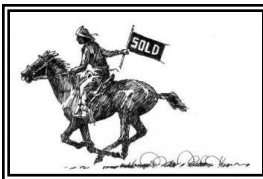

The Bull Mountain Horse & Hunting Ranch

Roundup, Montana



For additional details, contact:

SCOTT R. GROSSKOPF
Broker / Owner

Member—Landmark of Billings
1925 Grand Avenue, Ste. 144,
Billings, MT 59102

Office: (406) 248-3101
Cell: (406) 861-4558
Fax: (406) 248-1633

E-mail:
Scott@MontanaRanches.com



The Bull Mountain Horse & Hunting Ranch

LOCATION: 400 West Parrot Creek Road, Roundup, Montana. The Bull Mountain Horse & Hunting Ranch is located eleven miles southeast of Roundup, Montana, in the Bull Mountains within the West Parrot Creek Coulee. Accessed from a county maintained road surrounded by Ponderosa pines and rimrocks. The ranch is sixty miles north of Billings, Montana. Billings is Montana's largest city known as "Montana's Trail Head" with superior air service and is a major medical and financial hub for Montana and the surrounding states.

AREA FEATURES: The ranch is located in the Bull Mountains with rolling hills, pines and outcropping rimrocks. The area is famous for elk and deer hunting.

WILDLIFE: elk, deer, turkeys, and upland game birds.

CLIMATE: Parrot Creek is in the 15—17 inch rainfall area and is moderate in snowfall. The area is within the Chinook Belt and has approximately 120 day growing season.

WATER/WELLS: There are 3 wells listed, but only 2 are plumbed and in service. Good drinking water!

Well one is 100' deep and produces 40 gpm.

Well two is 120' deep and produces 15 gpm.

ACREAGE: 120 Acres divided into ten lots. Borders state section on the northwest corner and BLM land on the east providing additional hunting and recreation with access from the ranch.



IMPROVEMENTS: The Headquarters with all the buildings is fenced in with very nice wood fence and gate.

House: 1,008 sq. ft. ranch-style home on cement pad with pine interior. 2 bedrooms and 1 bath. There is propane or wood heat and a large 230 sq. ft. screened in porch.

Shop: 40' x 60' shop split into two sides. Floor drain, insulated, heated, cement floors and a lot of different power outlets for heavy duty work. Lean-to carport—20' x 12', closed on three sides with roof and cement floor.

Work Shop: 40' x 28' with all cedar wood on floor, walls, and ceiling. Very well insulated and so nice, could easily be used as additional living space. Large covered veranda—26' x 16'.

Cabin: 24' x 16' with a 15' x 5' porch. One bedroom, one bath, laminate floor on cement, wood siding and ceiling, all insulated, and with a large (24' x 12') storage room. With own new septic tank—1,500 gallons and already set up and plumbed for three more cabins.

Barn & Tack Room: 24' x 20', insulated, heated, power, cement floor, and hitching posts.

Riding Arena: 200' x 300' outdoor arena with heavy steel fence.

Round pen / Cutting Arena: 100' diameter with heavy steel fence and wood walls.

Pens: Assorted, all heavy steel fenced.

Pasture: Four acres, heavy steel fenced pasture / holding pen.

Sheds: Two sun or weather sheds on the property. One with cement floors & cement/wood walls and power. The other shed has steel sheet walls.



Improvements: Main House

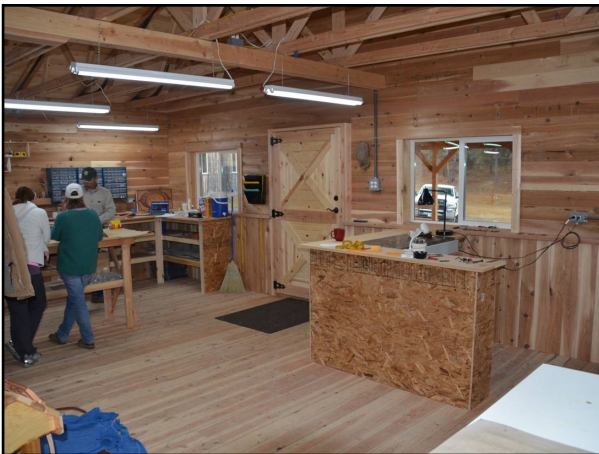




Work Shop



Cedar—floor & walls



Cabin



Cabin—Bedroom



Cabin—Bathroom



TAXES: \$1,236 for 2016.

PRICE: \$499,000.00

TERMS: Cash to seller.

BROKER COMMENTS: The Bull Mountain Horse & Hunting Ranch is located in a peaceful location protected by pines and rimrocks. All buildings are in very good shape, very functional and the arena and pens are extremely well built. Beautiful and exceptional clean ranch.

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.