upland birds, waterfowl, mule deer, and various other species, offering a great opportunity for hunting rights on the farm.

There is ample grain storage on-site, along with one residence, and numerous general-purpose buildings located on the property and included in the sale of this asset. The grain storage consists of 8 grain bins, which hold 125,000 +/- bushels, and 2 hopper-bottom seed bins, which hold 6,400 +/- bushels. There is a 6,720 +/- square-foot pole building, that is currently used as a barn/equipment shop, a 2,880 +/- square-foot Quonset, that is currently used as a shop, and a 1,456 +/- square-foot single-family residence. All of the buildings are currently occupied by the farm tenant.

The asset for sale consists of real estate and structures only. Farming equipment is available for purchase separately if so desired – contact the listing agent for a complete list of equipment available.



OVERVIEW DETAILS

TOTAL ACRES

- Per the Montana Cadastral, there are 3,384.00 +/- deeded acres included in the sale of this asset.
 - » The deeded property consists of 13 tax parcels. See Exhibit A for a full list of tax parcels and associated information.
- There are 802.07 +/- leased acres, which are transferable to a new owner.
 - » 642.07 +/- acres of rangeland.
 - » 160.00 +/- acres of tillable, cropland.

CURRENT FARM OPERATION & YIELDS

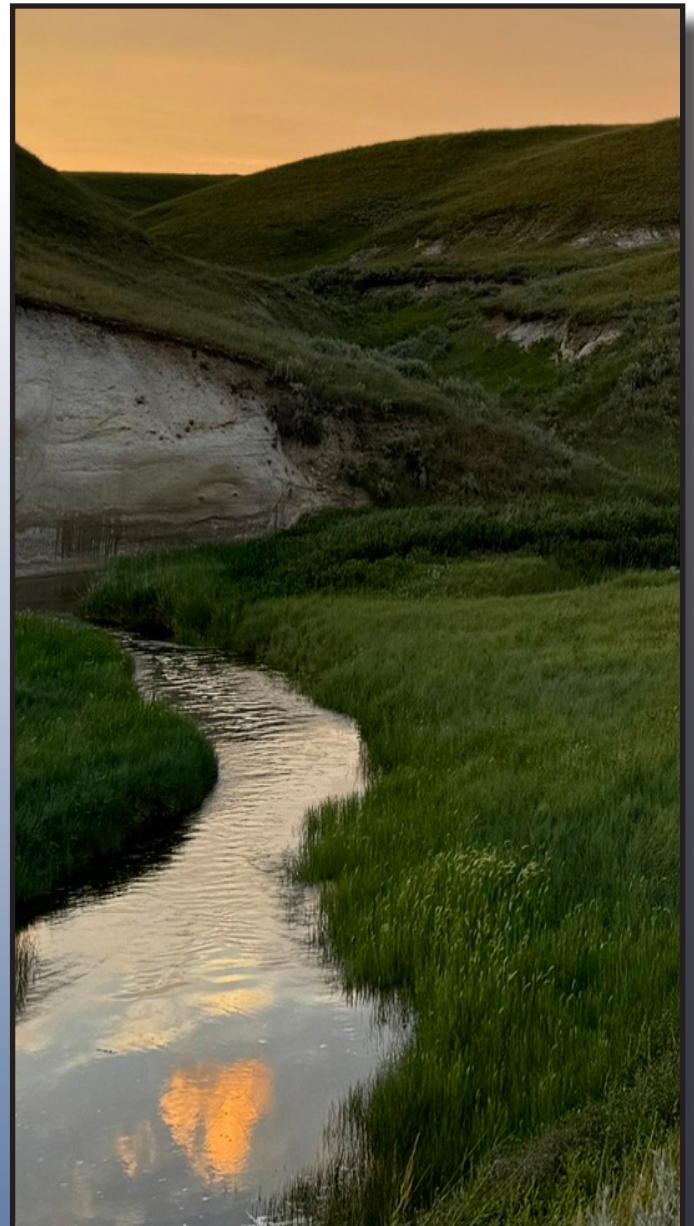
- There are 1,976.93 +/- cropland acres, per the Chouteau County Farm Service Agency, which consist of:
 - » 1,827.19 +/- deeded acres.
 - » 149.74 +/- leased acres.
- There are 2,192.43 +/- acres of rangeland, per the Chouteau County Farm Service Agency, which consist of:
 - » 1,549.65 +/- deeded acres.
 - » 642.78 +/- leased acres.
- The farm is currently operated under a verbal lease agreement with a local farm tenant.
 - » The tenant is responsible for all operations costs, while the landowner is responsible for all property taxes.
- The historical crop rotation has included winter wheat, barley, peas, and oil seeds.
- The cropland acres are operated under a three-year summer fallow rotation, with approximately 1/3 of the farm in fallow each year.
- Access to the data room, which contains production records and other confidential information, will be granted upon the execution of a Non-Disclosure Agreement.

INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
 - » Dryland crop production.
- Potential, additional income sources:
 - » Cattle grazing lease.
 - » Residential lease.

STRUCTURES

- Residence:
 - » 1,456 +/- square-foot single-family residence.
- General Purpose Buildings:
 - » 6,720 +/- square-foot pole building.
 - » 2,880 +/- square-foot Quonset.
 - » 384 +/- square-foot pole building.
- On-Site Grain Storage:
 - » 8 grain bins, which hold approximately 125,000 +/- bushels
 - » 2 hopper-bottom seed bins, which hold approximately 6,400 +/- bushels
- All structures located on the property, which are permanently anchored and attached, will be included in the sale of this asset. The seller reserves the right to remove temporary panels/pens, etc.



REGION & CLIMATE

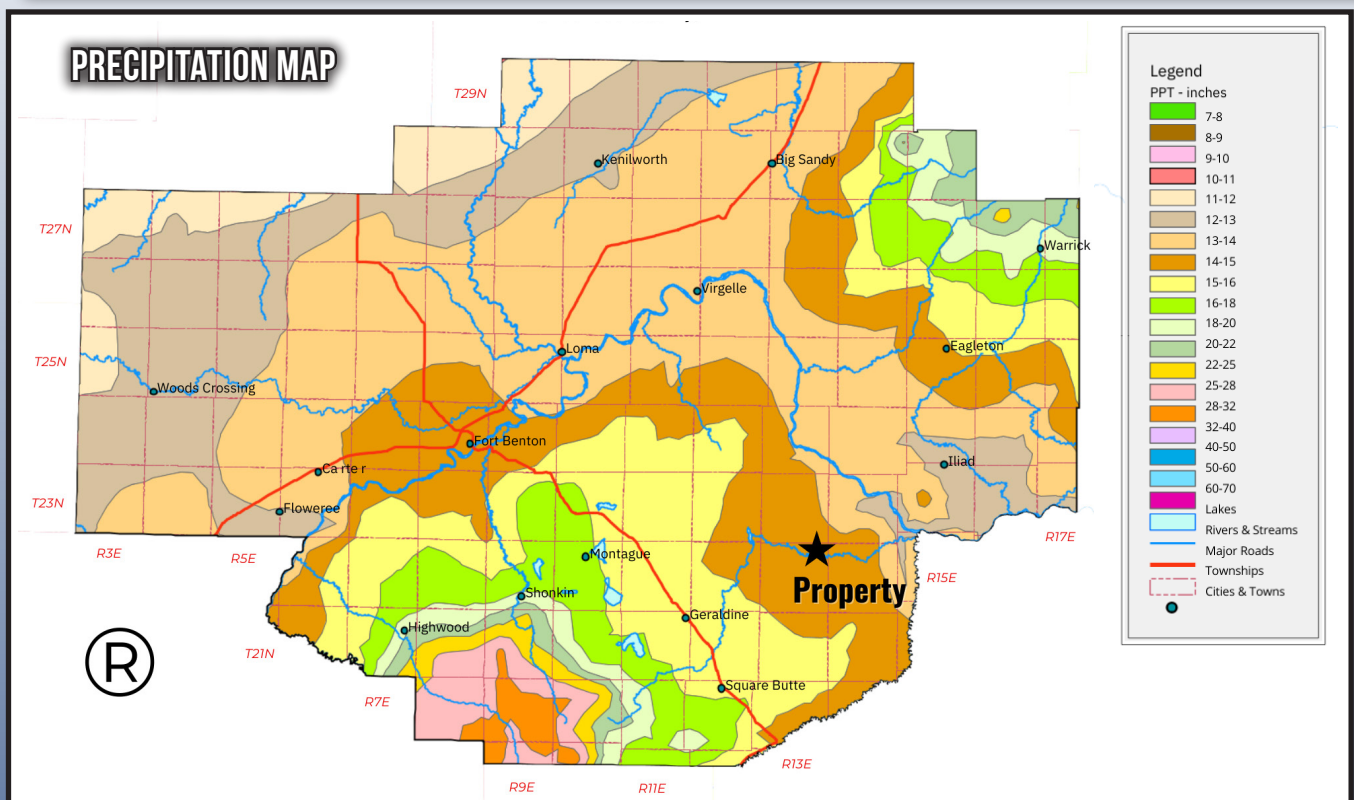
Located in North Central Montana, the asset falls within a region known as the Golden Triangle. Roughly, the corners of the triangle are Conrad and Havre to the north and Great Falls to the south. The communities in the Golden Triangle largely depend on the economy driven primarily by wheat and barley production.

The elevations across the Golden Triangle range from 2,500 feet along the Montana Hi-Line to 6,000 + feet above sea level in the mountainous regions. Montana is considered a 'high mountain desert' and its elevation, low humidity, and dry climate all combine to decrease pest and disease pressure.



PRECIPITATION

This farm asset receives an average of 14-15 inches of precipitation per year, per the USDA Natural Resources Conservation Service. The Golden Triangle lies in the rain shadow of the Rocky Mountain Front, which makes the region less reliant on summer rains. Instead, the stored moisture in the soil lends itself to growing crops such as winter wheat, alfalfa, etc.



SOILS & TOPOGRAPHY

The elevation of the property runs from approximately 2,870 feet to 3,290 feet. Soils on the tillable acres are primarily made up of Bearpaw-Vida clay loams. These soils generally have a loamy texture, which is beneficial for holding nutrients while also allowing for adequate water infiltration. They are found on the plains in northern Montana, northwestern North Dakota, and northeastern South Dakota.



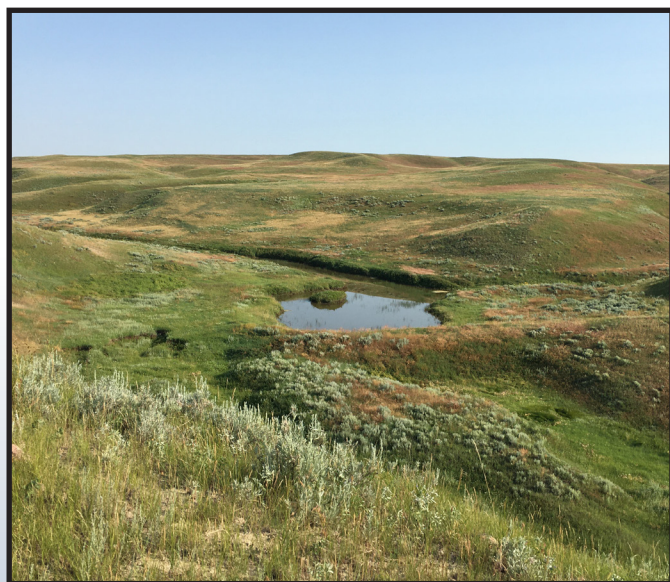
CURRENT FARM OPERATIONS

There are 1,976.93 +/- cropland acres, per the Chouteau County Farm Service Agency, which consist of: 1,827.19 +/- deeded cropland acres and 149.74 +/- leased cropland acres. The farm is currently operated under a verbal lease agreement with a local farm tenant. The tenant is responsible for all operations costs, while the landowner is responsible for all property taxes.

The historical crop rotation has included winter wheat, barley, peas, and oil seeds. The cropland acres are operated under a three-year summer fallow rotation, with approximately 1/3 of the farm in fallow each year. The current tenant would welcome the opportunity to continue to lease and operate this farm for a new owner on a long-term basis.

The tenant runs approximately 75 pairs year-round on the rangeland acres. There are approximately 3 +/- miles of seasonal creek flow, 11 stock dams, and 3 +/- miles of water lines from a domestic well that feed 9 stock tanks.

Please note that the Listing Agent is a member of the corporation which leases the farm.



BUILDINGS/GRAIN STORAGE

There is ample grain storage on-site, along with one residence, and numerous general-purpose agricultural buildings located on the property and included in the sale of this asset.

The grain storage consists of 8 grain bins and 2 hopper-bottom seed bins, which are located on the Graceville and Flat Creek Farms. The grain bins have a total holding capacity of 125,000 +/- bushels and the seed bins hold 6,400 +/- bushels. On-farm grain storage is a viable alternative to commercial storage, where there are extra charges for handling and storage, and allows a Buyer the opportunity to increase their profitability. On-farm grain storage also helps counteract the high price of freight at harvest time when demand skyrockets.

The residence consists of a 1,456 +/- square-foot single-family residence, per the Montana Cadastral. The home was recently updated with a new steel roof, siding, doors, and windows. It has 3 bedrooms and 1 bathroom and is currently occupied by the tenant. Water is supplied via a domestic well and a private septic system serves sanitation needs.

The general-purpose agricultural buildings include a 6,720 +/- square-foot pole building, that is currently used as a barn/equipment shop and a 2,880 +/- square-foot Quonset, that is currently used as a shop.

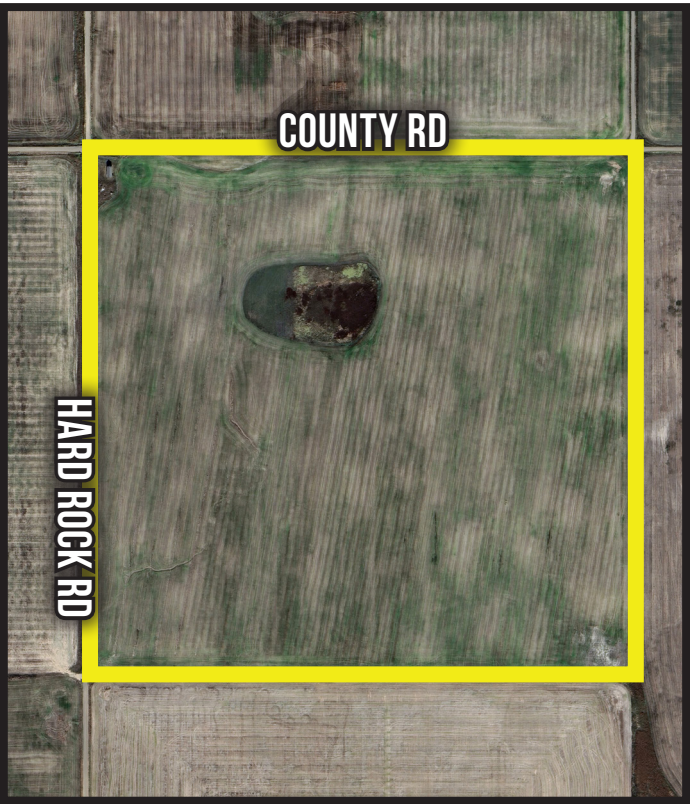
All of the buildings are currently occupied by the farm tenant. All structures located on the property, which are permanently anchored and attached, will be included in the sale of this asset. The seller reserves the right to remove temporary panels/pens, etc.



EAGLE BUTTE FARM

TOTAL ACRES

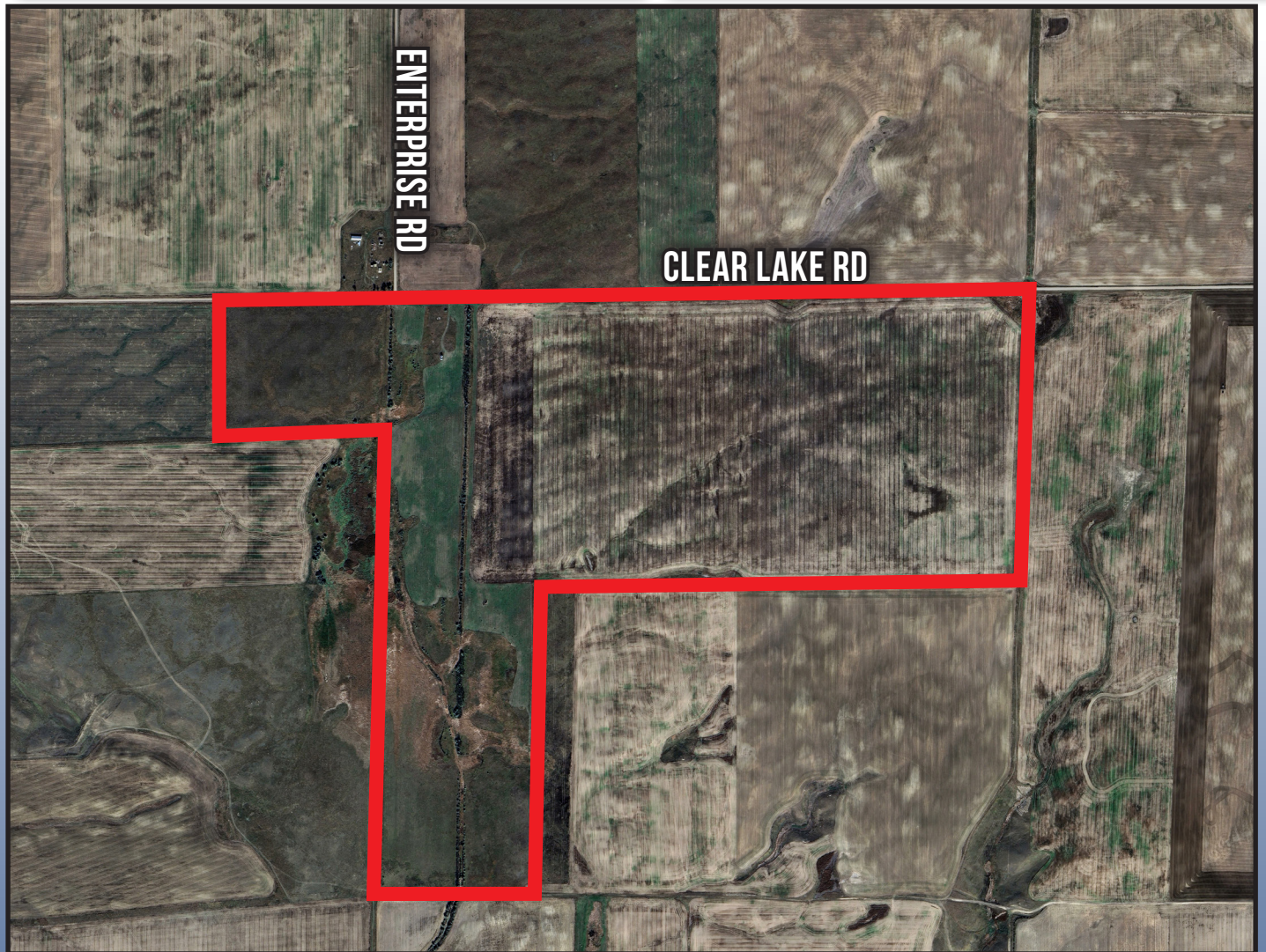
- 160.00 +/- Leased Acres from DNRC
 - » 149.74 +/- Tillable



CLEAR LAKE FARM

TOTAL ACRES

- 420.00 +/- Deeded Acres
 - » 395.92 +/- Tillable



GRACEVILLE FARM

TOTAL ACRES

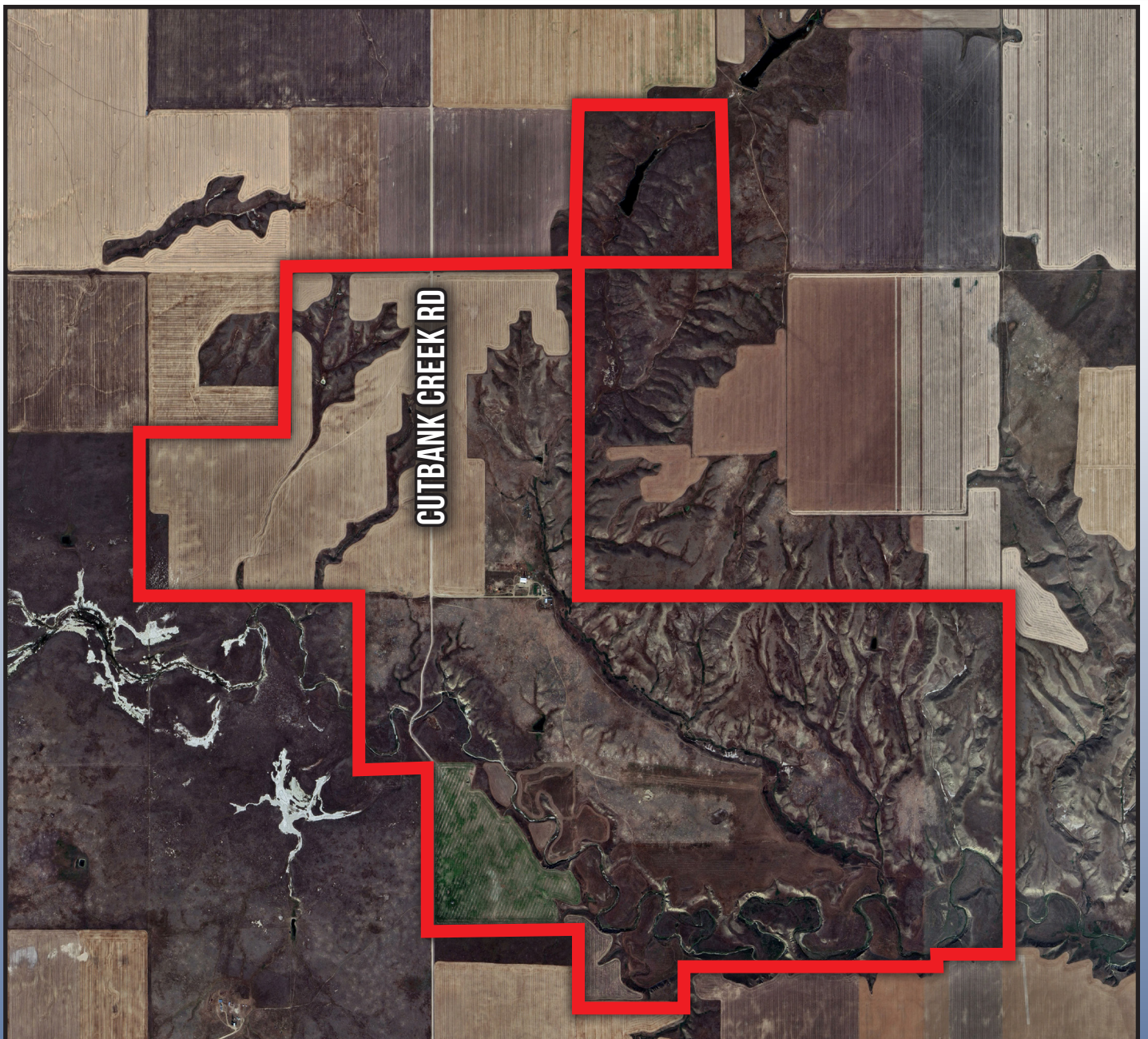
- 480.00 +/- Deeded Acres
 - » 446.69 +/- Tillable



FLAT CREEK FARM

TOTAL ACRES

- 2,484.00 +/- Deeded Acres
 - » 1,535.42 +/- Rangeland
 - » 948.58 +/- Tillable



LOWER FLAT CREEK FARM

TOTAL ACRES

- 642.07 +/- Leased Acres from DNRC
 - » 642.78 +/- Rangeland



CHOUTEAU COUNTY MULTIFACETED FARM, RANCH & RECREATIONAL ASSET

4,186.07 +/- TOTAL ACRES OFFERED | CHOUTEAU COUNTY, MT | OFFERED AT: \$7,500,000

