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BRAND ROCK HOME RANCH | ROUNDUP, MONTANA | \$11,900,000



EXECUTIVE SUMMARY

The Brand Rock Home Ranch is a highly productive, well-located 15,593± acre working cattle ranch situated along US Highway 12. The property includes 5,692± deeded acres – composed of 4,996± acres of rangeland, 323± acres of dryland hay and improved pasture, 217± acres of dry crop, and 114± acres of irrigated land, further enhanced by 230 acre-feet of additional water from Deadman's Basin.

Grazing capacity is substantial, with 9,261± acres of BLM land offering 1,951 AUMs and 640± acres of state lease contributing an additional 269 AUMs. Livestock operations are supported by a 7,930± square-foot sale barn with an upstairs apartment, 1,120 feet of bunk space, and extensive pen and handling infrastructure. The stockwater infrastructure on the ranch is in excellent condition, with many miles of new pipeline and tanks.

Located within the boundaries of Hunting District 535, the ranch is renowned for its high-quality elk hunting. It also provides excellent opportunities for mule deer, whitetail, antelope, turkey, and upland gamebird hunting. Conveniently, Billings Logan International Airport is a mere 55 miles away.

The Brand Rock Home Ranch offers a livestock operation with water, forage, facilities, and a location convenient to multiple markets. This unit has the makings of an excellent purebred operation with numerous pastures and bunk space.



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JUST THE FACTS

- 5,692± deeded acres, 4,996± acres of rangeland, 323± acres of dryland hay/improved pasture, 217± acres of dry crop and 114± irrigated acres
- An additional 230 acre-feet of Deadman's Basin water
- 9,261± BLM acres that provide 1,951 AUMs of grazing
- 640± state lease acres that provide 269 AUMs of grazing
- Trophy elk hunting in District 535 along with mule deer, whitetail, antelope, turkey and upland gamebird hunting
- Sale barn, feedlot and supporting infrastructure suitable for a purebred operation
- 7,930± square foot sale barn with upstairs apartment
- 1,120± feet of bunk space
- Ample pen space for feeding and displaying cattle
- Two homes conveniently located
- Well located on US Highway 12



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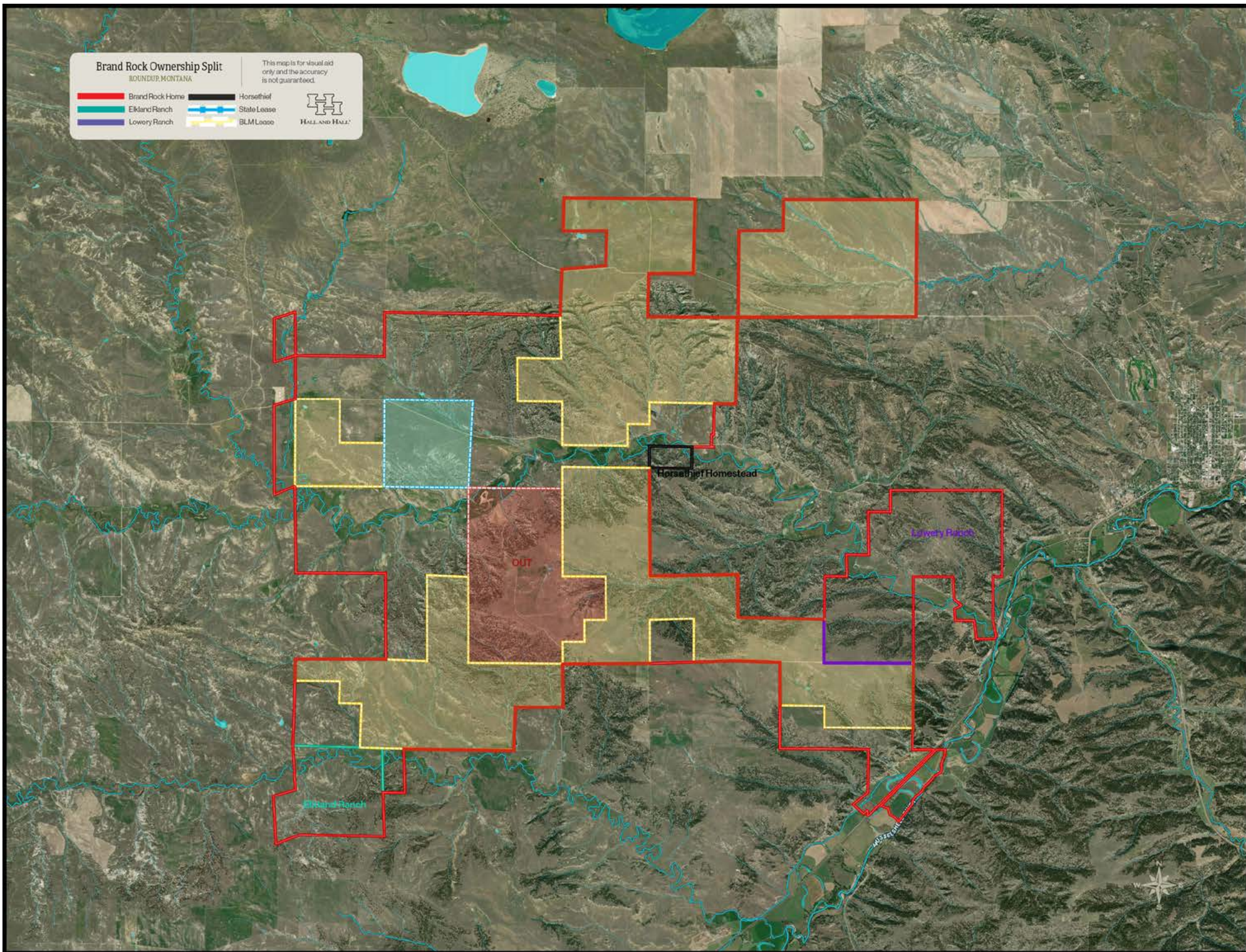
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Brand Rock Ownership Split

BOONDER, MONTANA

This map is for visual aid only and the accuracy is not guaranteed.

- | | |
|-----------------|-------------|
| Brand Rock Home | Horseshief |
| Ekland Ranch | State Lease |
| Lowery Ranch | BLM Lease |



Brand Rock Ownership Split

ROUNDUP MONTANA

- Brand Rock Home
- Elkland Ranch
- Lowery Ranch

- Horseshief
- State Lease
- BLM Lease



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