



MONTANA-WYOMING WEST
RANCH BROKERAGE

MONTANA-WYOMING WEST RANCH BROKERAGE

JORGENSEN'S LAND & LIVESTOCK

A PREMIER HUNTING & AGRICULTURAL PROPERTY

PRODUCTION - HUNTING - RECREATION

MUSSELSHELL COUNTY, MT



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**MONTANA-WYOMING WEST
RANCH BROKERAGE**

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STAND OF GRASS ON THE FARMLAND / EXPIRED CONSERVATION RESERVE PROGRAM

DESCRIPTION: Jorgenson's Land & Livestock is a Premier Hunting & Agricultural Property ideally located on the edge of the famed Bull Mountains between the Dense Timber and Premium Agricultural Ground that Extends into the Prairie. It proves to hold some of the Best Elk Genetics in the State with Numerous 360-380" +/- Class Bulls and larger on the Property and near surrounding boundaries. This may be Most Affordable Premium Elk Hunting Ranch on the Market and is only 45-minutes from Montana's Largest Airport in Billings, MT. It features a Complimentary blend of Grasslands and Timbered Breaks that make up an Efficient, Minimal Input and Productive acreage with great Production Opportunity for Cattle, Hay Production or Farming. The Diverse Terrain, Water, Grasslands, and surrounding Cropland make this property a Recreationalist and Hunter's Dream. Be sure to schedule a time to see the opportunities that await and start Building Your MONTANA LEGACY Today!

ACREAGE: Jorgenson's Land & Livestock is comprised of a total of 2,722.719 +/- Total Usable Acres with, 2,402.719 +/- Deeded Acres and 320 +/- acres of State Lease.



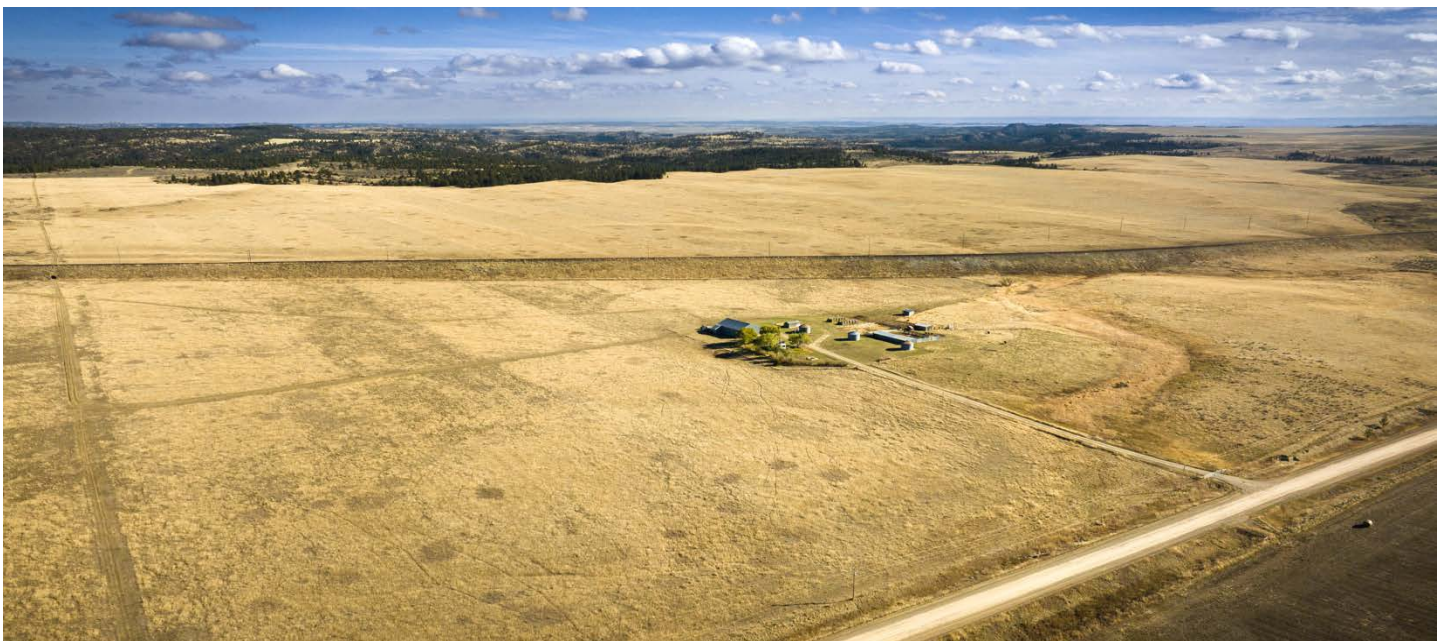
LOCATION: The entirety of Jorgenson's Land & Livestock lies within Musselshell, located approximately 31-miles Northeast of **Billings**, Montana's largest city, easily accessible by MT Hwy-87, 21 Mile Rd & Goulding Creek Rd. The Ranch also is just 21-miles South of **Roundup, MT** via MT Hwy-12 & Goulding Creek Rd -or- MT Hwy-87 & Majerus Rd (27-miles) this route offering only 11-miles of well cared for graveled county road.

With an abundance of Farms / Ranches in the area it retains a rich Western Heritage and Privacy that rolls through the perfect blend of Grasslands and Broken Timber, yet offers convenient access to supplies and entertainment.



STATE LEASES: The property is offered with the ability to transfer (2) State Leases with the transaction for a total of 320 +/- acres. The Cabin / Homesite Lease (#9683) is 4.43+/- acres and holds the Improvements, while the Agricultural and Grazing Lease (#3453) is comprised of 315.57+/- acres that includes 89.8+/- acres of Grazing Acres and 214.77 +/- CRP acres. This lease allows for an estimated 37-AUM's of grazing on the State Lands. This lease was held in CRP from 2011 – 2021. The lease numbers may be subject to adjusting upon the transfer of permits.

<u>STATE LEASES</u>	<u>Lease #</u>	<u>Acre</u>	<u>Expiration/Renewal</u>	<u>2023 Cost</u>
Cabin / Homesite Lease	9683	4.43+/-	Feb. 28, 2033	\$ 1,272.89
Grazing Lease - <i>Portion</i>	3453	315.57+/-	Feb. 28, 2028	\$ 486.92
<u>Agricultural Lease - <i>Portion</i></u>	<u>3453</u>			<u>\$ 3,651.09</u>
2023 Lease Totals				\$ 5,410.90





PRODUCTION: Jorgenson's Land & Livestock was historically ran as a Farm / Ranch and raised abundant stands of Winter Wheat, Barley and Alfalfa while also running around 35-head of Cattle. With the Multiple Large Pastures of Improved Grasslands with few, or no Trees, this would make a great addition for a Larger Cow/Calf Operation or Standalone for a Smaller Operation. It could also make an excellent Yearling outfit with a little additional fencing. Supplemental feeding requirements vary on the winter conditions and Hay is typically fed in the area from Dec to the end of April.

One of the top Local Agronomist has provided the best reasonable Crop Yields using Continuous Crop Rotation and 10-year-average Estimates for the following crops. These production numbers will vary with Moisture / Farming Practices used but offer a reasonable look at the Production Potential.

Grass Hay (Species Dependent)	.75 -1.5 Ton(s)	per Acre on years with Decent Moisture <i>(per Local Agronomist's Estimate)</i>
Alfalfa	1 - 2 Ton(s)	per Acre <i>(per Local Agronomist's Estimate)</i>
Hay Barley	2-Ton(s)	per Acre <i>(per Local Agronomist's Estimate)</i>
Peas (grain)	25-30	Bushels per Acre <i>(per Local Agronomist's Estimate)</i>
Winter Wheat	35-40	Bushels per Acre <i>(per Local Agronomist's Estimate)</i>
Barley Grain	45-50	Bushels per Acre <i>(per Local Agronomist's Estimates)</i>



Per the FSA-156EZ, the Farm/Ranch has 894.9 total acres of Farmable ground and a total of **30.9 Base Acres**.

The Farm/Ranch has 256.9 acres that are currently enrolled in the Conservation Reserve Program (CRP) that lies on the West side of Golding Creek Road in the South ½ of Section 17. This contract is active until Sept. 3rd, 2027 and brings in \$6,243.00 per year at a rate of \$24.30/acre.

The Farm/Ranch also offers 537.56 +/- acres of Expired CRP / Cropland, offering Superb Grazing that can offer up to 2-3 times that of typical native grass without competing with Sagebrush and Trees. The remaining acres have a Healthy Stand of Native Grass.

ACTIVE CRP CONTRACTS

CRP Contract #11011 (256.90 acres) 10 - Year Contract Expires 9-30-2027

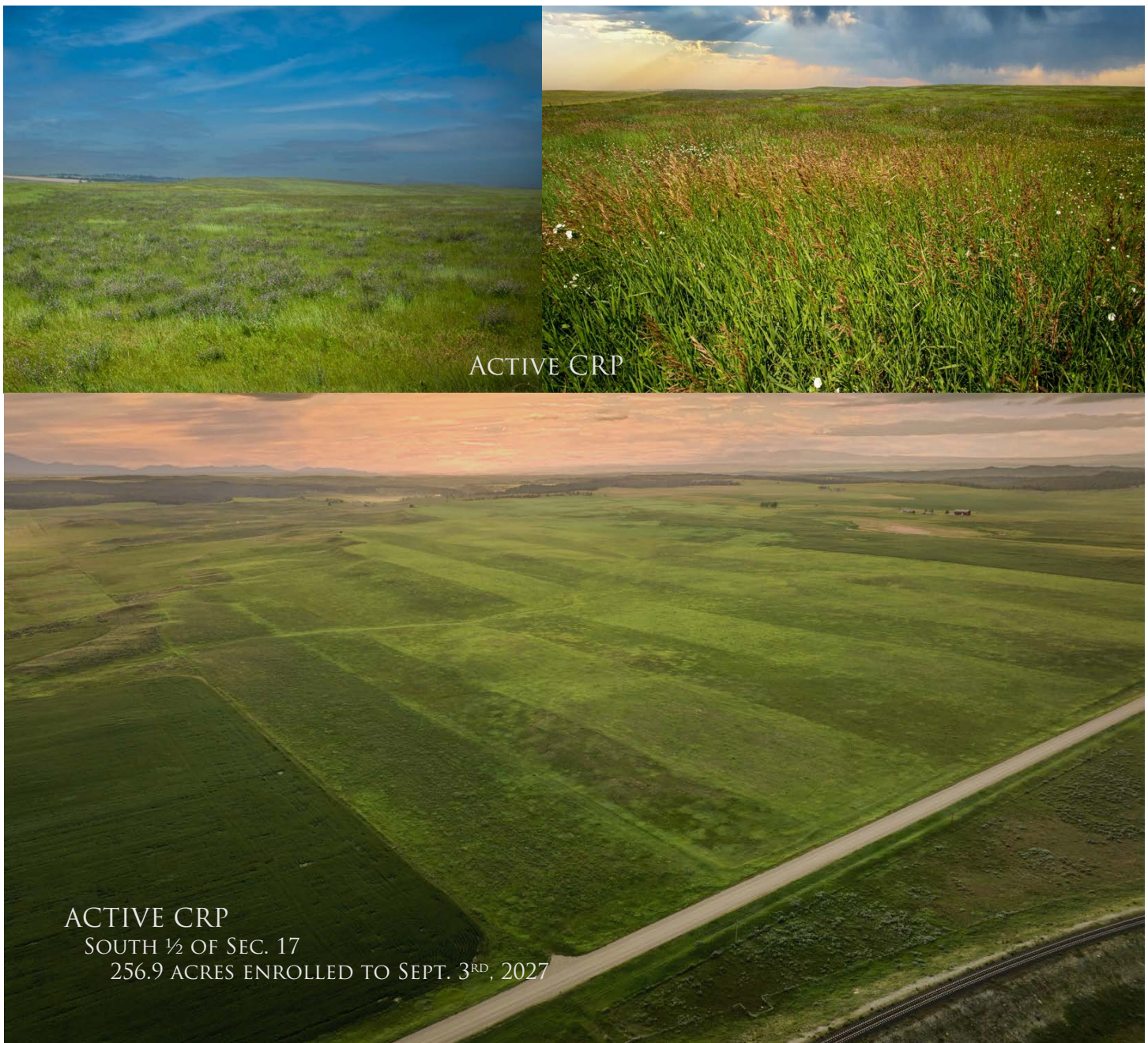
Annual Contract Payment \$6,243 / year

EXPIRED CRP CONTRACTS

CRP Contract #10008A (322.09 acres) 10 - Year Contract that expired 9-30-2021

&

STATE LEASE CRP Contract #10009A (215.47 acres) 10 - Year Contract that expired 9-30-2021



ACTIVE CRP

ACTIVE CRP

SOUTH ½ OF SEC. 17

256.9 ACRES ENROLLED TO SEPT. 3RD, 2027



Improvements:

On Deeded Land

- North Granary 41' x 14' Built out of Wood
- South Granary 40' x 14' Built out of Wood
- Equipment Shed (2)-Sides 40' x 22' Attached to South Granary
- (3) Grain Bins w/o aerators approx. 6,920 +/- total bushels of grain storage
- Cell Phone Service - available on most portions of the ranch especially on the higher elevations.

On DNRC / State Lease Land

- Metal Shop 40' x 60' plus 12' x 12' bump out w/ Metal Roof / Metal Sides
 - (1) Single Equipment Door 11' (W) x 13' (H)
 - (1) Double Sliding Equipment Door 20' (W) x 13' (H)
- Mobile Home / Camper Site - Septic / Power / Water
- Tool Shed 12' x 24' with Power & Lights (2) Man Doors
- Storage Shed 12' x 16' with Power & Lights
- Storage Shed 12' x 16' Outbuilding S.E. of Corrals
- Calving Barn 23' x 32' Lights (3) Mothering Pens & Chute
- Livestock Lean-to 40' x 17' Lights
- Livestock/Equip Lean-to 24' x 15'
- Corrals
- (2) Fuel Tanks (1) approx. 450 gal. (1) approx. 500 gal.
- (3) Grain Bins w/o aerators approx. 6,105 +/- total bushels of grain storage
 - *Middle Grain Bin is Wired with Power*



The Jorgenson's Land & Livestock Headquarters is positioned on the DNRC Trust Land, just off the Junction of Goulding Creek Rd., Majerous Rd. and Dean Creek Rd., offering many access options with well-maintained County Roads. The Mobile Home was moved off the property, however this leaves a perfect area for a Future Modular, or RV with Water, Power & Septic Hookups available. A 40'x 60' Metal Building provides a great place to store Equipment, RV's, Tools and Recreational Vehicles. A set of basic working corrals provides a great foundation to the working facilities of your dreams. These facilities are very functional and add Value to the property but keeps your investment focused on the Land & Wildlife, while also offering a Blank Canvas for Homesites and Dream Facilities, that could be built on a number of Beautiful Locations around the Deeded Ground.



WATER: Jorgenson's Land and Livestock has a total of 10-water rights associated with the Parcels: (5) Deeded Water Rights and (5) Water Rights owned by the State of Montana. Livestock water is provided by (3) Active Wells, (3) Tanks, (3) Springs, (2) Reservoirs: West Fork of Razor Creek, and its Tributaries. The current Facilities for Livestock/Wildlife Water provide a base supply of water for the needs of the Ranch as it is operated, but additional water can be developed to further the efficiency.



A New Well, drilled on the East Side of the South Ranch in Section 15 in 2016, has a Solar System installed to feed the Water Tank. This well is perfect for an additional source of water for Livestock and Wildlife in Section 15 to Supplement a Steady Spring and Multiple Seasonal Springs / Tributaries to West Razor Creek in the same pasture. Numerous Elk, Deer and Turkeys are seen watering at these sources in the Summer / Fall.

(5) Filed Water Rights - DEEDED

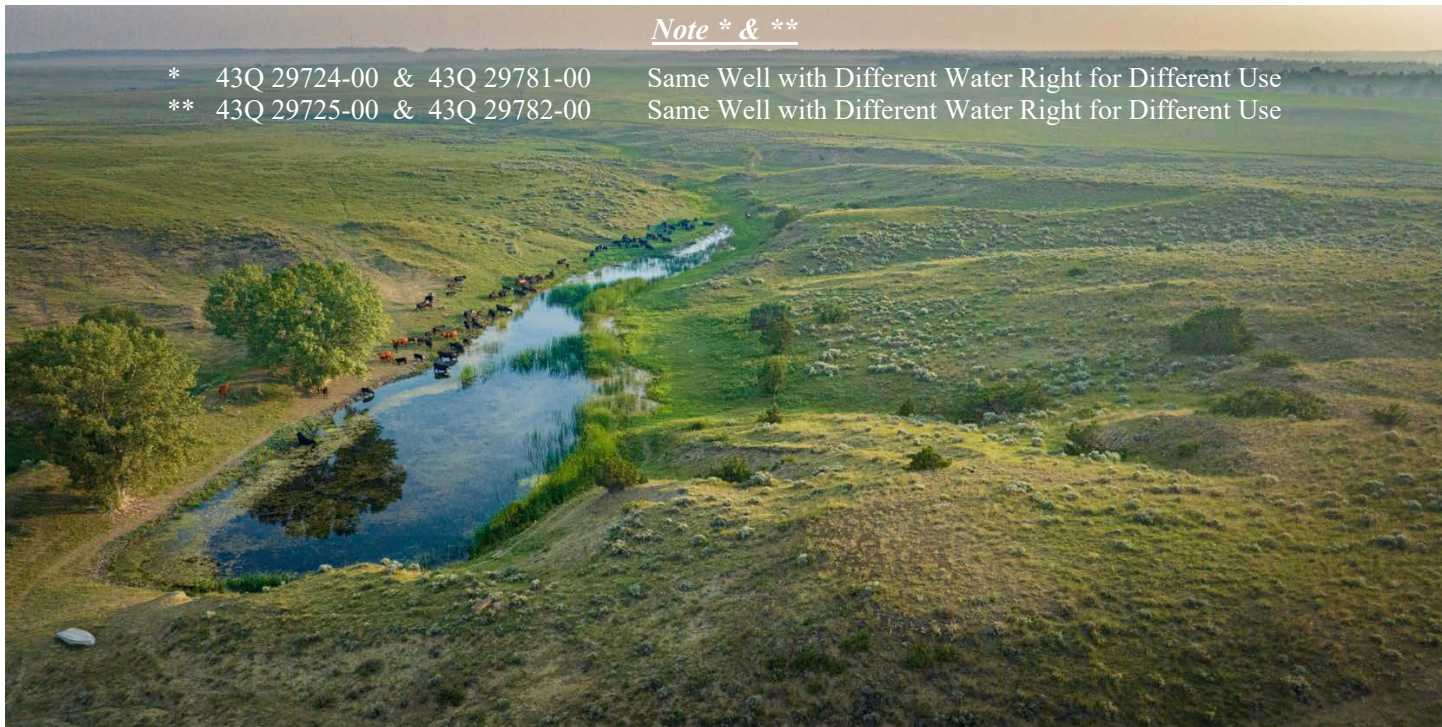
<u>Water Right #</u>	<u>Source</u>	<u>Use</u>
43Q 30109222	Well	Livestock
43Q 208675-00	Spring	Livestock
43Q 208677-00	Reservoir	Recreation
43Q 208674-00	Spring	Livestock
43Q 208673-00	Reservoir	Livestock

(5) Filed Water Rights - DNRC

<u>Water Right #</u>	<u>Source</u>	<u>Use</u>
43Q 29724-00 *	Well	Livestock
43Q 29725-00 **	Well	Livestock
43Q 29726-00	Spring	Livestock
43Q 29781-00 *	Well	Domestic
43Q 29782-00 **	Well	Domestic

Note * & **

* 43Q 29724-00 & 43Q 29781-00	Same Well with Different Water Right for Different Use
** 43Q 29725-00 & 43Q 29782-00	Same Well with Different Water Right for Different Use





Historically, the (2) Reservoirs have provided Reliable Watering and hold water throughout the year but could change with changes in precipitation or if the Springs that feed them change. The Larger Reservoir can usually hold a good amount of water throughout the year and was at one time stocked with fish and the Seller's enjoyed rowing around in the small Rowboat Fishing and Swimming in the Summers and Ice Skating in the Winters. The Smaller Reservoir above the Large Reservoir is fed by another Spring and also typically holds water for extended periods of time, though depending on moisture levels, can provide extended watering. Both of these Reservoirs have been Repaired and should greatly increase the availability for water, which should also increase the number of Elk, Deer, Antelope, Upland Game and Waterfowl to the Property.



Water & Improvements

- (4) Total Wells
 - (1) Solar well feeding (1) Tanks - Located on Section 15
 - (1) Electric Well feeding the Corral Tank
 - (2) additional wells that have been used for the House and Corrals
 - (1) hasn't been used in a while
- (3) Springs
 - (1) Tank at Corrals filled by Spigot
 - (2) Reservoirs - fed by Springs / Tributaries
 - Large Reservoir has been Stocked with Fish in Previous Years
- West Razor Creek .95 +/- miles Seasonal
- Multiple Tributaries of W. Razor Creek 2.5 +/- miles Seasonal / Run-off





WILDLIFE / HUNTING / RECREATION: Jorgenson's Land & Livestock offers some of the best habitat and terrain which provides exceptional viewing/hunting of Trophy Quality Elk, Mule Deer and Pronghorn Antelope. Being perfectly positioned on the Outskirts of the Bull Mountains in the Transition area between Timberland and Cropland, this Land already offers incredible opportunity to attract Trophy Animals, but with some strategic planting of Select Crops and additional water development, opportunity would exponentially increase. The Bull Mountains are one of Montana's Most Coveted areas for Giant Trophy Elk that can reach 360"- 400+" and can Produce Mule Deer in the 180"-200" Range. The Current Years crop of Mature Bulls has been nothing short of INCREDI-BULL. The Ranch and its very near surroundings have yielded Trail Cam Photos, Video and Live Spotting of (4) to (6) Bulls that would likely fall into the 360-380"+/- Class with multiple bulls featuring Non-Typical genetics. This local Genetic Pool and Ecosystem has created opportunity that is near Impossible to Believe. All portions of the Ranch lie within the Elk/Deer/Lion District 590 and Antelope District 576, known to hold trophy caliber animals for all species Especially Elk and Mule Deer. Sharp-tailed Grouse, Ringneck Pheasants, Hungarian Partridge and Doves make use of the exceptional Upland Gamebird Habitat, while Ducks and Canadian Geese also make a few visits to the Reservoirs and to the neighboring Tew Waterfowl Production Area, giving additional opportunities for the Outdoorsman on wet years. Build a new Home, Hunting Cabin or park your Camper at the Homestead Site to provide the perfect getaway for near endless adventure in the Outskirts of the Bull Mountains.





The Deeded Acres of Farm/Ranch offer great Hunting and Recreational opportunities within its Borders, but also has 640-acres of State Land directly adjoining it, a majority of this has been planted in Improved Grasses and the 320-acre Lease could be planted in Crop to increase Income and Feed for Wildlife. Also, the Ranch has approximately 100,000 +/- additional acres of other State, BLM and Block Management Access, within 30 to 40 miles, providing additional Hunting/Fishing/Recreational access and opportunity.



~ NOTABLE RECREATION OPPORTUNITIES WITHIN THE GENERAL AREA ~

FISHING: The focus on the Ranch is Bucks, Bulls and Wing Shooting, but if you enjoy chasing Trout or Warm Water Species, then you're in for a treat filled with Tight Lines and Burning Drag. Located at the heart of prime trout fishing destinations of Central and Eastern Montana, this Ranch enjoys a Central position within a 2-2.5 hour radius of multiple Premium Rivers, including the Bighorn, Musselshell, Yellowstone, Boulder, and Stillwater Rivers. These scenic waterways offer abundant fishing opportunities, with various trout species such as rainbow, brown, and cutthroat Trout. Anglers can also explore nearby gems like Big Spring Creek near Lewistown and Rock Creek near Red Lodge, known for their thriving populations of brown, rainbow, and cutthroat trout. With a multitude of options just a short drive away, this ranch provides easy access to exceptional fishing experiences for enthusiasts of all skill levels.

Being the nearest and possibly the most unique, the Musselshell River, one of Montana's hidden treasures, lies just to the North along Hwy 12 and offers a variety of species of fish. The upper stretch of the river, from Harlowton up to Martinsdale, is the cooler, freshwater portion that provides pockets of Aggressive Brown, Rainbow and Brook Trout with a ration of Whitefish to keep you busy for the day. Be sure to stop in at Martinsdale Reservoir and enjoy a day catching Trout or take your chance at Roping a 40-50" Tiger Muskie or Kokanee in Deadman's Basin, one of Central Montana's favorite Boating / Recreational lakes. Around the Harlowton area, the water warms and the downstream portions of the river near Melstone, MT hold vast amounts of Smallmouth Bass, Sauger and Giant Catfish that can break the 10-pound mark. Relaxing afternoons, low pressure and unique species lay just an adventurous drive and a cast away.



Diverse "Breaks" in the CMR Wilderness Area



FORT PECK LAKE – Hunting Fishing & Recreation Complex: Approx. 110-230 Miles to the North & East lies the Expansive *Fort Peck Lake Reservoir - Hunting, Fishing & Recreation Complex*, providing Endless Outdoor Opportunities. Fort Peck Reservoir, Montana's largest body of water, has more than 50 different species of Fish that swim within its boundaries. The lake is about 134 miles in length and has a maximum depth of 220 feet when full. There are over 1,520 miles of shoreline, longer than the California coast. The reservoir was built from 1933 through 1937 by constructing a 3.8 mile-long dam across the Missouri River. Just a few of the most pursued species include Walleye, Northern Pike, Paddlefish, Sturgeon, Sauger, Lake Trout, Small Mouth Bass and Chinook Salmon. A paved road for larger vehicles provides direct access to the reservoir at Fort Peck Marina, located near the West side of the dam. Other access roads are gravel and/or dirt, leading to Hell Creek Bay, 26 miles north of Jordan, and one on the South fork of Rock Creek Bay, about 10 miles West of Highway 24. All Marinas include concrete boat ramps. A multitude of gravel/dirt roads wind through the enormous complex providing access to countless areas of fishing/hunting/recreation opportunity.

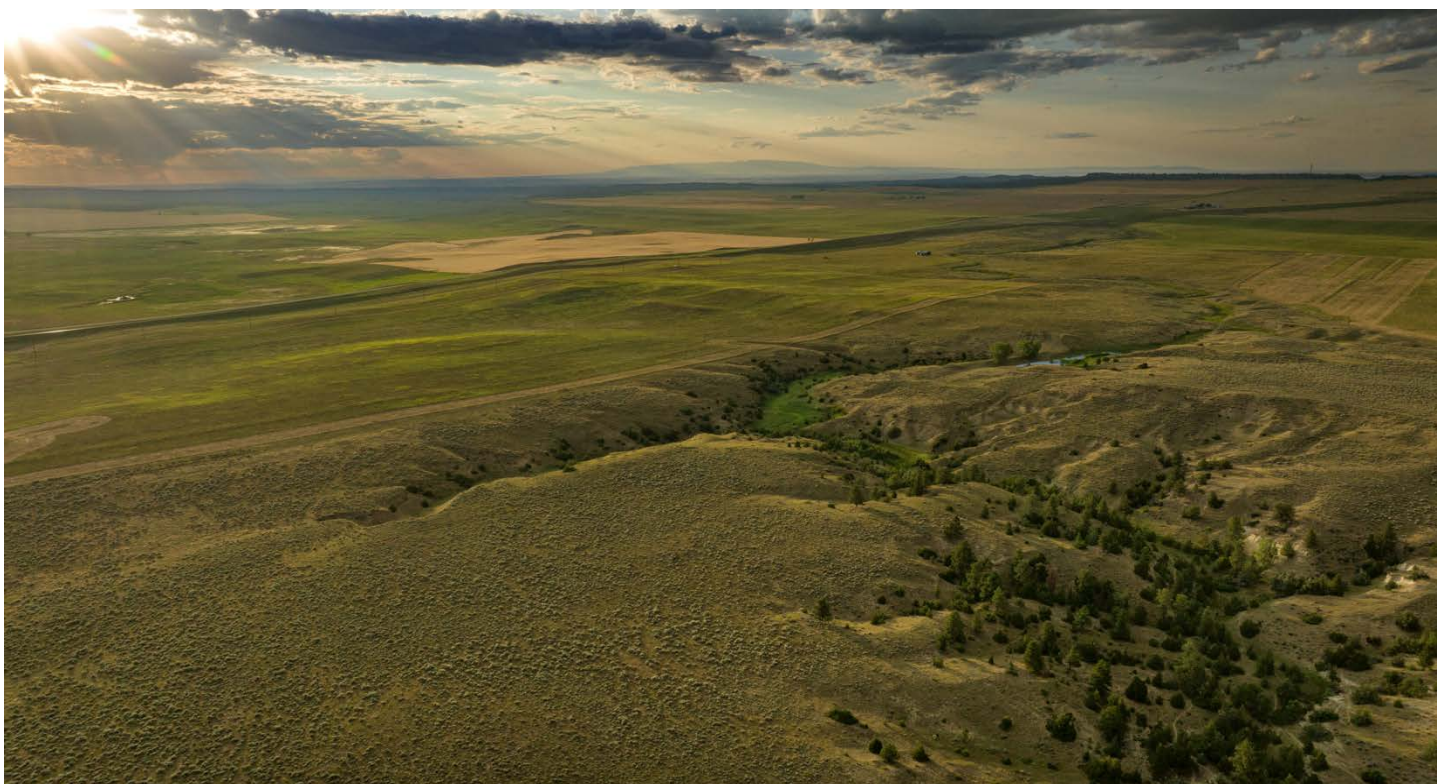
Surrounding this large expanse of water is the ***Charles M. Russell (CMR) National Wildlife Refuge***, managed by the US Fish and Wildlife Service, which provides over 1.1 MILLION acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor recreation. “The Breaks” are known to hold some of the best Elk Genetics in the State and provides one of the most challenging and remote geographic locations in the West.





Don't forget the many opportunities to Ride Horseback/Hike/Bike and ride ATV/UTV's on the Ranch or in the surrounding areas. With off-road trails on much of the Public Land and Missouri River Breaks, you'll find Adventurous/Scenic Hikes/Drives/Rides waiting for you. Outdoor Enthusiasts could park their RV / Vehicles / ATV's in the Shop and keep them stored safely for the off-season.

You're also just a short drive away from many Montana, & Wyoming recreational destinations, including Yellowstone National Park, that can be entered through Red Lodge, and the Beartooth Pass or the East Entrance through Cody, WY. Cody, known for its Cody Night Rodeo (every Summer night at 8pm) is a trendy, Western, Tourist town that is the perfect outlet for all types of Outdoor Recreation. 2 ¾ hours down the Road is Miles City, MT, the Cowboy Capital of the World, is known for its world-famous Bucking Horse Sale, an event that should not be missed.



MONTANA - "THE WAY IT ALWAYS WAS."

LOCATION & SERVICES:

Roundup, MT (population 1,850) – *approx. 21 Miles (30 min)*

The County Seat of Musselshell County offers many amenities and lies 5 miles to the West on Hwy-12. It is home to multiple Restaurants, (2) Grocery Stores, (2) Gas Stations, a Hardware Store, an Implement Dealer, Bars, Churches, and Class “B” Roundup High School.

"Pine Ridge Golf Course" is a well-designed and challenging 9-hole course and just across the road is the Roundup Sportsman's Association Shooting Range. The Roundup Sportsman's Range has an Archery Range that winds its way through a coulee, a Trap area for shotguns, a 25-yard range for sight-in and rim-fire, a handgun range and 100 & 200-yard rifle range.

Roundup Airport - KRPX (Elev. 3,490') Runway Dimensions: 5099 x 75 ft. / Asphalt, in good condition Fuel Available 24/7 Credit Card Self Service: Grade 100LL Gasoline / Jet A-1 freeze point -50 C

Broadview, MT (population 139) – *approx. 18 miles (25-minutes)*

Broadview is a quiet little town that Features a Gas Station, Auto Repair Shop, Grain Elevator, Bar & Grill, and Class “C” Broadview K-12 School.

Billings, MT (population 109,577) – *approx. 31 miles (40-minutes)*

Billings is the largest City in Montana and offers extensive services, has (2) major hospitals, as well as a wide variety of shops, restaurants, breweries, museums, a zoo, major theaters (8) golf courses and event centers bringing in top performers.

Billings Logan International Airport (BIL), the largest commercial airport in Montana, is located only 87 miles from the Resort. It offers services from multiple major airlines and direct flights to many larger cities including Dallas, Denver, Minneapolis, Las Vegas, Portland, Salt Lake City, Seattle, and Phoenix. For current flight schedules, please visit www.flybillings.com.

(BIL) is also home to Edwards Jet Center and offers FBO services including aircraft parking, hangar, fuel, maintenance and charter services. www.edwardsjetcenter.com

Red Lodge, MT (population 2,328) – *approx. 95 Miles (1 hr. 50 min)*

Red Lodge is the county seat of Carbon County, MT, nestled in the Beartooth Mountains, offering World-Class Outdoor Recreation and access to Yellowstone National Park via the beautiful Beartooth Highway. Red Lodge offers many amenities including (2) Hospitals, Dental Office, Grocery Store, Hardware/Lumber Stores, Auto Repairs/Parts, Banks, Restaurants, Breweries, Wineries, Shopping, Motels, Camping, Hair/Nail Salons, 18-hole Golf Course, and Red Lodge Mountain, one of Montana's Premier Ski Destinations.

Red Lodge is also a Bustling Summer Hot Spot, with events planned nearly every week of the Summer, including: PRCA Extreme Bull Riding Tour, Songwriter's Festival, July 2, 3 and 4th of July Parades, the famous Home of Champions Rodeo (90th Anniversary), the 28th Annual Beartooth Motorcycle Rally, Concerts, and Adventure Races to only name a few.

Bozeman, MT (population 53,293) – *approx. 175 Miles (2 hr. 50 min)*

The County Seat of Gallatin County, Montana, is the fourth-largest city in Montana and growing. Bozeman is also home to Montana State University, recognized by Forbes as the #1, Top Public University in the State and is also Known to be Ranked as one of the Top Outdoor Sports & Recreation Locations in the Nation. Located in the Gallatin Valley, surrounded by Four Mountain Ranges, Bozeman offers many Outdoor Recreational activities such as, Fly-Fishing, Hiking, Hunting, Fishing, Rock Climbing, Back Country Exploring, and (2) Ski Resorts less than an hour away. Bozeman amenities include The Museum of the Rockies, a number of Hotels & Motels, a variety of Shops, Restaurants, Breweries, Wineries, Theaters, Golf Courses, Event Centers, and Art Galleries.

Bozeman Yellowstone International Airport (BZN), Montana's busiest airport, is surrounded by the Vistas of the Bridger, Gallatin, Madison and Tobacco Root Mountain Ranges and provides the only year-round services for two Yellowstone National Park entrances. It also provides non-stop flights to over 20 markets in the United States with connections all over the world. For current flight schedules, please visit www.bozemanairport.com

(BZN) is also home to (2) FBO operators, Jet Aviation and Yellowstone Jet Center, both provide top-notch aeronautical services such as fueling, hangar service, tie-down and parking, aircraft maintenance, and much more. (BZN) also is the home for (2) Longstanding and Reputable, Helicopter Services: Central Copters & Rocky Mountain Rotors.

GPS COORDINATES: Ranch Headquarters 46.18794, -108.61022

MINERALS: All of Seller's minerals, if any, transfer to the Buyer at closing (*the Seller may Own NO Minerals*)

ELEVATION: 3,725 ft. - 4,250 ft.

CLIMATE: With an average Elevation of approximately 4,000 feet, the Lavina area has a semi-arid climate with Average Precipitation of 15 +/- inches and an average of 43-inches of snow each winter. Historically the warmest month of the year is July with an average daily high/low of 86°/56°. The coldest month is January with an average high/low of 26°/10°.

TAXES (2023):	<u>Musselshell County Treasurer</u>	
	Jorgenson L&L Parcels	\$1,138.19
	Et-Al Parcel (240 acres)	\$ 68.31
		\$1,206.50

PRICE & TERMS:

All Parcels (*with State Leases*) **\$ 3,000,000**

SUMMARY / COMMENTS: A Rare Opportunity to buy a nice sized Central Montana Recreational Hunting Ranch with Premium Elk & Deer Genetics, that is set up for a combination of Farming, Haying and Running Livestock. It could run a solid number of Livestock with a few additions to the water system with plenty of cross-fenced pastures for ease of Grazing Management. The combination of the Timbered Draws, Native Montana Broken Prairie filled with Brush Creeks, Springs, Water Development and seemingly endless Meadows of Improved Grasses, make the Jorgenson's Land & Livestock a great place to build a Home Base for a Medium Sized Herd, additional Summer Pasture for an Established Operation or Yearling Operation. A Farmer could farm these flat Productive areas for Crops or utilize as a Productive Hay Base.

The Recreational Opportunity this Farm/Ranch holds is Incredible. It provides near unlimited opportunity for all types of Outdoor Recreation for the entire family. With minimal adjustments for targeted food sources and slight other adjustments, this already incredible Ranch that holds a solid number of Game, could be turned into a near perfect Wildlife Sanctuary that a Hunter could base out of and hunt Trophy Class Game on this Large, Wild area of Montana.

Cell phone service is available on most portions of the ranch, especially on the higher elevations, providing reliable convenient communication and additional safety.

CONTACT: **STEVE MCINTOSH**
BROKERAGE OWNER / AGENT
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Disclaimer

*** All information is from sources deemed reliable but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water Rights are subject to the Montana Water Court.

Seller hereby makes know that there may be variations between the deeded property lines and the location of the existing fence boundary lines. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representation with regard to specific acreage within the fenced property lines.

The property is selling in its "as is-where is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted. ***

LEGAL DESCRIPTIONS

Legal Descriptions per Montana Cadastral

<http://svc.mt.gov/msl/mtcadastral>

Exact Legal Descriptions to be Determined by Title Commitment

DEEDED: JORGENSEN LAND & LIVESTOCK, INC: PARCELS

Musselshell County:

S09, T05 N, R25 E, ALL (<i>minus RR parcel approx. 39.680 acres</i>)	600.320	acres
S15, T05 N, R25 E, ALL	640.000	acres
S21, T05 N, R25 E, ALL (<i>minus RR parcel approx. 35.771 acres</i>)	604.229	acres
S17, T05 N, R25 E, S2	318.170	acres

DEEDED: TENNANT IN COMMON – ETAL PARCEL:

Musselshell County:

<u>S22, T05 N, R25 E, N2N2, N2S2N2</u>	<u>240.000</u>	<u>acres</u>
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TOTAL DEEDED ACRES: 2,402.719 acres +/-

STATE LEASES

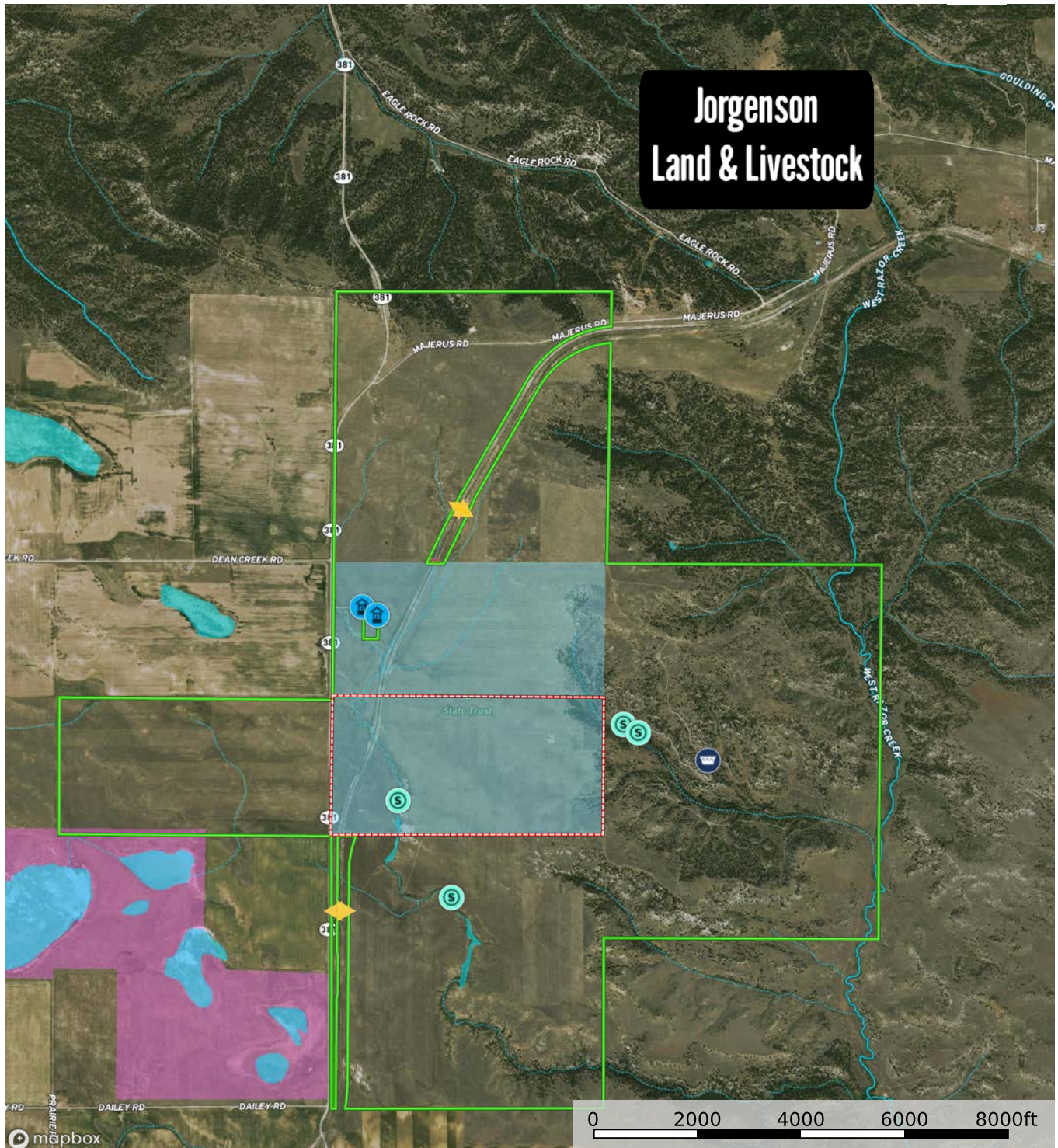
S16, T05 N, R25 E, ALL (NORTH HALF ONLY)	315.570	acres
<u>S16, T05 N, R25 E, ALL (per DNRC – Cabin or Homesite Lease)</u>	<u>4.430</u>	<u>acres</u>
	320.000	acres +/-

TOTAL USEABLE ACRES: 2,722.719 acres +/-

JORGENSEN'S LAND & LIVESTOCK MAPS

JORGENSEN Land & Livestock
Musselshell County, Montana,

2,722.719 +/- Total Usable Acres / 2,402.719 +/- Deeded Acres



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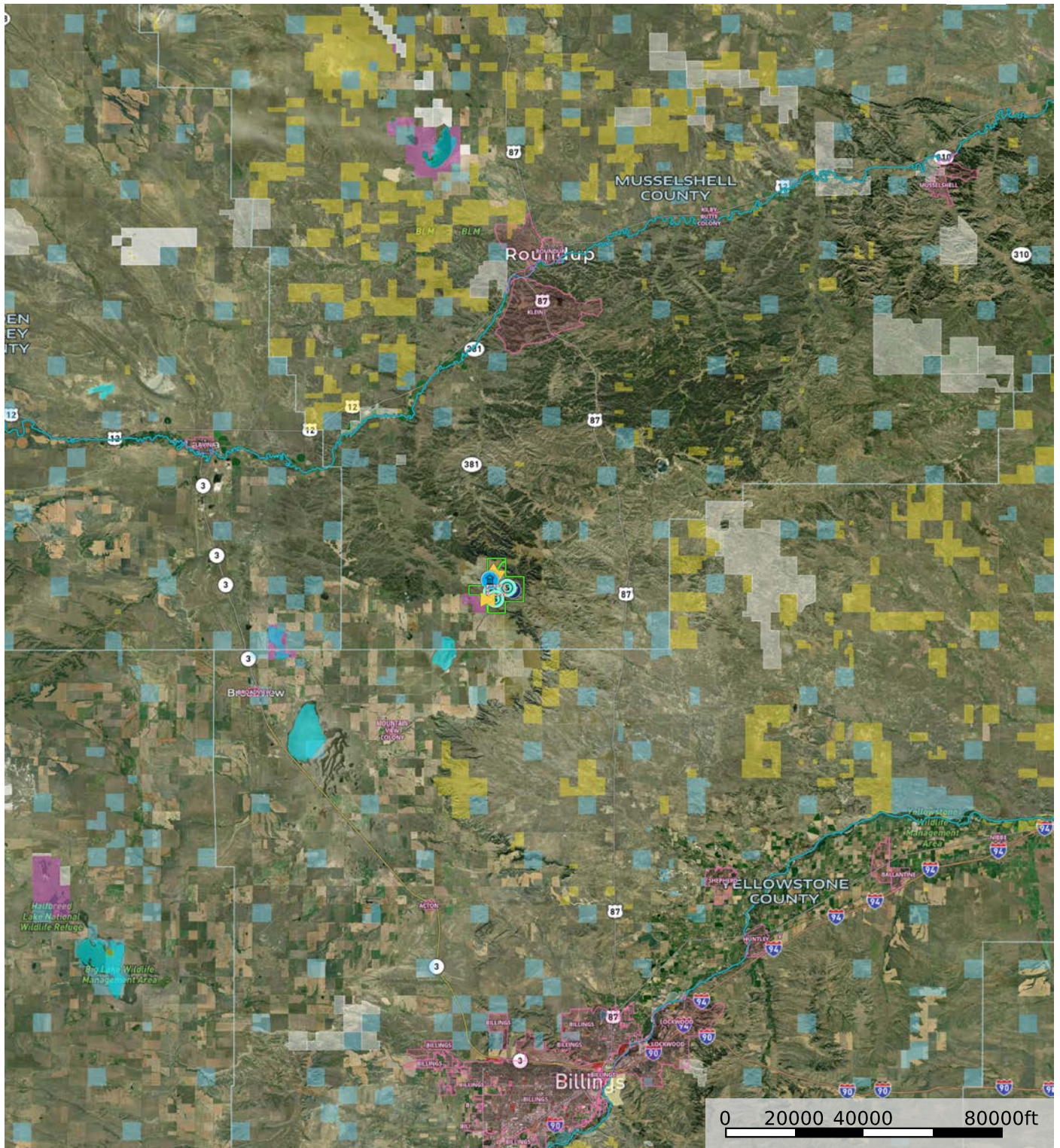
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NEARBY PUBLIC LANDS

JORGENSEN Land & Livestock

Musselshell County, Montana,

2,722.719 +/- Total Usable Acres / 2,402.719 +/- Deeded Acres



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