

Real Estate Auction

COONEY RANCH

WILDLIFE PARADISE - Fly Fishing on Red Lodge Creek
Mule & Whitetail Deer, Pheasant; some Waterfowl and Antelope
Oiled road access at Cooney Dam, Boyd, Montana

1 P.M. Saturday December 12, 2009 at Hilton Garden Inn, I-90 Exit #446 in Billings

Procedures

Cooney Ranch sells at Public Auction, based on the Minimum Bid of \$300,000. Placement of that Minimum Bid converts the auction to an Absolute Sale. The Title Insurance Commitment, Buy/Sell Agreement and a detailed brochure are available from Broker Dick Grosskopf of Landmark of Billings, Inc. for your review prior to the auction.

Terms & Conditions

Terms - This cash sale requires 15% earnest deposit at signing of the Buy/Sell Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before December 29, 2009. Seller to convey title by Trustees Deed; with Title Insurance evidencing merchantable title. The Title Insurance is provided by the Seller. Closing by the Title Company shared 50/50 by Seller/Purchaser. The property sells subject to easements, rights-of-way, zoning, and any restrictions of record. Cooney Ranch sells free and clear of all liens. Property sells in as-is condition; No warranty is expressed or implied as to the adequacy and location of fencing, livestock water, range or CRP condition, building improvements, or continued presence of wildlife and wildlife recreational opportunities.

Possession - Full possession of land-buildings, 10 days after closing.

Taxes - 2009 real estate taxes paid by Seller; 2010 paid by Purchaser.

Minerals - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

CRP - Buyer shall accept assignment of existing CRP 2010 contract.

Acres - Acreages were obtained from the County Assessor and the USDA FSA. Property sells without regard to acres. No warranty is expressed or implied as to the exact acres. The legal descriptions are subject to existing fence and field boundaries, and land use trades.

Water Rights - Water rights for Cooney Ranch were researched through the DNRC, but are not guaranteed.

Seller : Cooney Dam Family Trust - Ron Hanni Family

Information contained in our brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Landmark of Billings, Inc. and Agri Affiliates, Inc. are the Broker Agents acting for the best interest of the Seller. All our maps are approximations only, to be used as a general guideline, and not intended as survey accurate.

2% Buyer's Premium due at Closing

Cooney Ranch - Wildlife Paradise

This Outstanding 200+ Acre Private Ranch (no game farm) includes a wide variety of wildlife - Mule & Whitetail Deer, Pheasant, some Waterfowl & Antelope. Meandering Red Lodge Creek flows from Cooney Dam, providing exceptional opportunities for Fly Fishing. The Creek includes many curves, ripples, and holes. Some development in straight flow areas of the river could further enhance excellent fly fishing.

The Ranch includes CRP areas for food plots, meadow areas along the creek, plus sloping rangeland with boulders and a variety of scattered pine trees. Brushy and swampy areas provide excellent pheasant and upland bird habitat.

A nearly new home, modest but very appropriate, adjoins smaller, older outbuildings. **Cooney Ranch** is an excellent property with a rare combination of recreation amenities.

Minimum Bid \$300,000

This is a One-of-a-Kind property due to the size, access, and tremendous recreational opportunities. Your placement of the \$300,000 Minimum Bid converts Cooney Ranch auction into an Absolute Sale of the property.

Access to Cooney Ranch

40 miles west of Billings to the Shiloh I-90 Exit, then follow US#212 to Boyd, and State oiled road to **Cooney Ranch**. The south boundary is formed by the oiled road, just 1/2 mile east of Cooney Dam Recreation Area. The Dam includes excellent fishing and boating, and breath-taking views of the Absaroka Mountains, and the Red Lodge Ski Area. Easy commute to Billings International Airport.

Cooney Ranch - The Best of Big Sky Country



Listing Agent **Dick Grosskopf**

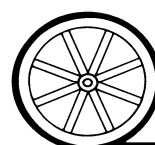
Broker/Owner Landmark of Billings, Inc.

406/248-3101 Cell 860-1512

Scott Grosskopf 406/861-558 Jake Korell 406/698-4600

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1925 Grand Avenue #147 Billings, Montana 59102



AGRI AFFILIATES, INC.

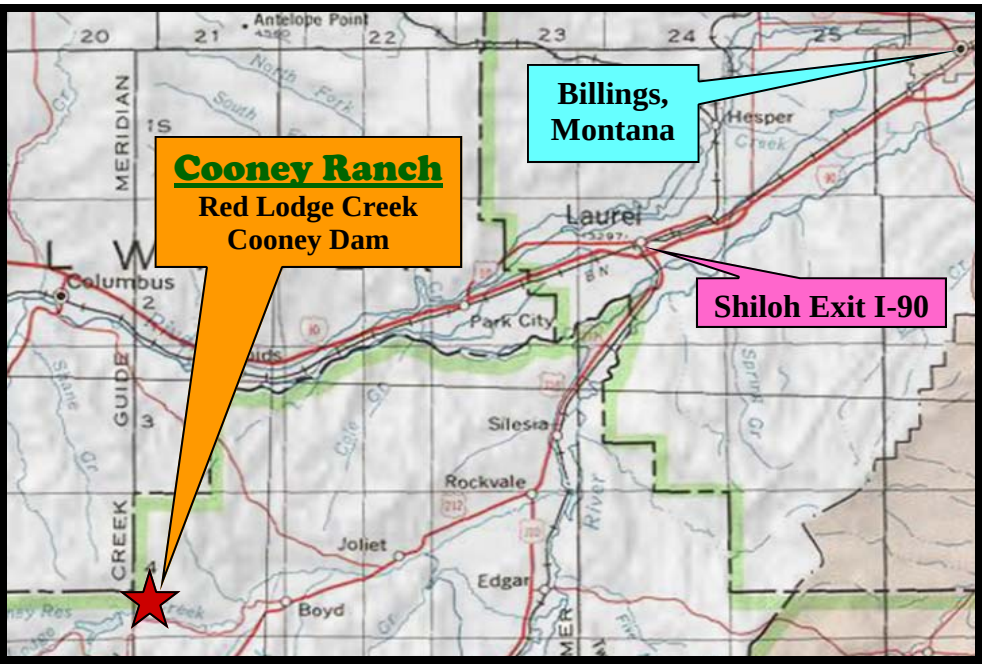
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406/248-3101 Dick Grosskopf

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Special room rates are available at the Hilton Garden Inn - site of the Auction. Go north from Billings, Montana I-90 Exit #446, then 4 blocks west on King Road (24th), south to the Inn at 2465 Grant Road. Room reservations phone . .

406/655-8800



Cooney Ranch

