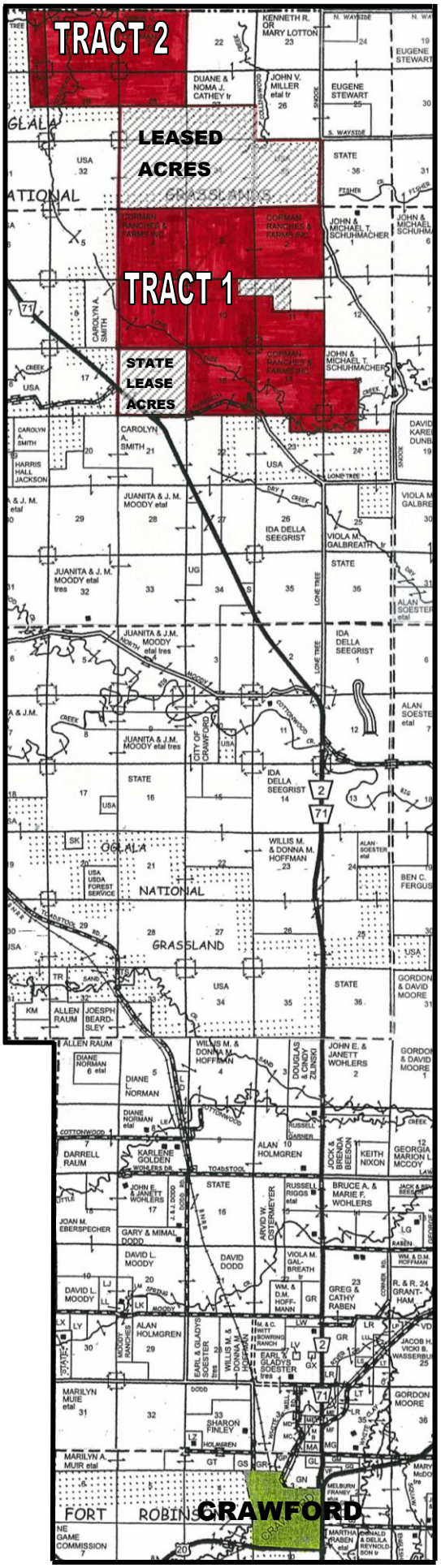

TRACT 1

- 5,135 Deeded acres
- 2,549 acres Oglala Grasslands currently leased – continuation of this lease is contingent upon reissuance of a lease to the buyer by Sugar Loaf Grazing Association & US Forest Service. For details call Lora O'Rourke @308-432-0300
- 640 State lease acres - $3,550.56/yr thru 2011
- Water is supplied to all pastures & headquarters from Spring Creek Pipeline
- McMeekin Reservoir - permitted up to 109 AF per year to flood irrigate 200± acres of hay meadows
- Seasonal flow from Lone Tree Creek springs

RANCH HEADQUARTERS ON TRACT 1:

- Modular home with basement, 2 bedrooms, and master bath.
- 20'X80' loafing shed
- Corrals w/working alleys
- Shop building, barn & outbuildings

TRACT 2

- 1,962 Deeded acres
- Water is supplied to this tract from the Sugar Loaf Pipeline
- Snook Reservoir (42 AF) for livestock water
- Approximately 175 acres of hay meadows

Native grasses on this ranch include Buffalo, Gramma, Western Wheat & Blackroot