



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



Wolf Springs Ranch
Cohagen, Garfield County, Montana

Located in the heart of eastern Montana cattle country, the Wolf Springs Ranch offers a rare opportunity to own a true hard grass cattle ranch seldom seen on the market today.

LOCATION & ACCESS

The Wolf Springs Ranch is easily accessed via Montana Highway 59, north of Miles City, Montana on a county-maintained gravel road.

Distances from the ranch headquarters to cities in surrounding states are as follows:

Jordan, MT (pop. 396)	24 miles northwest
Miles City, MT (pop. 8,483)	60 miles southeast
Circle, MT (pop. 623)	90 miles northeast
Terry, MT (pop. 573)	98 miles southeast
Glendive, MT (pop. 5,107)	135 miles east
Billings, MT (pop. 109,642)	204 miles southwest



SIZE & DESCRIPTION

The ranch consists of 9,128± deeded acres, 780± BLM leased acres and 640± State of Montana leased acres for a total of 10,548± contiguous acres. The land is comprised of rolling hills and flat-top buttes with minimal unproductive ground. Wolf Springs Ranch is typical of the cattle ranches in the area with a good combination of native hard grass and introduced early season grass that will put optimal weight gain on cattle.

Historically, owners have spent the last several years installing waterlines and fences to effectively increase the carrying capacity while improving the overall grass production. Simple and efficient improvements allow for a stress-free environment when working cattle. The ranch is truly designed and operated as a low overhead ranch requiring minimal labor. The owners rate the carrying capacity of the ranch at 350 cows on a year-round basis.

NOTE: *"Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis."*



LEASE INFORMATION

STATE OF MONTANA LEASES:

There are 640± acres of State of Montana lease associated with the Wolf Springs Ranch with a cost of \$1,388.60 for 2019. State of Montana leases are renewable every five years with an annual payment due each year. The annual payments are assessed per AUM of each lease with the cost per AUM varying year to year as determined by the Office of Lands and Investments for the State of Montana.

BLM LEASES:

There are two Bureau of Land Management (BLM) allotments consisting of 780± total acres associated with the Wolf Springs Ranch with a cost of \$221.40 for 2019. BLM leases are renewable every ten (10) years with the annual AUM rate determined by the Bureau of Land Management.



UTILITIES

Electricity – McCone Electric
Communications – Mid Rivers Coop

REAL ESTATE TAXES

According to the Garfield County Assessor, the real estate taxes on the Wolf Springs Ranch are approximately \$5,940 per year.

IMPROVEMENTS

The main house on the ranch is a well-maintained and improved manufactured home with two bedrooms, two bathrooms and 1,375 sq. ft. of living space on one level. It has updated windows, a metal roof, and has been remodeled several times over the past few years. There is a wood-burning stove that heats the home efficiently with baseboard heaters as a second heat source.

The second house is a three bedroom, two bath manufactured home with 1,450 sq. ft. of living space. It also has combination heat with a wood stove and baseboard heat for the winter months.

The bunkhouse has four bedrooms, two baths and has historically been used for hunters as well as family gatherings. Each bedroom has air conditioning and the interior of the entire structure has been remodeled in recent years.

The shop/barn has 1,440 sq. ft. of shop space on one end that is insulated with a concrete floor making it a great place for parking vehicles and skid loaders in extreme weather. The other end of the building is set up for saddle horses and calving cows with an enclosed tack room, stalls and calving pens.

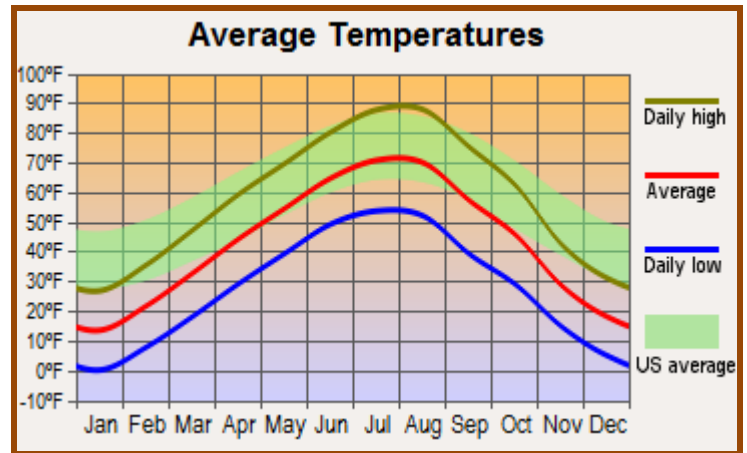


RECREATION & WILDLIFE

The ranch is home to a variety of wildlife found on many eastern Montana ranches. The mule deer prefer the many rimrock-topped hills on the ranch that provide excellent cover throughout the year. There are several herds of antelope as well as grouse and Hungarian Partridge that inhabit the area as well.

CLIMATE

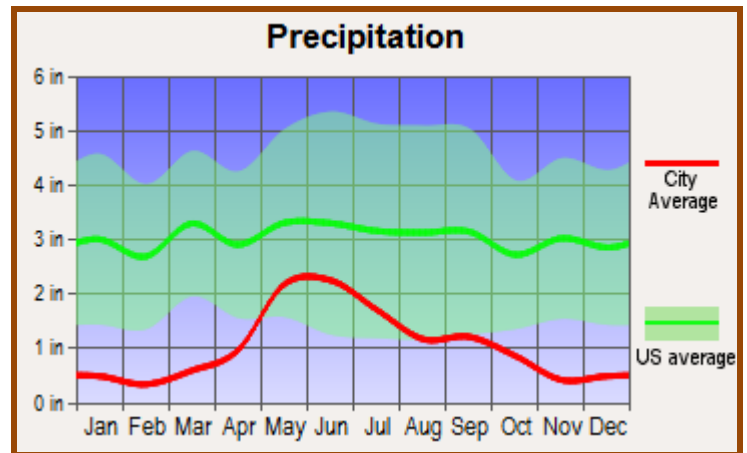
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Cohagen, Montana area is approximately 12.6 inches including 51.9 inches of snow fall. The average high temperature in January is 32 degrees, while the low is 8 degrees. The average high temperature in July is 87 degrees, while the low is 55 degrees. The charts to the right are courtesy of www.city-data.com.



COMMUNITY AMENITIES

JORDAN, MONTANA:

Located near the Charles M. Russell Wildlife Refuge, Jordan offers plenty of outdoor recreation and watchable wildlife. The Hell Creek Recreation Area provides access to Fort Peck Lake and excellent water sports opportunities. Visitors can glimpse area history and fossil exhibits at the Garfield County Museum. Information found at: <https://www.visitmt.com/listings/general/chamber-of-commerce/jordan-garfield-county-chamber-of-commerce.html>.



MILES CITY, MONTANA:

Information found at <https://milescitychamber.com/community-profile/>:

Founded in 1876, Miles City is rich in history. Almost all of our major attractions have a tie back to the history of the city. The Range Riders Museum is one of the most recognized "Old West" Museums around. The WaterWorks Art Museum houses works of the premiere artists in the country, in the original water works facility of Miles City. The Center's sandstone and cement construction tells the real story of the past. The Miles City Academy, formerly the Ursuline Convent, as well as our historic Main Street and Residential Districts, act as a draw to the visitors of Miles City. Outdoor activities in Miles City are abundant. Fishing, hunting, bird watching, rock collecting, golf, or just taking a walk along the river can all be done within minutes of Miles City. Enjoy our beautiful parks, Recreation areas, and scenic vistas. We also throw some great events here. The World-Famous Miles City Bucking Horse Sale makes Miles City the rodeo capital of the world each third full weekend in May. Throw in the Rodeos, Outdoor Concerts, Brew Festival, Bluegrass Festival, the Christmas Stroll, and other non-stop cultural events, and you will see that there is always something to do in Miles City.

SIDNEY, MONTANA:

Information found at: <https://www.visitmt.com/places-to-go/cities-and-towns/sidney.html>:

Situated on the Yellowstone River, Sidney is the center of trade for the area. Oil and agriculture are the main industries, and crops include grains, sugar beets, corn, beans and hay. The Sidney area offers excellent fishing for many warm-water species, including the huge prehistoric paddlefish. You can also hunt for agates along the Yellowstone, or hunt big game, waterfowl and upland birds. Straddling the North Dakota-Montana border nearby is the Fort Union Trading Post National Historic Site.

BILLINGS, MONTANA:

Bound on the north and east by the 400-foot sandstone cliffs known as the Rimrocks, Billings boasts a climate that is mild year-round. The population is estimated at just over 100,000, which makes the city large enough to offer plentiful entertainment, cultural, and employment options and small enough to maintain the safe, friendly, small-town feel that is its trademark. There is plenty to keep you busy in Montana's largest city. Billings is home to performing arts theaters such as NOVA and the Alberta Bair, several Carmike movie theaters, great shopping at Rimrock Mall, and restaurants to compliment any appetite. For the outdoor-oriented, there are several golf courses, biking and running trails along the Rimrock cliffs that surround the city, and river access that is great for fishing, floating, kayaking, and rafting.

Information found at: <https://www.rocky.edu/about-rmc/city-billings>: When you are in the mood for a road trip, there are plenty of nearby towns and attractions that are well worth the drive:

- Red Lodge is a 50-minute drive from Billings and is known for its great skiing and downtown shopping
- World-famous Yellowstone National Park is a 2½ hour drive
- The Beartooth and Pryor Mountains are both within an hour's drive and are perfect for hiking, fishing, and camping
- Big Sky Ski Resort and Moonlight Basin are both 3 hours from Billings; and Bridger Bowl Ski Resort is 2 hours from Billings.



OFFERING PRICE

\$5,125,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



CONDITIONS OF SALE

- I. All offers shall be:
 - A. In writing;
 - B. Accompanied by an earnest money deposit check in the minimum amount of \$150,000 (One Hundred Fifty Thousand Dollars); and
 - C. Be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

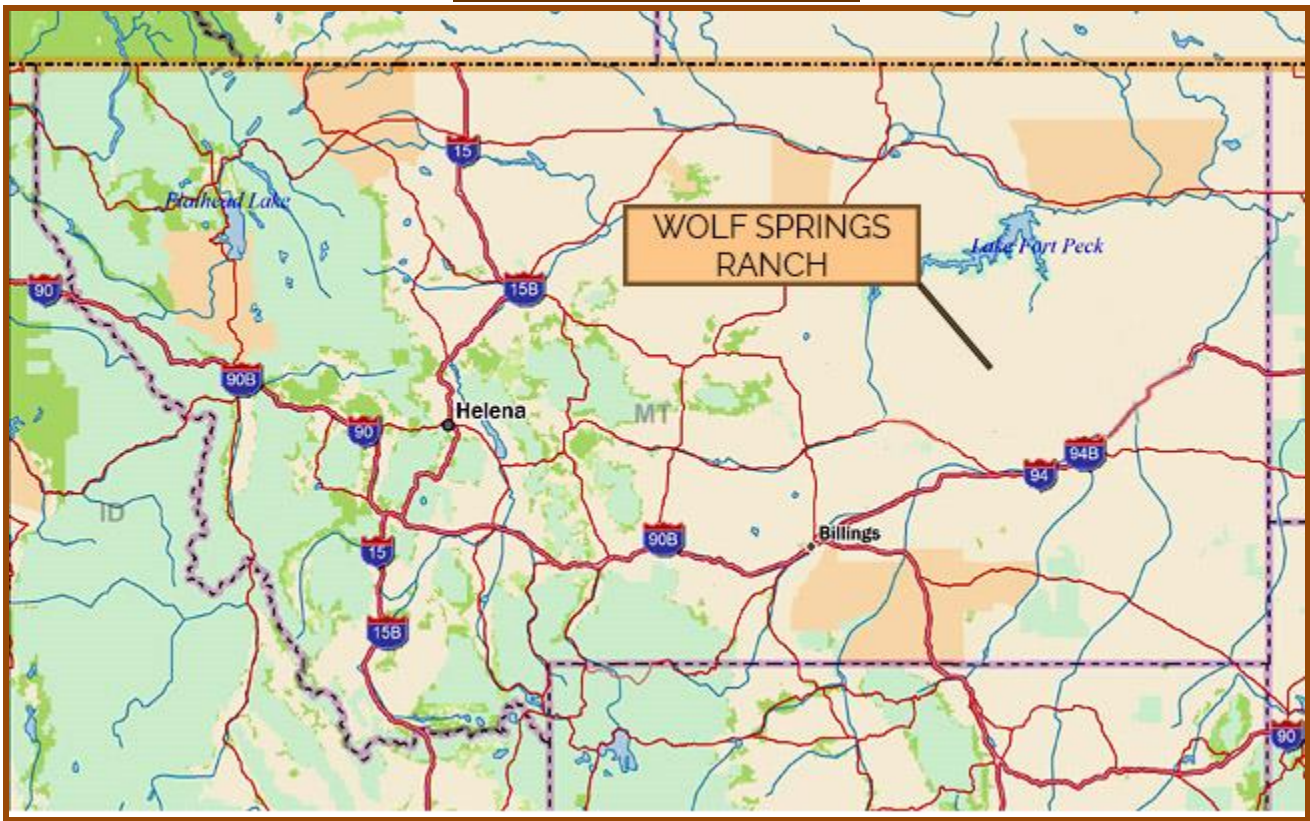
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

Notice to Buyers: Montana Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

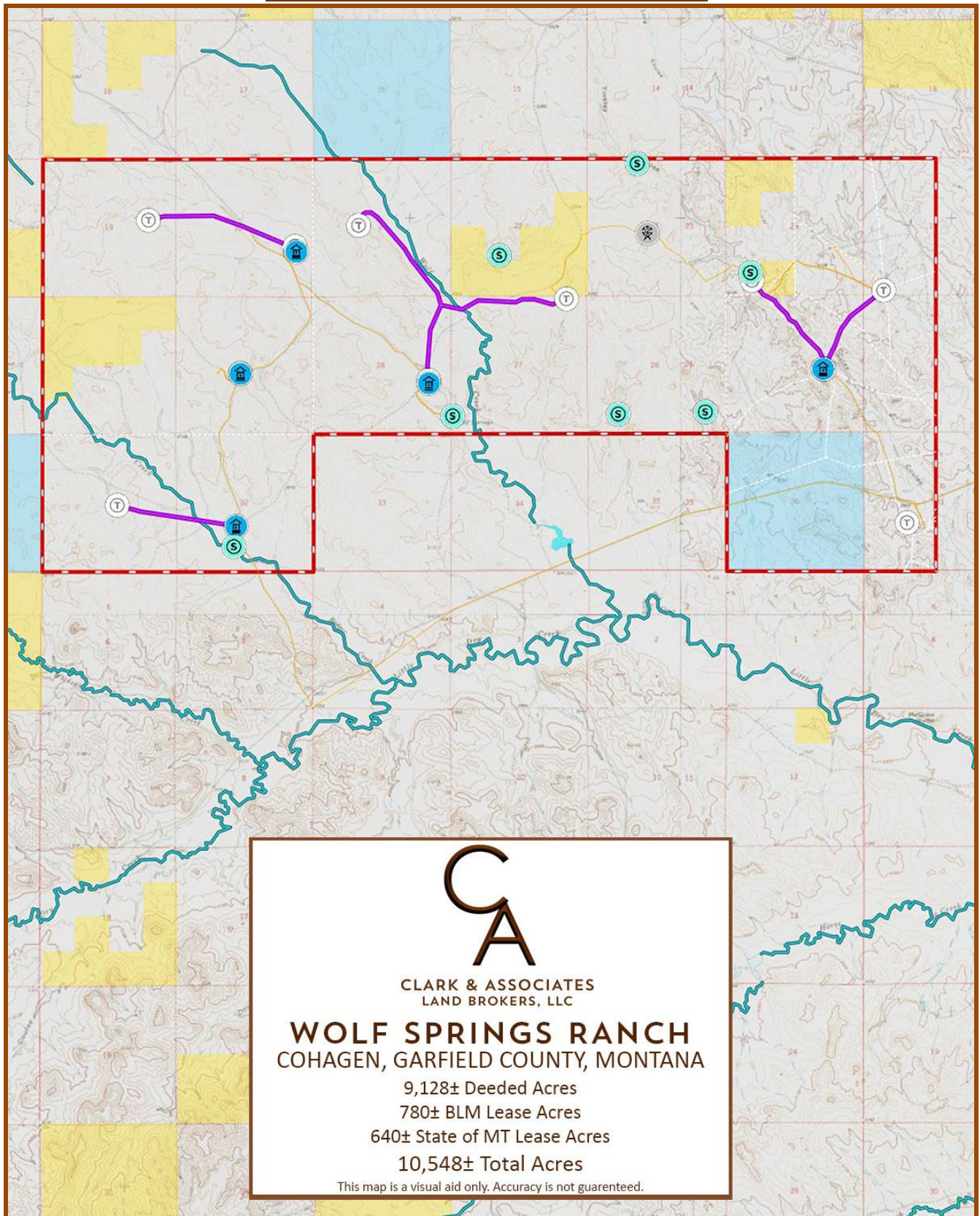
STATE LOCATION MAP



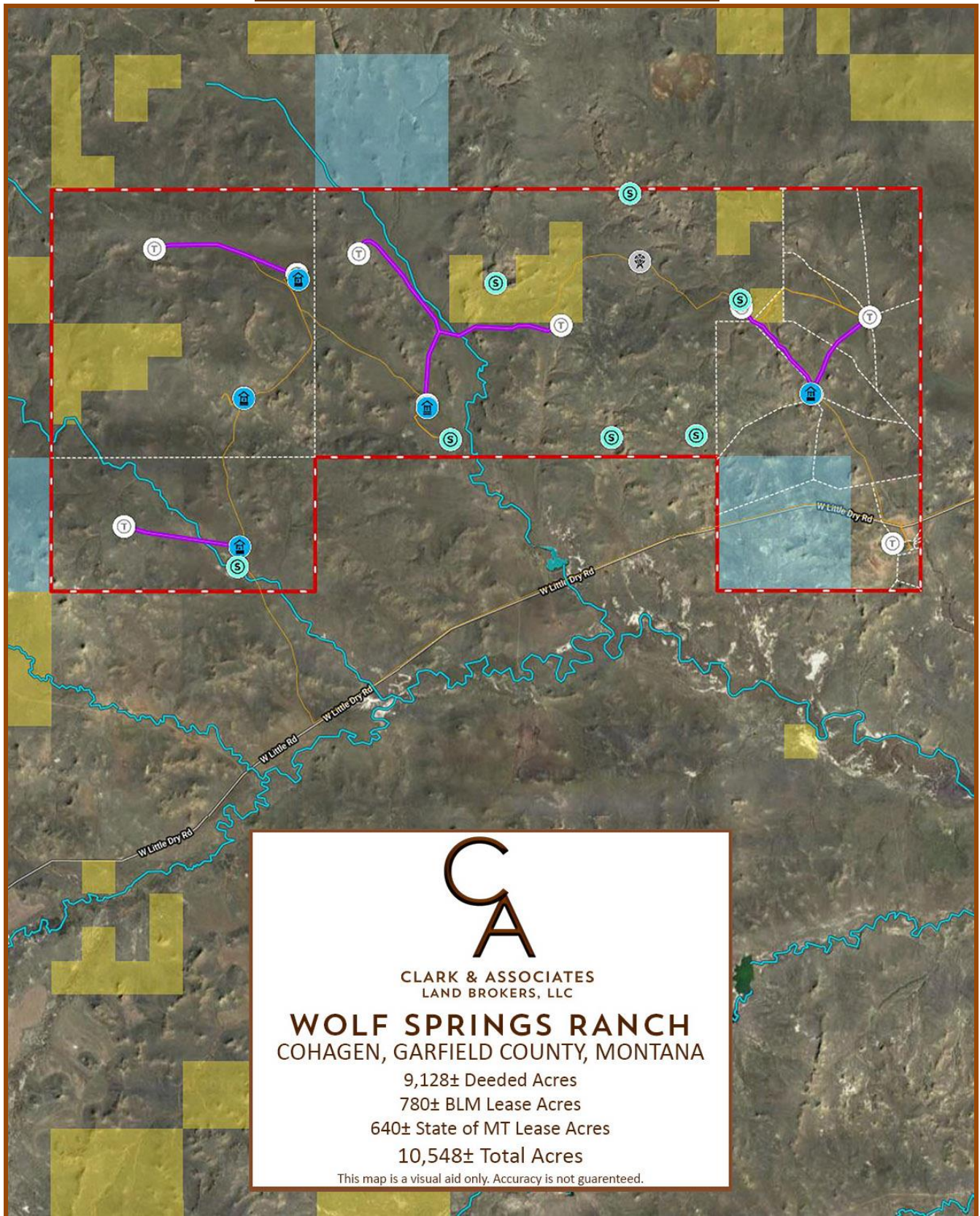
NOTES

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WOLF SPRINGS RANCH TOPO MAP



WOLF SPRINGS RANCH ORTHO MAP



For additional information or to schedule a showing, please contact:



Denver Gilbert
Associate Broker, REALTOR®

Mobile: (406) 697-3961

denver@clarklandbrokers.com

Licensed in MT, ND, SD & WY

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Lusk, WY Office

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Buffalo, WY Office

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Buffalo, WY 82834

Mark McNamee - Associate Broker/Auctioneer/Owner

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Billings/Miles City, MT Offices

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Billings, MT 59105

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Belle Fourche, SD Office

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Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

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Torrington, WY Office

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Logan Schliinz - Associate Broker

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Douglas, WY Office

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1878 N Glendo Hwy, Glendo, WY 82213

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Wheatland, WY Office

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Jon Keil – Associate Broker

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Greybull, WY Office

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Greybull, WY 82426

Ken Weekes – Sales Associate

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Licensed in WY

**IMPORTANT NOTICE
RELATIONSHIPS/CONSENTS IN REAL ESTATE TRANSACTIONS
(COMBINED EXPLANATION AND DISCLOSURE)**

Definition of Terms and Description of Duties

A **"Seller Agent"** is obligated to the **Seller** to:

- act solely in the best interests of the seller, except that a seller agent, after written disclosure to the seller and with the seller's written consent, may represent multiple sellers of property or list properties for sale that may compete with the seller's property without breaching any obligation to the seller;
- obey promptly and efficiently all lawful instructions of the seller;
- disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent with a buyer or another seller;
- safeguard the seller's confidences;
- exercise reasonable care, skill, and diligence in pursuing the seller's objectives and in complying with the terms established in the listing agreement;
- fully account to the seller for any funds or property of the seller that comes into the seller agent's possession; and comply with all applicable federal and state laws, rules, and regulations.

A **"Seller Agent"** is obligated to the **Buyer** to:

- disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller;
- disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- act in good faith with a buyer and a buyer agent; and
- comply with all applicable federal and state laws, rules, and regulations.

A **"Buyer Agent"** is obligated to the **Buyer** to:

- act solely in the best interests of the buyer, except that a buyer agent, after written disclosure to the buyer and with the buyer's written consent, may represent multiple buyers interested in buying the same property for similar properties to the property in which the buyer is interested or show properties in which the buyer is interested to other prospective buyers without breaching any obligation to the seller;
- obey promptly and efficiently all lawful instructions of the buyer;
- disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent with another buyer or seller;
- safeguard the buyer's confidences;
- exercise reasonable care, skill, and diligence in pursuing the buyer's objectives and in complying with the terms established in the Buyer/Broker agreement;
- fully account to the buyer for any funds or property of the buyer that comes into the buyer agent's possession; and
- comply with all applicable federal and state laws, rules, and regulations.

A **"Buyer Agent"** is obligated to the **Seller** to:

- disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer;
- disclose to a seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the buyer;
- act in good faith with a seller and a seller agent; and
- comply with all applicable federal and state laws, rules, and regulations.

DUAL AGENCY IF A SELLER AGENT IS ALSO REPRESENTING A BUYER, OR A BUYER AGENT IS ALSO REPRESENTING A SELLER WITH REGARD TO A PROPERTY, THEN A DUAL AGENCY RELATIONSHIP MAY BE ESTABLISHED. IN A DUAL AGENCY RELATIONSHIP, THE DUAL AGENT IS EQUALLY OBLIGATED TO BOTH THE SELLER AND THE BUYER. THESE OBLIGATIONS MAY PROHIBIT THE DUAL AGENT FROM ADVOCATING EXCLUSIVELY ON BEHALF OF THE SELLER OR BUYER AND MAY LIMIT THE DEPTH AND DEGREE OF REPRESENTATION THAT YOU RECEIVE. A BROKER OR A SALESPERSON MAY NOT ACT AS A DUAL AGENT WITHOUT THE SIGNED, WRITTEN CONSENT OF BOTH THE SELLER AND THE BUYER

Initial _____
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A **"Dual Agent"** is obligated to a Seller in the same manner as a seller agent and is obligated to a buyer in the same manner as a buyer agent, except that a dual agent:

- has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and
- may not disclose the following information without the written consent of the person whom the information is confidential:
 - (i) the fact that the buyer is willing to pay more than the offered purchase price;
 - (ii) the fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
 - (iii) factors motivating either party to buy or sell; and
 - (iv) any information that a party indicates in writing to the dual agent is to be kept confidential.

A “Statutory Broker” is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- disclose to:
 - (i) a buyer or a buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller; and
 - (ii) a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer;
- exercise reasonable care, skill, and diligence in putting together a real estate transaction; and
- comply with all applicable federal and state laws, rule and regulations.

An “Adverse Material Fact” means a fact that should be recognized by a broker or salesperson as being of enough significance as to affect a person’s decision to enter into a contract to buy or sell real property and may be a fact that:

- (i) materially affects the value, affects structural integrity, or presents a documented health risk to occupants of the property; and
- (ii) materially affects the buyer’s ability or intent to perform the buyer’s obligations under a proposed or existing contract.

“Adverse material fact” does not include the fact that an occupant of the property has or has had a communicable disease or the property was the site of a suicide or felony.

Disclosures/Consents

The undersigned Broker or Salesperson hereby discloses the relationship(s) as checked below, and the undersigned Seller or Buyer acknowledges receipt of such disclosure(s) and consents to the relationship(s) disclosed.

- ☐ Seller Agent
 - ☐ **By checking this box, the undersigned consents to the Broker or Salesperson representing multiple sellers of property that may compete with the Seller’s property.**
- ☐ Buyer Agent
 - ☐ **By checking this box, the undersigned consents to the Broker or Salesperson representing multiple buyers interested in similar properties at the same time.**
- ☐ Statutory Broker
- ☐ Dual Agent (by checking this box, the undersigned consents to the Broker or Salesperson acting as a dual representative.)

_____/_____
Broker and/or Salesperson Date

_____/_____
Seller Buyer Date

NOTE: Unless otherwise expressly stated the term “Days” means calendar days and not business day. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

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