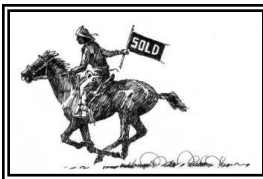


Oswald Ranch

Acton, Montana



For additional details, contact:

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Oswald Ranch

LOCATION: The Oswald Ranch is located sixteen miles northwest of Billings, Montana.

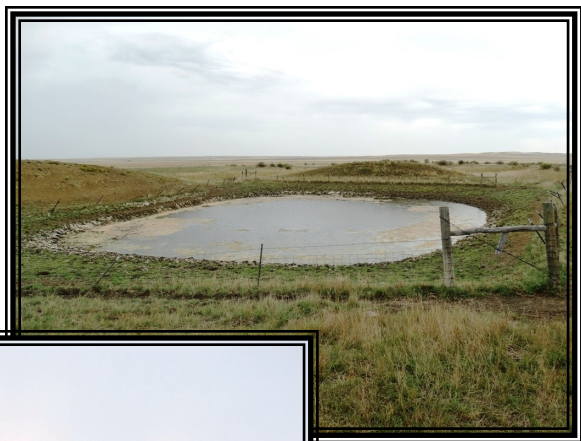
ACCESS: The property is accessed from Montana Highway 3 and also Oswald County Road.

AREA FEATURES: The property is only sixteen miles northwest of Billings, Montana. Billings is Montana's largest city with superior air service, restaurants, shopping, livestock and grain marketing, and medical services.

ELEVATION: Ranges from 3,700—3,800 feet.

CLIMATE: The Oswald Ranch is in a temperate climate for Montana. Minimal snowfall within the Chinook Belt. Annual rainfall is between 12—14 inches.

WATER: The majority of the water sources for livestock on the property have come from Buffalo Wallers and two dirt tanks. A windmill well also provides livestock water.



ACREAGE: Total acreage is 1,980.52.

ACREAGE BREAKDOWN:

- 1,304.42 acres in native grasses, fenced and cross fenced
- 676.10 acres in improved pasture. Past grain base and CRP.

WILDLIFE: Mule deer, antelope, sharp tail, geese.

MINERALS: All of Seller's interest.

TAXES: \$992.09 for 2017.

TERMS: Cash to seller



PRICE: \$1,149,000

BROKER COMMENTS: Grass with great access close in to Billings with all of the seller's minerals to convey. Great investment!



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.