

HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

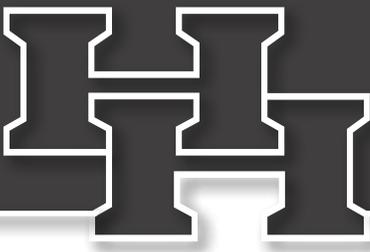
BRAND ROCK RANCH | ROUNDUP, MONTANA | \$18,800,000



EXECUTIVE SUMMARY

The Brand Rock Ranch was originally home to the Musselshell Valley Roundup, memorialized by brands etched in sandstone rocks on the ranch near Horsethief Creek nearly 150 years ago. A contiguous block of 18,108± acres that stretches over seven miles north and south and eight miles east and west, the ranch looks and operates much the same as it did a century ago. Horsethief and Currant Creeks meander through the ranch for over a dozen miles and the Musselshell River forms part of the southern boundary. The relatively mild winters and abundant cover allow for significant numbers of trophy-class bull elk as well as mule deer, whitetail deer, pronghorn antelope, upland gamebirds, waterfowl, and turkeys. The ranch is primarily native range and intermixed pines complemented by nearly 700 acres of irrigated and dry crops. In summary, here is a Montana hunting mecca with a significant livestock operation complimented by live water, multiple wells, miles of buried pipe, and other developed water throughout the ranch. The primary ranch improvements, feedlot, and sale barn are well located along US Highway 12 five miles west of Roundup and about 50 miles from an international airport.





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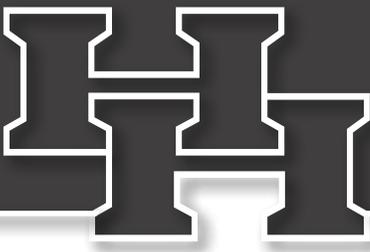
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BRAND ROCK RANCH FACTS



- 18,108± total acres
 - 8,207± acres of deeded land
 - 9,261± acres of BLM lease
 - 640± acres of State of Montana lease
 - Horsethief Creek meanders through the ranch for ten-plus miles
 - Currant Creek meanders through the ranch for two-plus miles
 - Musselshell River frontage of one plus miles
- Well balanced 500 plus Animal Unit ranch
- Tremendous outdoor recreation
 - Variety of wildlife including elk, mule deer, whitetail deer, antelope, turkeys, pheasants, sharptailed grouse, Hungarian partridge, ducks, and geese
 - Musselshell River fishing for small mouth bass and catfish



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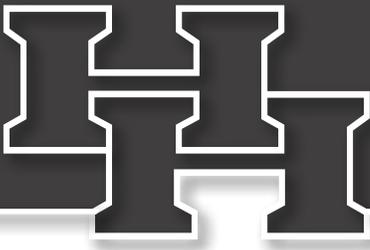
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HORSETHIEF BASIN PARCEL

- 5,692± deeded acres
- 9,261± BLM acres, provide 1,951 AUMs of grazing
- 640± State lease acres, provide 269 AUMs of grazing
- Sale barn, feedlot, and supporting infrastructure
 - 7,930± square foot sale barn with upstairs apartment
 - 1,120± feet of bunk space
 - Ample pen space for feeding and displaying cattle
- Additional 230 acre-feet of Deadman's Basin water
- Well located on US Highway 12
- Four homes of various sizes



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LOWERY PLACE PARCEL

- 1,793± deeded acres
- Historic 3,000-square-foot, three-bedroom, one-bathroom stone home built in 1920, formerly owned by Charles Bair
 - Historic barn, numerous outbuildings, and an additional home
 - Rangeland and timber are in excellent condition
 - Conservation easement in place





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ELKLAND PARCEL

- 722± deeded acres
 - All acres considered to be rangeland, but there is ample timber for wildlife cover
 - Two plus miles of Currant Creek meanders through the property
 - Access to 4,880± acres of BLM and 640± acres of State land
 - For hunters, an excellent opportunity to purchase a few acres with access to many



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Brand Rock Ranch

ROUNDUP, MONTANA

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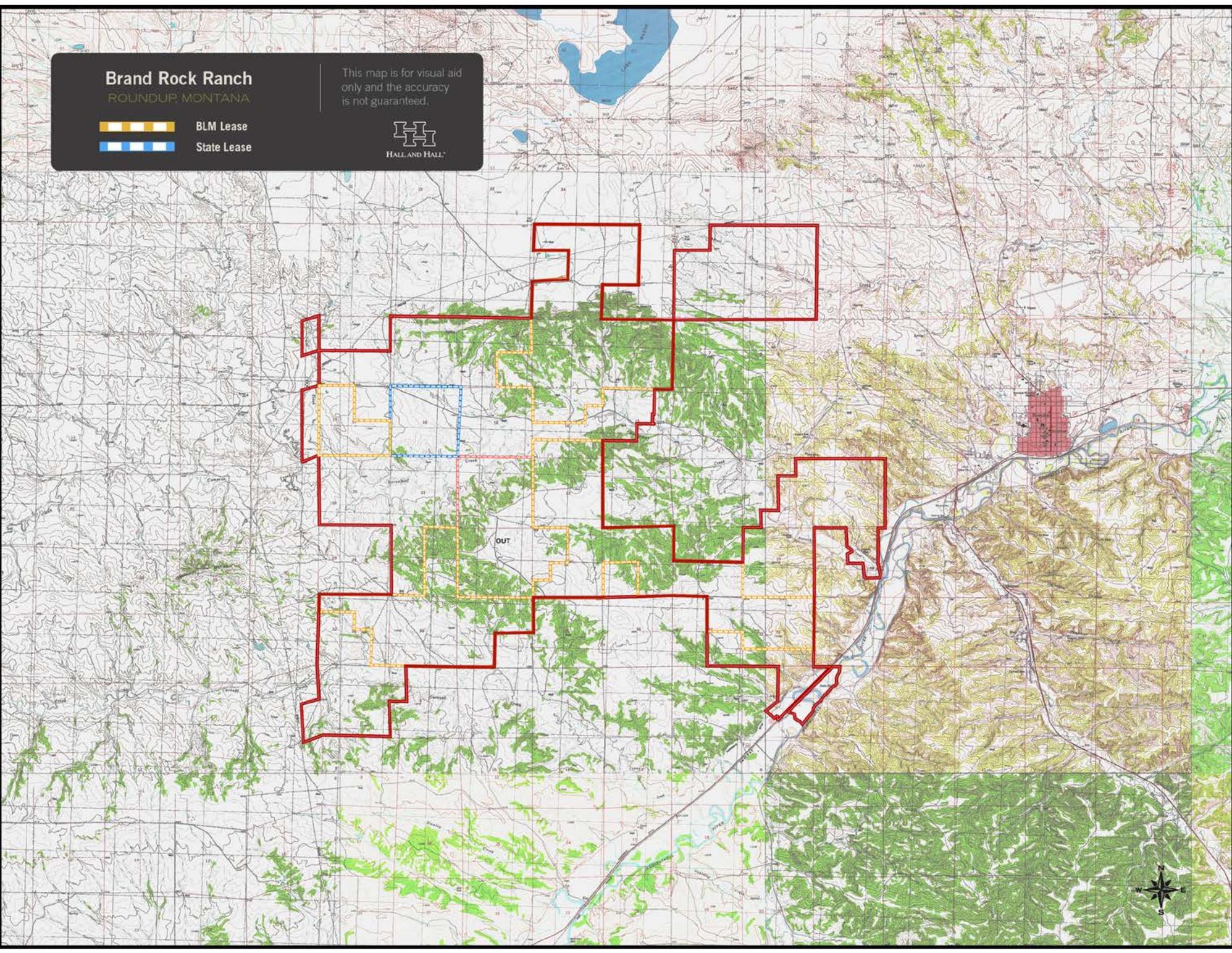
BLM Lease



State Lease



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Brand Rock Ranch

ROUNDUP, MONTANA

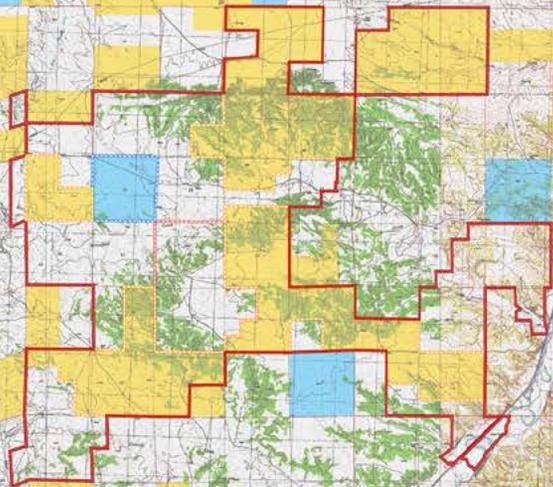
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BLM Lease



State Lease



Roundup



Brand Rock Ranch

ROUNDUP, MONTANA

-  BLM Lease
-  State Lease

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