



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

ELKLAND RANCH | ROUNDUP, MONTANA | \$1,500,000



EXECUTIVE SUMMARY

Elkland Ranch offers 722± deeded acres of prime wildlife habitat in central Montana, ideally suited for hunting, grazing, and recreation. The property features a 60/40 blend of open rangeland and scattered timber, creating optimal cover for elk, deer, turkeys, upland birds, and antelope. Over two miles of Currant Creek flow through the ranch, supplemented by a well for livestock and wildlife water.

Bordering over 5,500 acres of public land—including 4,880± acres of BLM and 640± acres of state land, some of which are inaccessible to the public—Elkland provides tremendous multi-species hunting opportunities. Located within Hunting District 535, the ranch qualifies for landowner hunting preference, making it especially attractive to dedicated hunting enthusiasts.

With access via Ellis or Johnson Road, Elkland Ranch combines privacy, productivity, and premier recreational value.





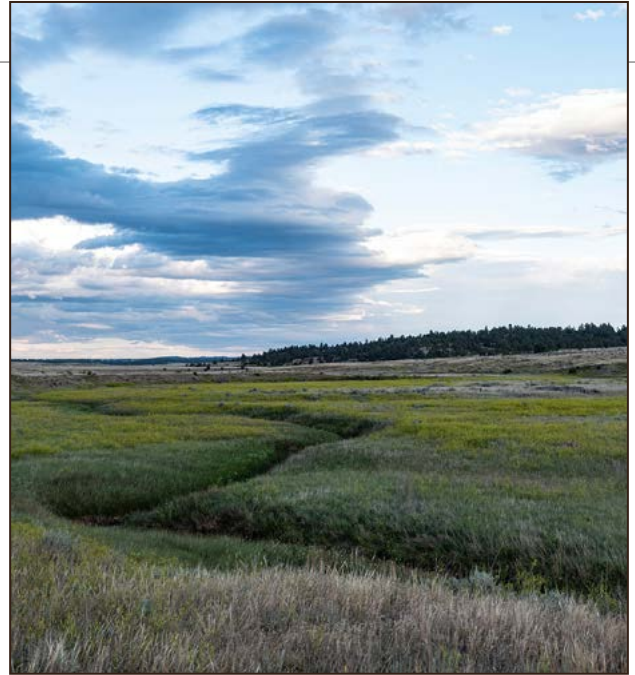
HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

JUST THE FACTS

- 722± deeded acres
- 60/40 mosaic of rangeland and scattered timber, which is near perfect for wildlife cover
- Over two miles of Currant Creek meander through the property, plus one well
- For hunters, an excellent opportunity to purchase enough deeded land to get landowner preference and have immediate access to thousands of public acres
- Adjacent to 4,880± acres of BLM and 640± acres of state land
- The ranch lies in Hunting District 535 for elk and deer
- Access to the ranch via Ellis Road or Johnson Road



WES OJA | wes@hallandhall.com
2290 GRANT ROAD | BILLINGS, MT 59102
(O) 406-656-7500 | (M) 406-839-9727

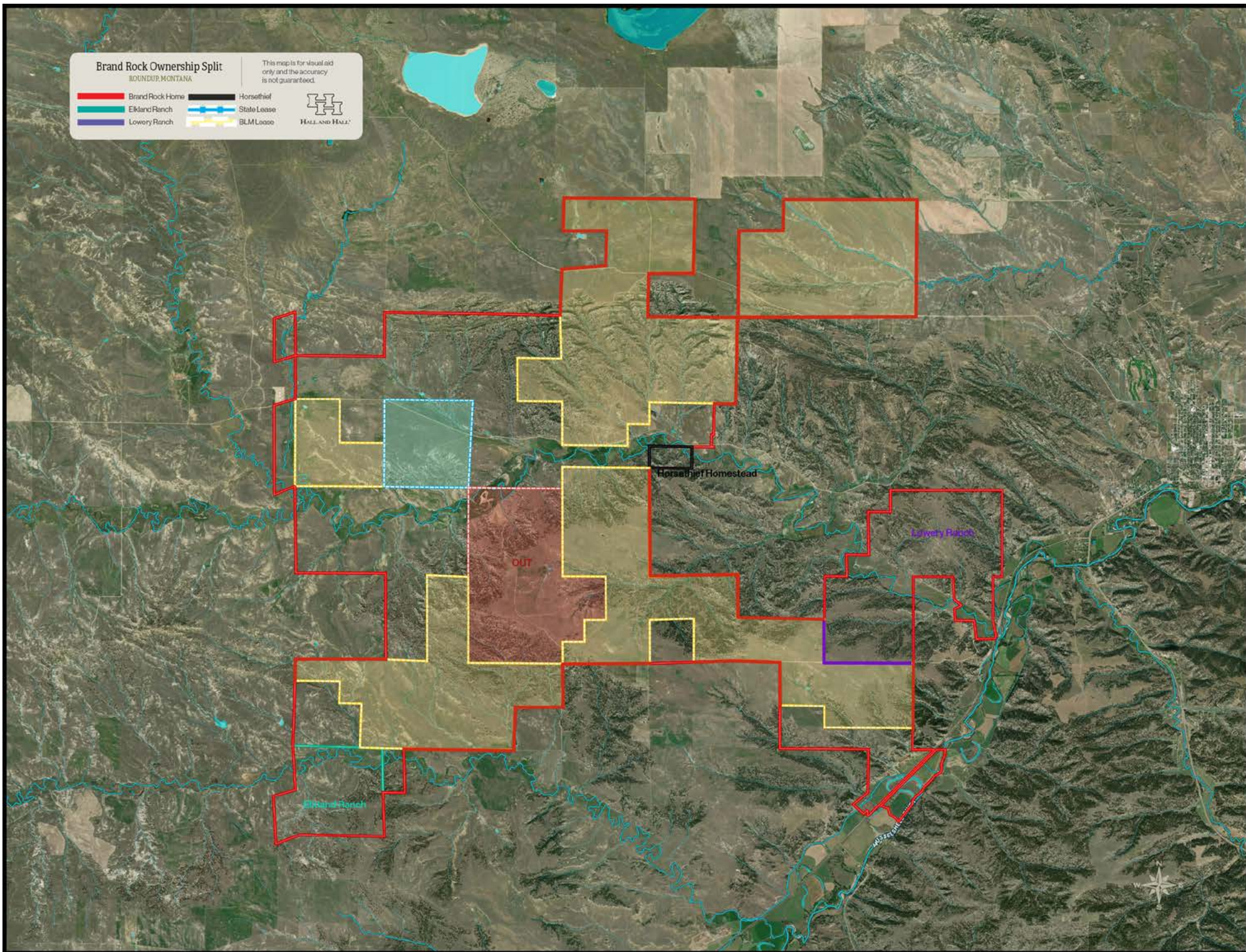
Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Brand Rock Ownership Split

ROUNDUP, MONTANA

This map is for visual aid only and the accuracy is not guaranteed.

- | | |
|-----------------|-------------|
| Brand Rock Home | Horseshief |
| Ekland Ranch | State Lease |
| Lowery Ranch | BLM Lease |



Brand Rock Ownership Split

ROUNDUP MONTANA

- Brand Rock Home
- Elkland Ranch
- Lowery Ranch

- Horseshief
- State Lease
- BLM Lease



This map is for visual aid only and the accuracy is not guaranteed.

