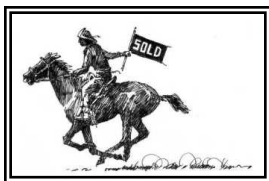


Macheta Ranch

4466 Edgar Road

Billings, Montana 59101



For additional details, contact:

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Macheta Ranch

LOCATION: The Macheta Ranch is located between Pryor and Edgar, Montana, accessed from the Edgar Road in the foothills of the Pryor Mountains within the Crow Indian Reservation. The ranch is less than an hour from Montana's largest city, Billings, known as "Montana's Trail Head", with superior air service and the major medical and financial hub for Montana and surrounding states.

CLIMATE: The ranch lies in a 14—16 inch rainfall area. The area is within the Chinook Belt and has approximately a 120 day growing season.

ACREAGE:

Deeded:

605 deeded acres—367 farm ground, 238 grass

Leased:

1,955 leased acres—266 farm ground, 1,689 grass

2,560 total acres +/-

IMPROVEMENTS:

- ◆ House: 1,800 sq. ft., built in 1971 with numerous updates, 3 bedrooms, 2 baths, attached garage.
- ◆ Shop: 24' x 40', heated
- ◆ Barn
- ◆ Corrals: water tanks
- ◆ 15,000 bushel grain storage
- ◆ Additional home site for trailer house, hook-up



Improvements:



WATER: Well at house and corrals. Numerous springs.

TAXES: \$1,528.58 for 2016.

TERMS: Cash to seller.

PRICE: \$850,000

BROKER COMMENTS: Affordable ranch less than an hour from Billings. Tons of potential to take the ranch in the direction of your choice. Farm ground to make a hay base and strong grasses for your livestock. Would make a good addition to your current operation or the ranch has the facilities to stand alone.



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.