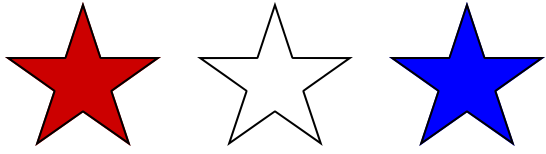


Grosskopf Ranch



Real Estate Auction

Grosskopf Ranch & Wildlife Paradise

variety of wildlife; multiple springs & creeks; private lake

30 miles east of Great Falls; 6.5 east of US#87 - US#89 junction, Cascade County, MT

1 P.M. Tuesday, September 20, 2011 - at the Holiday Inn, in Great Falls

(400 10th Ave South; Exit #278 on I-15, then 10th Ave south to 4th Street)

Procedures

Grosskopf Ranch sells at Public, Absolute Auction. Title Insurance Commitment, Buy/Sell Agreement and detailed brochure are available from Broker Dick Grosskopf of Landmark of Billings, Inc. for your review prior to the auction.

Terms & Conditions

Terms - This cash sale requires 15% earnest deposit at signing of the Buy/Sell Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before November 20, 2011. Seller to convey title by Trustees Deed, and by Personal Representative Deed; with the Title Insurance evidencing merchantable title. Seller pays cost of Title Insurance; Cost of Insured Closing by Title Company paid 50/50 by Seller/Purchaser. Property sells subject to easements, rights-of-way, zoning, and restrictions of record. Grosskopf Ranch sells free and clear of all liens. Property sells in as-is condition. No warranty is expressed or implied as to adequacy of fencing, livestock water, range condition, building improvements, or continued presence of wildlife opportunities.

Possession - Full possession of the property will be given at Closing.

Taxes - 2011 real estate taxes paid by Seller; 2012 paid by Purchaser.

Minerals - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

State Lease - Lease #8529 to be assigned to Purchaser.

Acres - Acreages were obtained from the County Assessor, USDA FSA, and various maps. Property sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence and field boundaries, and land use trades.

Water Rights - Water rights for Grosskopf Ranch were researched through the office of the State Engineer, but are not guaranteed.

**Grosskopf Family Trust; Estate of Agnes M Grosskopf
Seller : Dick Grosskopf, Trustee & PR**

Information contained in our brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Landmark of Billings, Inc. and Agri Affiliates, Inc. are the Broker Agents acting for the best interest of the Seller. All maps are approximations only, to be used as a general guideline, and not intended as survey accurate.

2% Buyer's Premium due at Closing

Dick Grosskopf

Broker/Owner - Landmark of Billings, Inc.

406/248-3101 Cell 860-1512

Scott Grosskopf 406/861-4558 Jake Korell 406/698-4600

www.montanaranches.com

1925 Grand Avenue #147 Billings, Montana 59102



Grosskopf Ranch - Wildlife Paradise

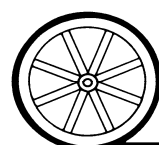
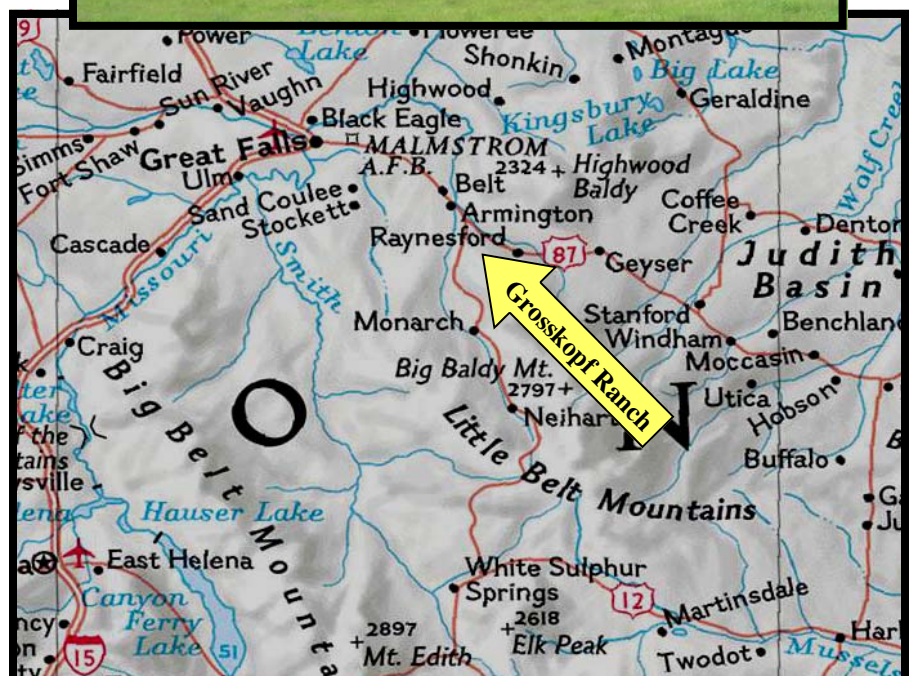
This excellent 1,323 acre ranch is offered in 2 parcels and as a Unit, selling to the highest combined bid. It includes a variety of wildlife; multiple springs & creeks; plus a private spring-fed lake. The Ranch includes meadow areas for hay production; scattered pine trees & rough areas for wildlife. Excellent access off US#87, 8 miles east Belt.

Parcel 1 in Brigman Coulee

Part of Sections 10, 14, 15, 22, 23-T17N-R7E. 720 acres, 2010 real estate taxes \$833. Year-round Brigman Creek; many well located springs for livestock water; developed spring for domestic water. Home, outbuildings on Brigman Coulee Road 3 miles south of US#87. Excellent meadows for hay production. Spring-fed lake with private recreation. State Lease #2642 adjoins the deeded land, adding 320 acres for 118 aum, until 2/28/2013. This is a very nice ranch.

Parcel 2 in Never Sweat & Swan Coulees

Part of Sections 26 and 35-T18N-R7E; except 35 acre tract. 603 acres, 2010 real estate taxes \$812. Otter Creek and meadows north of the highway; well located springs for livestock water; developed spring for domestic water. Home & excellent steel building just off of US#87. Seasonal to year-round water in Never Sweat, and Swan Coulees. State Lease #8529 adjoins the deeded land, adding 480 acres for 133 aum, until 2/28/2013. Highway US#87 borders & provides excellent access to the property. Small meadows are also located south of the road.



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

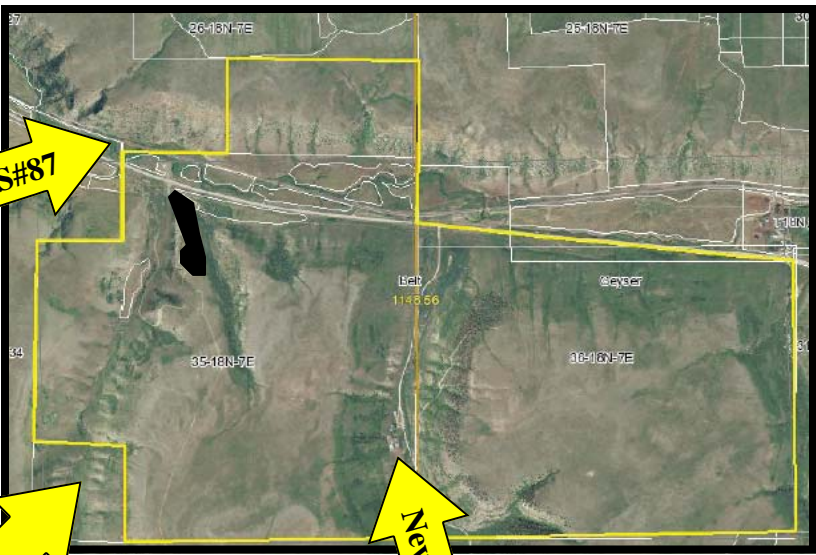
www.agriaffiliates.com

308/534-9240 John Childears North Platte, Nebraska

Parcel 2



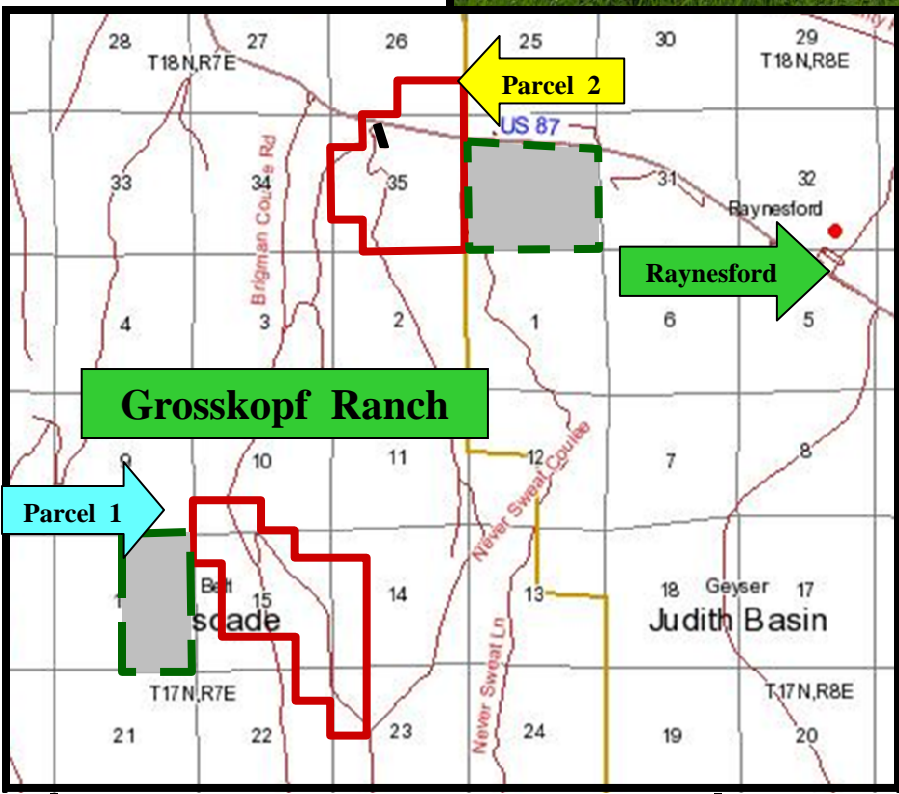
Otter Creek US#87



Never Sweat Coulee



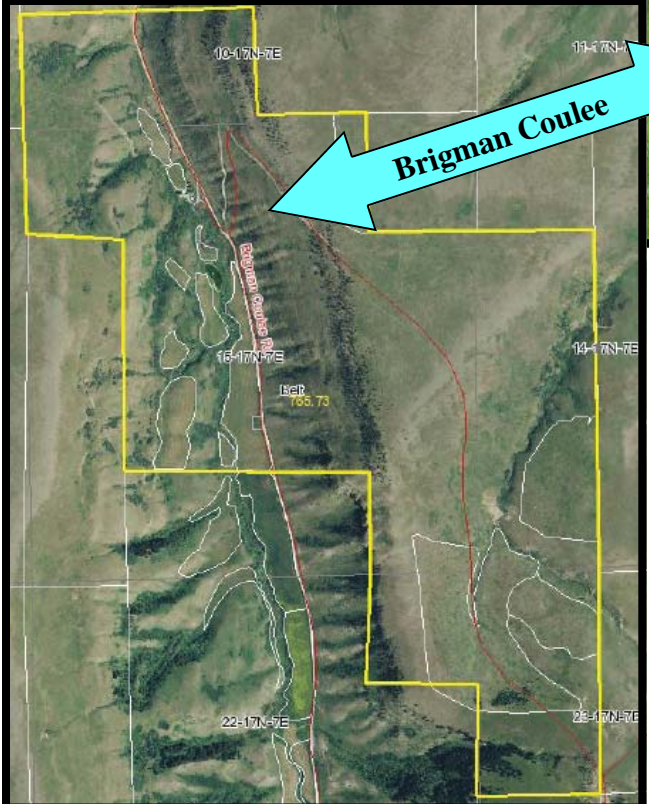
Swan Coulee



Private Lake



Brigman Coulee



Brigman Coulee



Parcel 1