



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

BRAND ROCK RANCH | ROUNDUP, MONTANA | \$17,600,000



EXECUTIVE SUMMARY

The Brand Rock Ranch was originally home to the Musselshell Valley Roundup, memorialized by brands etched in sandstone rocks on the ranch near Horsethief Creek nearly 150 years ago. A contiguous block of 18,108± acres that stretches over seven miles north and south and eight miles east and west, the ranch looks and operates much the same as it did a century ago. Horsethief and Currant Creeks meander through the ranch for over a dozen miles and the Musselshell River forms part of the southern boundary. The relatively mild winters and abundant cover allow for significant numbers of trophy-class bull elk as well as mule deer, whitetail deer, pronghorn antelope, upland gamebirds, waterfowl, and turkeys. The ranch is primarily native range and intermixed pines complemented by nearly 700 acres of irrigated and dry crops. In summary, here is a Montana hunting mecca with a significant livestock operation complimented by live water, multiple wells, miles of buried pipe, and other developed water throughout the ranch. The primary ranch improvements, feedlot, and sale barn are well located along US Highway 12 five miles west of Roundup and about 50 miles from an international airport.





HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

BRAND ROCK RANCH FACTS



- 18,108± total acres
 - 8,207± acres of deeded land
 - 9,261± acres of BLM lease
 - 640± acres of State of Montana lease
 - Horsethief Creek meanders through the ranch for ten-plus miles
 - Currant Creek meanders through the ranch for two-plus miles
 - Musselshell River frontage of one plus miles
- Well balanced 500 plus Animal Unit ranch
- Tremendous outdoor recreation
 - Variety of wildlife including elk, mule deer, whitetail deer, antelope, turkeys, pheasants, sharptailed grouse, Hungarian partridge, ducks, and geese
 - Musselshell River fishing for small mouth bass and catfish



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS



HORSETHIEF BASIN PARCEL

- 5,692± deeded acres
- 9,261± BLM acres, provide 1,951 AUMs of grazing
- 640± State lease acres, provide 269 AUMs of grazing
- Sale barn, feedlot, and supporting infrastructure
 - 7,930± square foot sale barn with upstairs apartment
 - 1,120± feet of bunk space
 - Ample pen space for feeding and displaying cattle
- Additional 230 acre-feet of Deadman's Basin water
- Well located on US Highway 12
- Four homes of various sizes



HALL AND HALL®

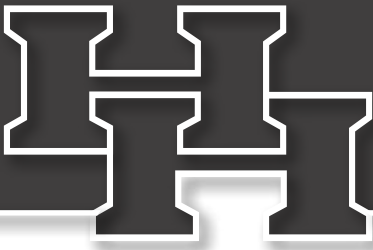
Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

LOWERY PLACE PARCEL

- 1,793± deeded acres
- Historic 3,000-square-foot, three-bedroom, one-bathroom stone home built in 1920, formerly owned by Charles Bair
 - Historic barn, numerous outbuildings, and an additional home
 - Rangeland and timber are in excellent condition
 - Conservation easement in place





HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

ELKLAND PARCEL

- 722± deeded acres
 - All acres considered to be rangeland, but there is ample timber for wildlife cover
 - Two plus miles of Currant Creek meanders through the property
 - Access to 4,880± acres of BLM and 640± acres of State land
 - For hunters, an excellent opportunity to purchase a few acres with access to many



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 Ranch

ROUNDUP, MONTANA



BLM Lease

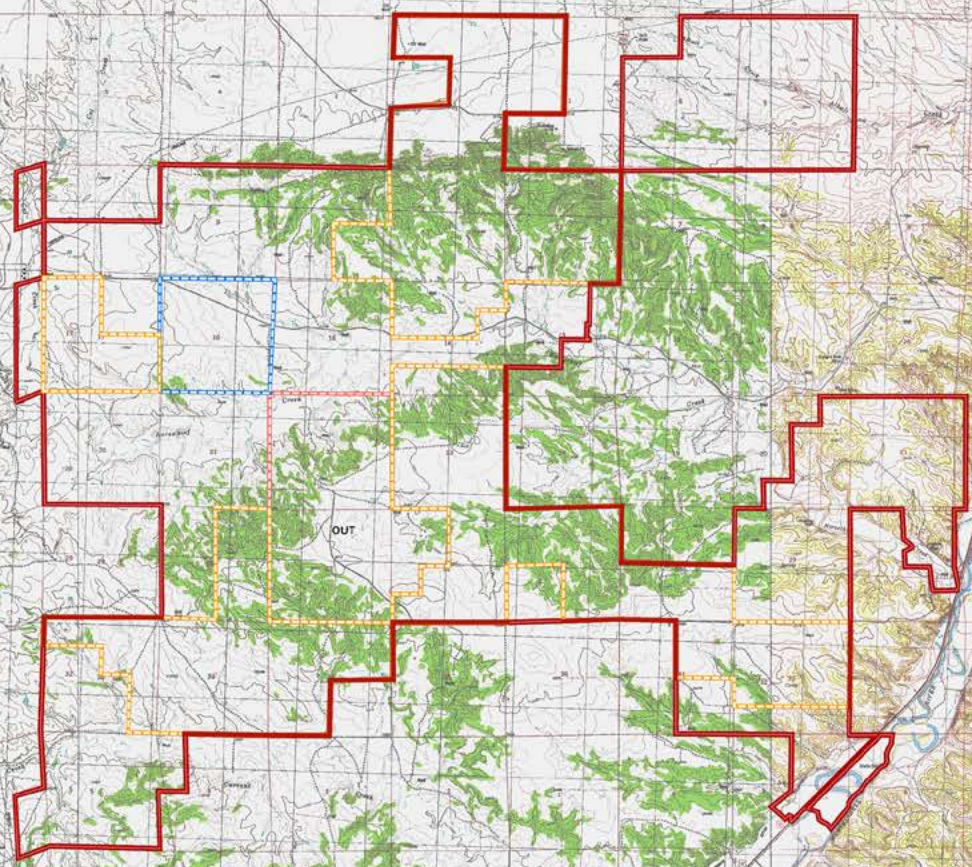


State Lease

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



HALL AND HALL



Brand Rock Ranch

ROUNDUP, MONTANA

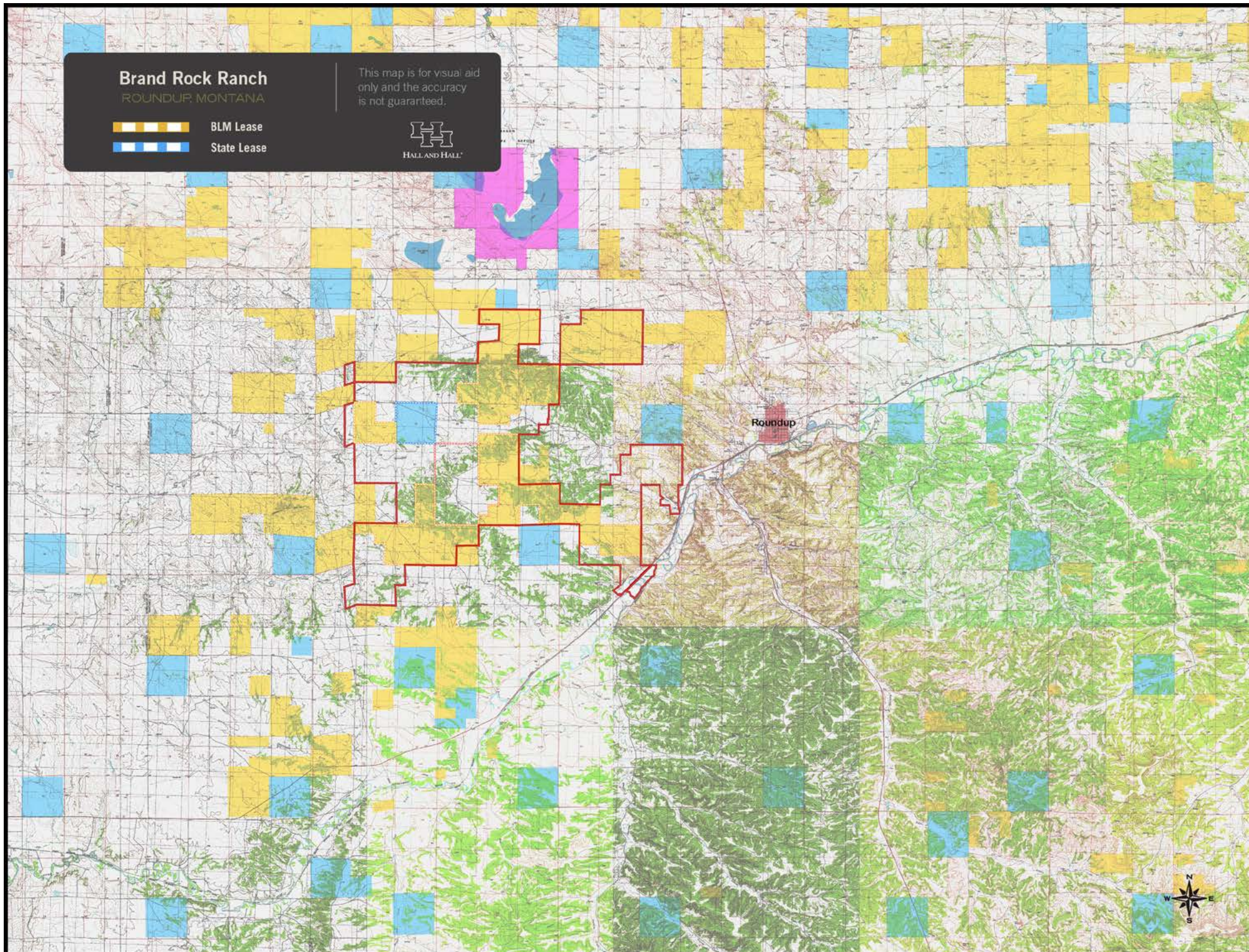
This map is for visual aid only and the accuracy is not guaranteed.



BLM Lease



State Lease



Brand Rock Ranch

ROUNDUP, MONTANA

- BLM Lease
- State Lease

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

