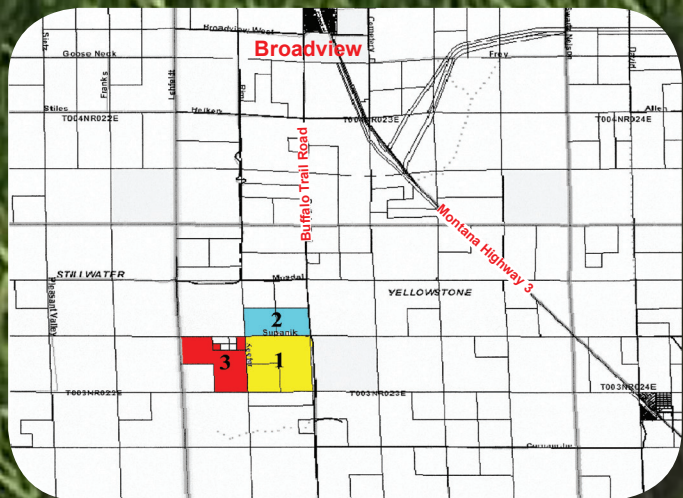


YELLOWSTONE COUNTY

Land Auction



MONTANA LAND AUCTIONS, INC and its auctioneers are acting solely as auctioneers for the seller.

For More Information Contact:
Russell Pederson 406-939-2501 or Steve Krutzfeldt 406-580-4207
MONTANA LAND AUCTIONS, INC - PO Box 200 - Hobson, MT 59452

Your bid is considered acceptance of the terms of this auction. If you, the Buyer, fail to close, the down payment is non-refundable. If the Sellers fail to close, 100% of the down payment will be returned. At this time there is no known reason that the Seller would not be able to close. All information is from sources deemed reliable, but is not guaranteed by the Seller or the Auctioneers. Offering is subject to error, omission, and approval of purchase by owner. We urge independent verification of each and every item submitted to the satisfaction of the any prospective buyer. It is every potential bidder/purchaser's sole responsibility to accomplish his or her due diligence in whatever manner he or she deems advisable prior to bidding. Announcements made sale day take precedence over any printed materials. The property sells "As is-Where is."

Supanik / Stoltenberg Ranch
Thursday June 23rd, 2011 at 7:00 p.m.

+/- 1389.13 Total Acres to be offered to the public at auction - Offered in Three Separate Tracts

Sale Location: Crown Plaza, 27 North 27th Street, Billings, MT 59101, Sky Bridge 1 Meeting Room, (406) 252-7400

Property Location: +/- 5 miles S of Broadview, Montana on Buffalo Trail Rd, homestead address: 14224 Buffalo Trail Rd

Owner: Marilyn Haidle whose address is 315 Marsh Road, Fallon, Montana 59326 will offer the following property to the public at auction. The final bids will be subject to the owner's approval. The owner reserves the right to accept or reject any and all bids.

TRACT ONE

Township 3 North Range 23 East
Section 17 SW4
Section 17 E2, NW4

Yellowstone County Assessor Figures

+/- 640 Total Acres
+/- 389.833 acres tillable non-irrigated land
+/- 166.195 acres wild hay land
+/- 82.972 acres grazing land
+/- 1 acre farmstead

Farm Service Agency Figures

+/- 551.8 acres classified as cropland
+/- 471.4 Acres enrolled in Conservation Reserve Program
+/- 306.6 Acres Expire 9-30-2017 (Annual Rental Payment \$7,916.50)
+/- 164.8 Acres Expire 9-30-2015 (Annual Rental Payment \$5,145.06)

IMPROVEMENTS

Older 1950s Fixer upper 3 bedroom, 1 bath home +/- 1368 sq ft (not currently inhabitable)
12' X 24' Bunkhouse
48' X 40' Behlen round top building with cement floor
40' X 30' Shop wood frame / metal
250' X 40' Insulated building with cement floor and a 16' X 16' office addition
48' X 24' Barn w/corrals
10' X 28' Open face livestock shelter
Several steel grain bins of various size & condition

WATER 625" artesian water well

Access: Private Easement from Buffalo Trail Road
Power: Yellowstone Valley Electric Cooperative
Property Taxes: 2010 +/- \$1999.85

Rental Income
Building lease +/- \$440.00 per month/ Annual \$5,280.00
Conservation Reserve Program Annual \$13,061.56
DCP Payment +/- \$1009.00
Plus hay shares and pasture rent

TRACT TWO

Township 3 North Range 23 East
Section 8 SE4
Section 8 SW4

Yellowstone County Assessor Figures

+/- 320 Total Acres
+/- 48.09 acres wild hay land
+/- 271.91 acres grazing land

Farm Service Agency Figures
+/-46.9 are classified cropland

DCP Payment +/- \$589.00

Water: Comanche Creek
Fenced: Perimeter fenced and +/- 46.93 acre cropland fenced
Access: Buffalo Trail Road (1/2 mile of frontage)
Power: Yellowstone Valley Electric Cooperative
Property Taxes: 2010 +/- \$266.82

TRACT THREE

Township 3 North Range 23 East
Section 18 SWNWNE4
Section 18 E2NENE

Section 18 Lot 1-2, E2NW, S2NE & SE4
Yellowstone County Assessor Figures
+/- 429.13 Total Acres
+/- 18.635 acres tillable non-irrigated land
+/- 97.518 acres wild hay land
+/- 312.977 acres grazing land

Farm Service Agency Figures
+/-124.7 are classified cropland

DCP Payment +/- \$1569.00

Water: Artesian well
Access: Private Easement from Buffalo Trail Road
Power: Yellowstone Valley Electric Cooperative
Rental Income: Pasture rent
Property Taxes: 2010 +/- \$399.83

PROPERTY HIGHLIGHTS

Deer, antelope and game birds are found on the property. The CRP cover, water and feed provided by the terrain provide excellent wildlife habitat. The property has good access and REA power. Artesian water wells are a real plus. The CRP, DCP, pasture, hay & buildings provide an excellent income stream. This location makes the dream of quiet country living while having a busy career in the city a reality. Don't miss this opportunity.

TERMS

Mineral Rights: Tract One 50% of minerals held transfer
Tract Two 50% of minerals held transfer
Tract Three 50% of minerals held transfer

Water Rights: All water rights held will transfer.

Taxes: Taxes will be pro-rated from the day of closing.

Closing costs: Split equally between the Buyer and the Seller.

Title Insurance: Standard owner's title insurance will be provided by the seller through First Montana Title Company of Billings, 204 North 29th Street, Billings, MT 59101 (406) 248-3000

Title will be transferred by warranty deed with title insurance. A ten-percent (10%) non-refundable down payment of the total contract price will be due on sale day. The balance is due in cash at closing within 45 days at the office of: First Montana Title Company of Billings, 204 North 29th Street, Billings, MT 59101 (406) 248-3000

All three tracts are subject to the current agricultural lease that ends November 1, 2011, the Seller shall retain the annual agricultural lease payment in full. The 2010 - 2011 CRP rental income shall be pro-rated between Seller and Buyer to the day of closing. The farmyard lease is on a monthly schedule, the Buyer shall be entitled to the rent payments from the date of closing through October 31, 2011.

All funds are held in the escrow account of First Montana Title Company of Billings, 204 North 29th Street, Billings, MT 59101 (406) 248-3000

The property is being sold by legal description, not by the acre. All figures are estimates made from information provided by the appropriate government agencies. A title commitment has been ordered and will be available, at their request, to prospective buyers for inspection prior to sale. The title company will provide the proper legal descriptions. The above does describe the property to be sold. Fences, headlands and temporary markers may or may not be the property boundaries.

NO BUYERS PREMIUM WILL BE CHARGED

Conservation Reserve Program
Buyers must accept assignment of the CRP contracts at closing and comply with all terms and conditions of the contracts. The 2011 CRP payment will be prorated between Seller & Buyer to the day of closing.


Montana Land
Auctions, Incorporated

For photos & more information go to:

www.montanalandauctions.com