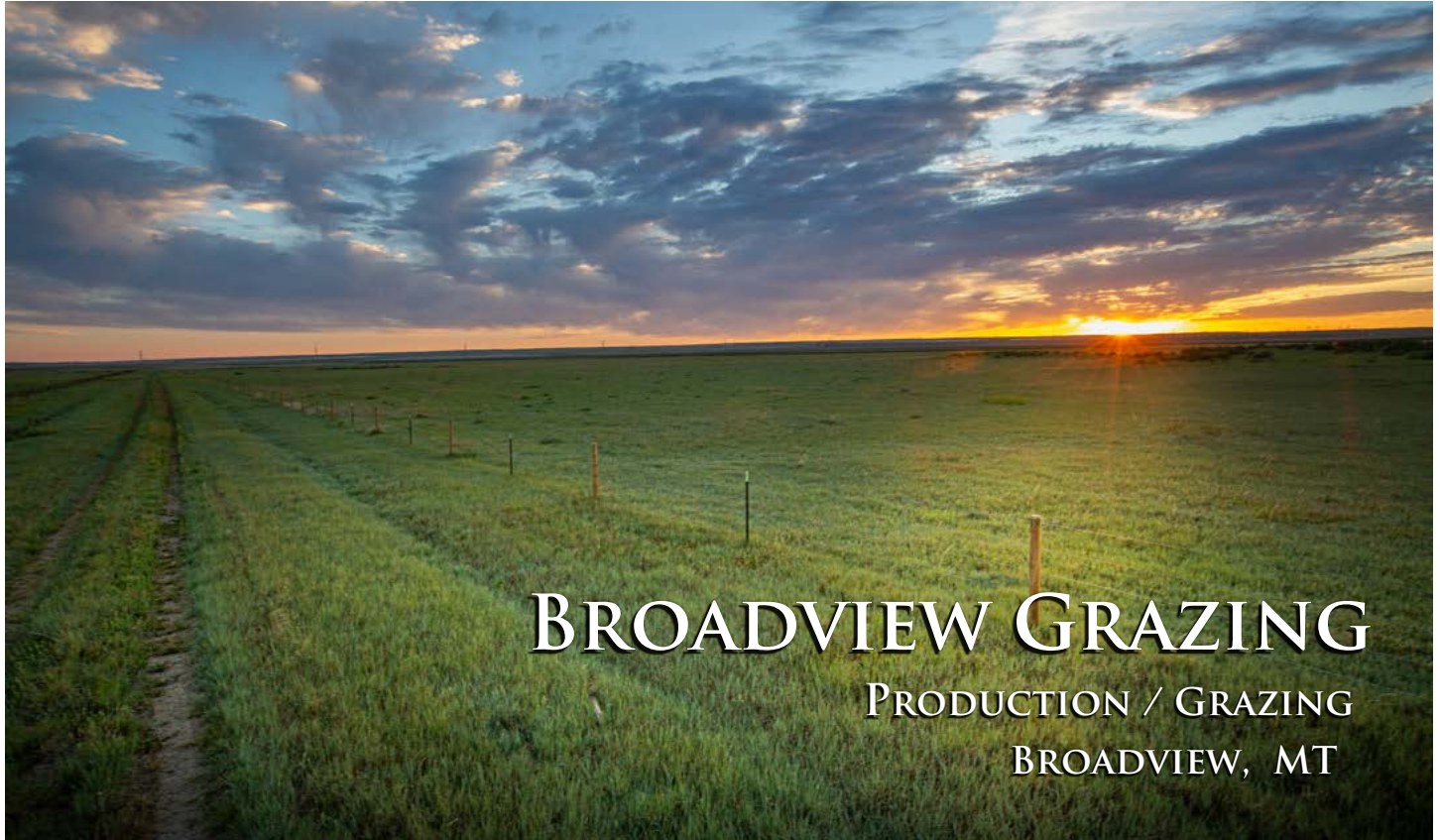




MONTANA-WYOMING WEST
RANCH BROKERAGE

MONTANA-WYOMING WEST RANCH BROKERAGE



BROADVIEW GRAZING

PRODUCTION / GRAZING
BROADVIEW, MT



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MONTANA-WYOMING WEST RANCH BROKERAGE

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DESCRIPTION: This Efficient 640-acre Grazing Parcel lies just 10-miles SE of Broadview and-20 miles NW of Billings, MT. With nutrient-rich Hard Grass, it offers excellent grazing for Cattle and Livestock. The property is fully perimeter fenced with old county road access. A reliable Solar-Powered Well and Seasonal Reservoirs support Livestock needs. On favorable years, portions may also be Hayed & Pastured later in the season. There is some potential to Cultivate a portion of the land for those interested in Farming. Upland Game Birds and Pronghorn Antelope frequent the area, offering added value for Hunting and Wildlife Viewing & Enjoyment.

Just a short drive from Billings, this property blends Productivity and Rural Seclusion, ideal for expanding your ranching operation or investing in Montana Grassland. Contact Montana-Wyoming West today at (406) 580-1048, to learn more & schedule a visit.

ACREAGE: Broadview Grazing is comprised of a total of 640.46 +/- Deeded Acres



LOCATION: The entirety of Broadview Grazing lies within Yellowstone County, located approximately 20-miles Northwest of **Billings**, Montana's largest city, and 10-miles Southeast of **Broadview, MT**. Accessible just 2-miles North of MT Hwy-3 on David Road. The first mile of David Road is well maintained gravel road, the Second mile of David Road, North of Berkley Rd. is non-maintained dirt.



PRODUCTION: Historically, this property has been leased or directly operated and handled between 40-70 Animal Units for Summer Pasture, Mid-May – October, depending on Moisture and Grazing Practices. This Large Pasture of mixed Native Grasses with no Pine Trees, would make a great addition for a Larger Cow/Calf Operation, or could also make an excellent Yearling outfit. For a Standalone for a Smaller Operation Supplemental feeding requirements may vary on the winter conditions and Hay is typically fed in the area from Dec to the end of April.





Improvements:

- Framework of Livestock Working Corrals

Started install in 2024



WATER: Broadview Grazing Parcel has a total of (1) water right associated with the Parcel. Livestock water is provided by (1) Active Solar Well, (1) Storage Tank, (3) Livestock Tanks, and Multiple Natural Seasonal Reservoirs. The current Facilities for Livestock/Wildlife Water provide a base supply of water for the needs of the Parcel as it is operated, but additional water could be developed if so desired.

(1) Filed Water Right - DEEDED

Water Right #
43Q 42036-00

Source
Well

Use
Livestock

Per DNRC Abstract # 43Q 42036-00

| | |
|--------------------|---------|
| Well Depth | 64 feet |
| Static Water Level | 14 feet |
| Max Flow Rate | 14 gpm |



Water & Improvements

- (1) Solar Well
 - Currently Feeding (3) Tanks - Located on Section 15
 - (2) Concrete Livestock Tanks (Convey)
 - (1) FIBERGLASS TANK DOES NOT CONVEY (Current Lessee's Tank)
- Multiple Natural Reservoirs - Seasonal





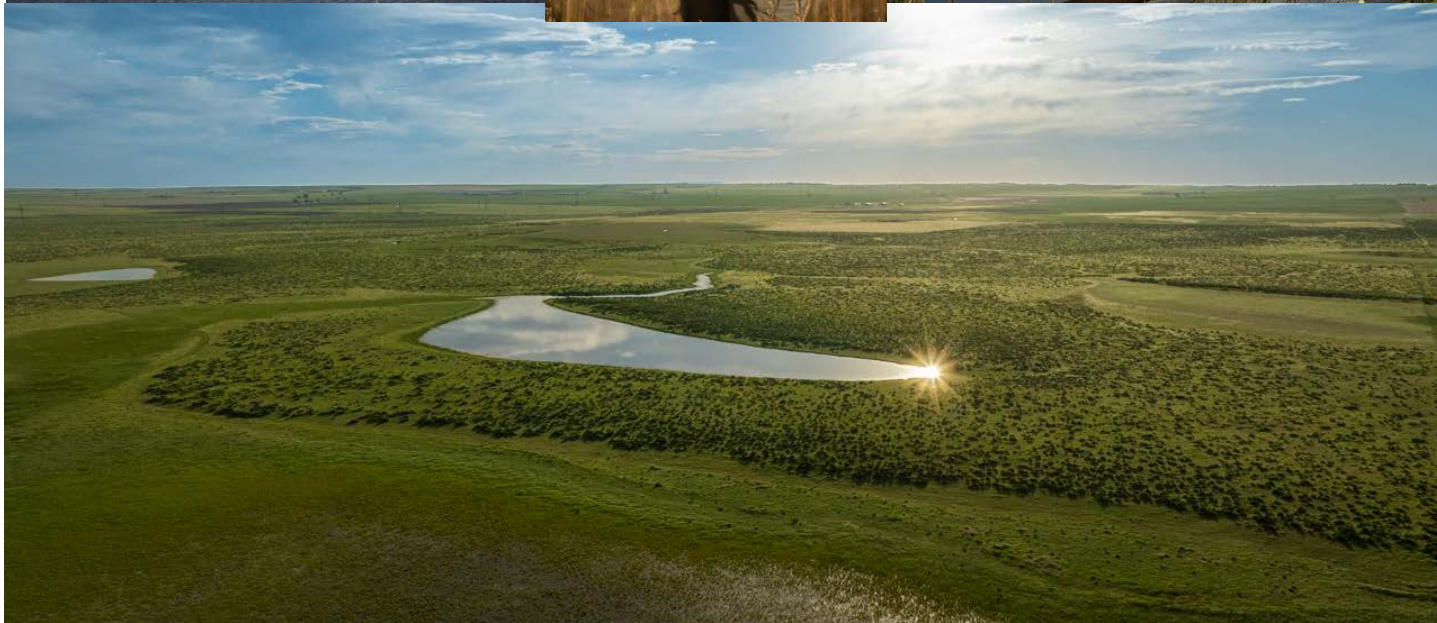
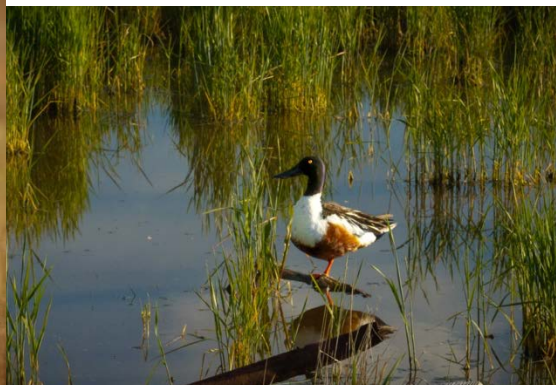


WILDLIFE / HUNTING / RECREATION: Though hunting opportunities are low on this property, Antelope and a few Mule Deer are seen on the property from time to time. The Ranch lies within the Elk/Deer/Lion District 590 and Antelope District 576. Sharp-tailed Grouse make use of the Upland Habitat, while Ducks and Canadian Geese also make a few visits to the Seasonal Reservoirs, giving additional opportunities for the Outdoorsman and Wildlife Viewing. A small Prairie Dog Town also provides additional Recreation.





The Deeded Acres of the Ranch may offer limited Hunting and Recreational opportunities within its Borders, but the Ranch has approximately 25,000 +/- additional acres of other State, BLM and Block Management Access, within 15 miles, providing plenty of additional Hunting/Recreational access and opportunity just moments away.



MONTANA - "THE WAY IT ALWAYS WAS."

LOCATION & SERVICES:

Broadview, MT (population 139) – *approx. 10 miles (13-minutes)*

Broadview is a quiet little town that Features a Gas Station, Auto Repair Shop, Grain Elevator, Bar & Grill, and Class “C” Broadview K-12 School.

Billings, MT (population 109,577) – *approx. 20 miles (20-minutes)*

Billings is the largest City in Montana and offers extensive services, has (2) major hospitals, as well as a wide variety of shops, restaurants, breweries, museums, a zoo, major theaters (8) golf courses and event centers bringing in top performers.

Billings Logan International Airport (BIL), the largest commercial airport in Montana, is located only 87 miles from the Resort. It offers services from multiple major airlines and direct flights to many larger cities including Dallas, Denver, Minneapolis, Las Vegas, Portland, Salt Lake City, Seattle, and Phoenix. For current flight schedules, please visit www.flybillings.com .

(BIL) is also home to Edwards Jet Center and offers FBO services including aircraft parking, hangar, fuel, maintenance and charter services. www.edwardsjetcenter.com

Roundup, MT (population 1,850) – *approx. 48 Miles (53 min)*

The County Seat of Musselshell County offers many amenities and lies 5 miles to the West on Hwy-12. It is home to multiple Restaurants, (2) Grocery Stores, (2) Gas Stations, a Hardware Store, an Implement Dealer, Bars, Churches, and Class “B” Roundup High School.

"Pine Ridge Golf Course" is a well-designed and challenging 9-hole course and just across the road is the Roundup Sportsman's Association Shooting Range. The Roundup Sportsman's Range has an Archery Range that winds its way through a coulee, a Trap area for shotguns, a 25-yard range for sight-in and rim-fire, a handgun range and 100 & 200-yard rifle range.

Roundup Airport - KRPX (Elev. 3,490') Runway Dimensions: 5099 x 75 ft. / Asphalt, in good condition Fuel Available 24/7 Credit Card Self Service: Grade 100LL Gasoline / Jet A-1 freeze point -50 C

DIRECTIONS: North of Billings on US Hwy 3, Turn North on David Rd and continue straight (North) on David Road where Berkley Rd adjoins. Continue 1-Mile and Property Starts on the Right for an additional 1-mile. Please see attached Map in Photos.

GPS COORDINATES:

46.03826, -108.7787

MINERALS: All of Seller’s minerals, if any, transfer to the Buyer at closing (*the Seller may Own NO Minerals*)

ELEVATION:

3,750 ft.

CLIMATE: With an average Elevation of approximately 3,750 feet, the Broadview area has a semi-arid climate with Average Precipitation of 14 +/- inches and an average of 36-inches of snow each winter. Historically the warmest month of the year is July with an average daily high/low of 86°/53°. The coldest month is January with an average high/low of 34°/11°.

TAXES (2024):

Yellowstone County Treasurer

| | | |
|-----------------------|--------------|------------------|
| S05, T03 N, R24 E, N2 | 320.46 acres | \$ 139.65 |
| S05, T03 N, R24 E, S2 | 320 acres | <u>\$ 141.64</u> |
| | | \$ 281.29 |

PRICE & TERMS:

\$ 575,000.00

SUMMARY / COMMENTS: A great opportunity to start a Small to Medium Sized Herd or utilize for additional Summer Pasture for an Established Operation or Yearling Operation. It could run a solid number of Livestock as is or with few small additions to the water system and cross fencing, production could be increased for improved and more efficient Grazing Management.

Cell phone service is available on most portions of the property.

Please Call for Information and to Schedule Showings

CONTACT:

STEVE MCINTOSH

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LEGAL DESCRIPTIONS

Legal Descriptions per Montana Cadastral

<http://svc.mt.gov/msl/mtcadastral>

Exact Legal Descriptions to be Determined by Title Commitment

BROADVIEW GRAZING: DEEDED PARCELS

Yellowstone County:

| | |
|-----------------------|------------------|
| S05, T03 N, R24 E, S2 | 320.00 +/- acres |
| S05, T03 N, R24 E, N2 | 320.46 +/- acres |

TOTAL USEABLE ACRES: 640.46 acres +/-

Disclaimer

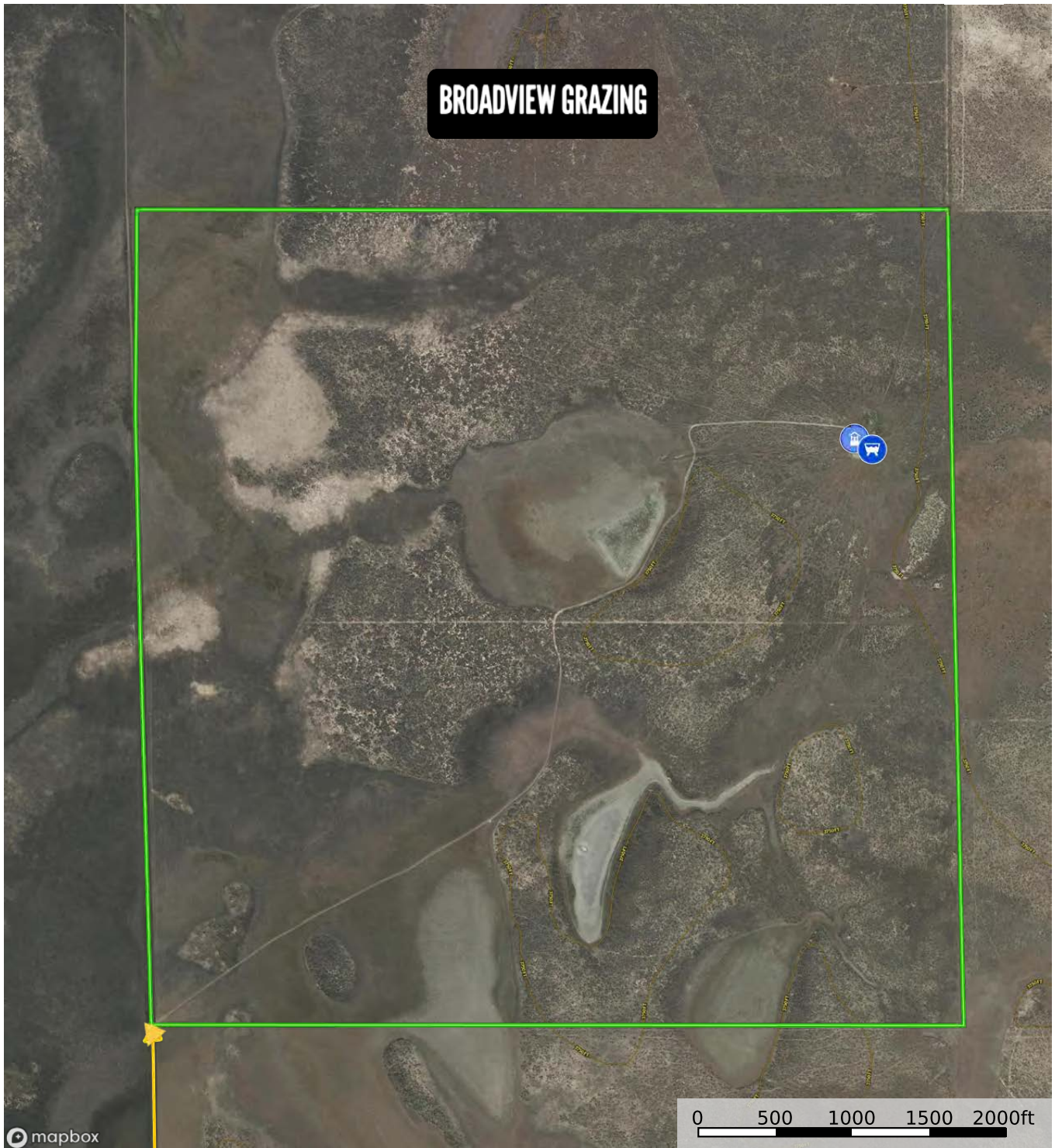
*** All information is from sources deemed reliable but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water Rights are subject to the Montana Water Court.

Seller hereby makes know that there may be variations between the deeded property lines and the location of the existing fence boundary lines. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representation with regard to specific acreage within the fenced property lines.

The property is selling in its "as is-where is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. They accuracy of the maps and information portrayed thereon is not guaranteed nor warranted. ***

BROADVIEW GRAZING MAPS

Broadview Grazing
Yellowstone County, Montana.



mapbox

- Water Storage Tank
- Well
- Direction
- Boundary 1
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

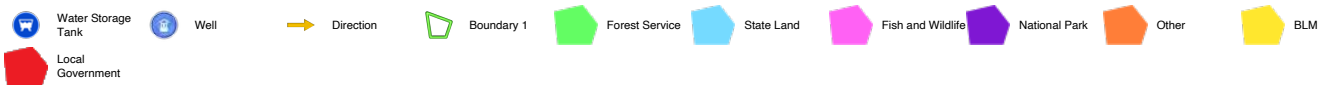
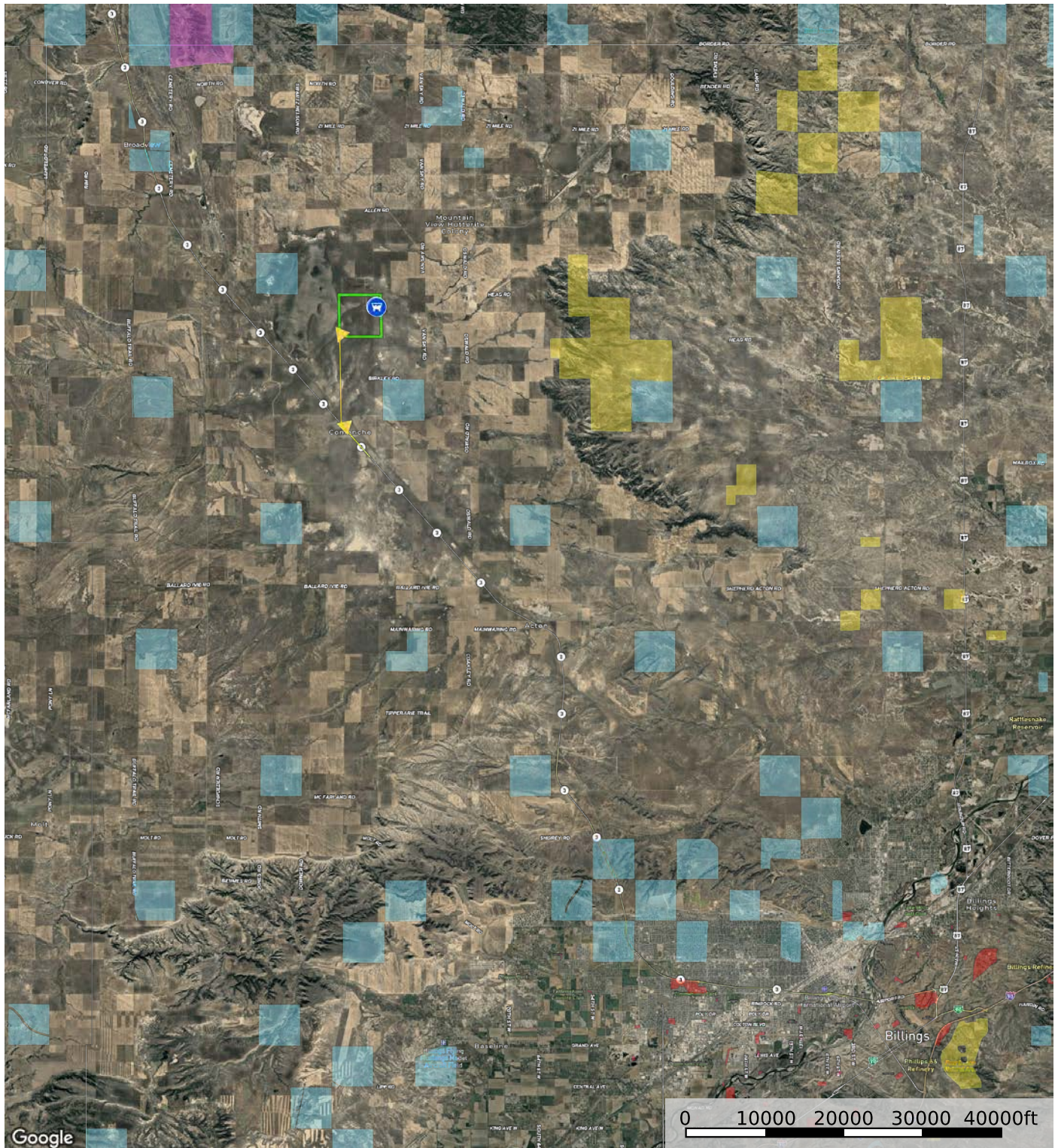
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NEARBY PUBLIC LANDS

Broadview Grazing
Yellowstone County, Montana,



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