

Cherry Springs

Ranch Grazing Unit

Bridger, Montana 59014



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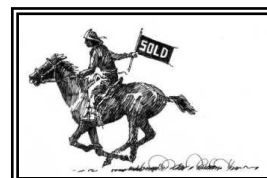
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For additional details, contact any of the Brokers listed.

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Cherry Springs Ranch Grazing Unit

LOCATION: The tract is located approximately six miles southeast of Bridger north of the Pryor Mountain Road. All in one block.

ACREAGE:

4,657 deeded acres

1,160 acres m/l BLM Lease

5,817 total acres

The tract is cross fenced into three large pastures.

WATER & WATER LINE IMPROVEMENTS:

- ♦ Four free-flowing springs
- ♦ Three developed springs
- ♦ One solar well—400' deep, 5 GPM
- ♦ Cistern & pipe lines have been installed for the distribution of water tanks.
- ♦ All water rights are registered with the State. Copies of the General Abstract is available for each right.

FENCES: Most all of the fences are in above average condition.



Cherry Springs Ranch Grazing Unit:



POWER: There is no power on the property.

MINERALS: All owned by seller, if any.

TAXES: Estimated—\$2,000—not split out.

TERMS: Cash to seller or Seller will carry a Contract for Deed with 30% down, 6% interest amortized over 25 years with the entire amount due at the end of 5 years.

PRICE: \$2,500,000.00

BROKER COMMENTS: Rugged and picturesque, right out of a John Wayne movie! Remote appearance, but close to roads, towns, and airport. Mule deer and upland birds. With the mild climate, Cherry Springs could be used for all seasons.



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