

SEALED BID AUCTION - WYANT CREEK RANCH 3,424 +/- ACRES ~ FORSYTH, MONTANA

Wyant Creek Ranch, a sustainable scenic Montana ranch property of 3,424 contiguous deeded acres is for sale through a sealed bid auction. The property will be offered in two tracts being either its entirety of 3,424 +/- acres or the northern tract of 1,173 +/- acres. All first round sealed bids need to be submitted by 5:00 p.m. MST, November 4, 2014.

Additional terms and conditions apply. For more details visit www.ranchland.com/wyantcreek.

The Wyant Creek Ranch is "off-grid" using solar, wind and generators for the buildings and six water wells. This sustainable property includes 3,424 +/- deeded acres of open rangeland with native grasses, grading into sage and forested hills providing excellent habitat for native wildlife populations. The ranch is in one contiguous block and offers excellent privacy and seclusion, yet within close proximity to Interstate 94 and the town of Forsyth.

Wyant Creek Ranch is located approximately 19 miles southwest of Forsyth, Montana in the Reservation Creek drainage. The property consists of 3,424 +/- deeded acres lies east of Reservation Creek Road, and features native grass, sage, pine trees, coulees, picturesque landscape with 360 degree views, and excellent wildlife habitat for



native wildlife common to the area. There is county road access and an access easement from the north.

The ranch is currently running cattle and a few horses. The current owner estimates the carrying capacity as 100 AU or 180 pair for the summer. This could be improved upon with additional fencing for rotational grazing. There are over 200 acres of the ranch that would be ideal for farming development.

The hunting and recreational possibilities are numerous at Wyant Creek Ranch. Wildlife consists of mule deer, white-tail deer, antelope, elk, turkey, and grouse. Snowmobile, x-country ski, hiking, mountain biking, and fishing the Yellowstone River are just minutes away.

Continues on page 2



SEALED BID AUCTION

WYANT CREEK RANCH

ALL SEALED BIDS DUE BY 5:00 PM MST, NOVEMBER 4TH, 2014

The livestock water on the property includes a large reservoir, an active spring, six wells and tanks (powered by either solar, wind or generator) throughout the ranch makes for plenty of water. There is also roughly 2500' of seasonal Reservation Creek through the southwest corner.

The improvements on the ranch include a main home situated in a secluded and gorgeous part of the ranch. Built in 2000, it features a second floor deck, walk-out daylight lower level, and is just under 4,000 square feet with four finished bedrooms (one on lower level and two on upper level, and one more in the basement), but with potential to have an additional bedroom in the basement. The home includes a kitchen and dining room on upper level, two full bathrooms, a den with kitchenette on the lower level, metal roof, fireplace, wood stove, propane GFA heating (1,000-gallon tank), electric is solar with two 400-WATT wind generators, plus a back-up gas generator. Home is on a well (280'+/- that is pumped to a 1,000-gallon cistern), a septic, has satellite and fiber-optic phone service. The home also has a crows nest/cupula with 360 degree views along with fenced landscaping around the home.

The property also includes a Cleary built pole framed shop that is metal sided/roofed 45'x80' has a dirt/gravel floor, with a 16' door and has an insulated shop/office area. There is a corral system to manage livestock, including loading and unloading ramp with a small shed.

The Wyant Creek Ranch is a sustainable working/recreation ranch that offers off-the-grid living, agricultural production, excellent wildlife habitat with abundant wildlife, gravel quarry, extensive internal road system for great accessibility. For aviation enthusiasts there is also an area to develop your own landing strip. Located between Billings, Montana and the Bakken of North Dakota, the ranch is a contiguous natural piece of property with a stunning combination of forest, plateaus, and rolling grass fields.

AUCTION DETAILS:

- Private sealed bid auction
- Bids due by November 4, 2014 at 5:00 pm MST
- Subject to qualified bidders and seller confirmation

SCHEDULED TOURS SHOWINGS:

September 30th & October 14th, or by appointment. Competitive bidding may require a limited second round live auction to be approved by Seller. See complete auction terms for additional details. Contact Tammy Ward at (406) 951-3907 or tammy@ranchland.com for more information.

MAIL SEALED BIDS TO:

Mason & Morse Ranch Company
Sealed Bid Wyant Creek Ranch
1614 Grand Ave, Suite C
Glenwood Springs, CO 81601



RANCH RANCHES FOR SALE

COLORADO TYBAR RANCH

Located in the central Rocky Mountains of Colorado, Tybar Ranch consists of 600 +/- acres of scenic and highly productive irrigated land. The ranch is world renowned for the development and production of high altitude Registered Angus breeding stock, features spectacular hunting, and offers numerous recreational opportunities. Ranch improvements include a main home, two manager/guest apartments, an equipment shed, three hay sheds, numerous corrals and barns that include the 22,000 square foot Prince Creek barn with an indoor arena area measuring 18,000 square feet. Tybar Ranch is secluded, yet close to town and includes panoramic views of the surrounding mountain ranges and Mt. Sopris. Carbondale, Colorado - \$29,975,000



COLORADO DALLENBACH RANCH

The Dallenbach Ranch consists of 137 +/- acres and is bordered on three sides by BLM and state wildlife area with access to thousands of acres. The ranch has senior water rights and over one-half mile of the Frying Pan River offering private "Gold Medal" fly-fishing along with 20 acres of irrigated meadows. Ranch improvements include a remodeled historic home along with a garage, equipment shed, and several cabins, which have the possibility of being rented year-round. The Dallenbach Ranch is located 30 minutes from Aspen, Colorado with plenty of opportunity for skiing, hiking, rafting, biking and much more! Basalt, Colorado - \$14,900,000



COLORADO TONAHUTU RANCH

Located in Grand Lake, Colorado the Tonahutu Creek Ranch encompasses 52 +/- acres adjacent to Rocky Mountain National Park. The ranch includes over 1,000 feet on of both sides of the North Inlet and also has an additional 2,000 feet of both sides of Tonahutu Creek. The ranch consists of two fisheries that contain brook trout, brown trout, rainbow trout, hofer-harrison trout and the Colorado River cutthroat trout. Conveniently located within five minutes from the beautiful mountain town of Grand Lake, Colorado this ranch offers amazing mountain hiking and fishing. Grand Lake, Colorado - \$4,375,000



COLORADO ASPEN RIDGE RANCH

The 1,300 +/- acre Aspen Ridge Ranch offers end-of-the road seclusion, numerous recreational activities and excellent hunting opportunities for big game. This property consists of rock outcroppings, meadows, and magnificent tree coverage including aspens, pines and spruce. The ranch is nestled between Buena Vista and Salida, and is in the heart of the San Isabel National Forest, creating everything you'd want to live the Colorado lifestyle. Salida, Colorado - \$3,900,000



For more information go to: www.ranchland.com/wyantcreek

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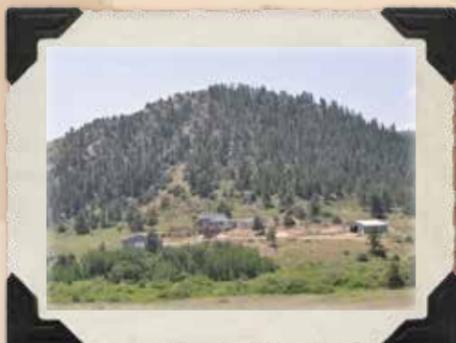
COLORADO COPPER SPUR RANCH

The 560-acre Copper Spur Ranch is an exceptional ranch setting only 45 minutes from Vail and one hour from Steamboat Springs, Colorado. The ranch has year round water in Yarmony Creek, two fishing ponds, water rights, 140+/- acres of irrigated hay meadow, is adjacent to BLM land, and is within a 20 minute ATV ride to the Colorado River. The ranch includes several outbuildings such as a small modest home, barns, shop, green house, chicken coop, and a bunkhouse. McCoy, Colorado - \$2,500,000



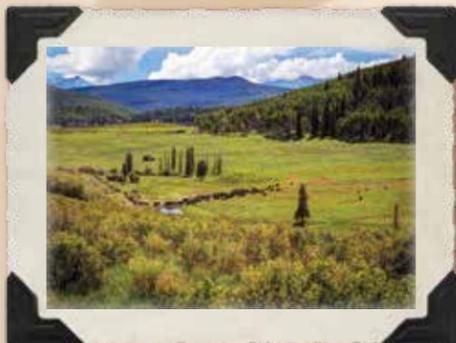
COLORADO LOG HOME AT SHADOW CREEK RANCH

Beautiful six-bedroom, six-bath, custom log home situated within the gated ranch community of Shadow Creek Ranch. This home has 6,450 of finished square footage including a new master wing, a three-car garage with attached shop, art studio, and custom built log horse barn and tack room. Ownership of this beautiful home at Shadow Creek gets you access to over 5,800 acres of private Colorado high country containing 22 lakes and ponds. Silverthorne, Colorado - \$3,000,000



COLORADO MOUNT MORIAH RANCH

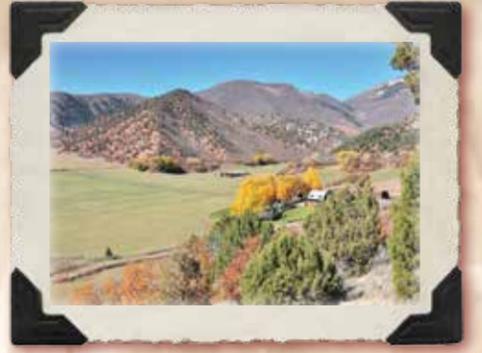
The 54 plus quiet acres of Mount Moriah Ranch awaits to be your private retreat and home in the country. The ranch features a newly built 4,200 square foot raised ranch custom home (3,300 square foot finished) with high end finishes including hickory wood floors and walk out lower level. There is a master suite on the main floor with three bedrooms on the walk out lower level. Ranch out buildings include a 44' x 66' insulated Cleary shop with concrete floors and studio apartment, plus a 48' x 36' Cleary horse barn with four stalls, tack room and hay storage with corrals. A year round creek flows through the property, and you have your own private pond. Lush meadows, mountain ridges with large rock outcroppings and an adjacent small lake make for a peaceful setting. Livermore, Colorado - \$1,200,000



COLORADO LAZY CF HEADQUARTERS

Tucked away within the Gunnison National Forest and on the headwaters of West Muddy Creek, the historic Lazy CF Ranch Headquarters represents the best of Western Colorado. With 320 acres of mostly irrigated land, 10 spring-fed ponds one of which supports a strong trout population and early water rights from the Twin Spruce Ditch and 65 shares from the Ragged Mountain Water User's Association. This ranch combines the authentic old west with a sportsman's paradise, for hunting deer, elk and bear. Somerset, Colorado - \$3,900,000

COLORADO BEAR WALLOW RANCH
The Bear Wallow Ranch is situated in the mountains of Western Colorado. It is comprised of 2,600 +/- deeded acres with forest service and BLM grazing leases. This recreation/cattle ranch boasts quality improvements, end-of-the-road seclusion, a five-bedroom three and one-half bath home, guest house, lodge, equipment barn, hay sheds, cattle handling facilities, senior water rights, numerous ponds, direct-private access to public land, abundant wildlife, and excellent hunting; all within an easy 15-minute drive to the very reliable Rifle/Garfield County Airport. Bear Wallow Ranch offers a unique opportunity to experience ownership of western Colorado's great treasures, along with an opportunity for personal, family and corporate recreation and enjoyment. Glenwood Springs, Colorado - \$37,500,000



COLORADO CURRANT CREEK PASS RANCH
Forested hillsides and grass filled meadows cover the 1,500+/- acres of Colorado mountain land known as the Currant Creek Pass Ranch. Located on the southern end of Colorado's South Park, the area is bounded by high mountain ranges, contributing to the breathtaking vistas seen from the property. Located nine miles North of Guffey, Colorado off of Highway 9 and bordering National Forest on three sides, the ranch has four spring fed ponds, beautiful mature ponderosa and bristlecone pine trees, traversable terrain and unique pockets of seclusion that still offer the famous Rocky Mountain views. Guffey, Colorado - \$2,950,000



COLORADO HUNT RANCH
The Hunt Ranch is a 561+/- acre working ranch located in the central Rocky Mountains of Colorado with substantial water rights, irrigated hay fields and pastureland, and flat to rolling topography. This outstanding south facing property has extraordinary views of Mount Sopris and the Elk Range Mountains. Lots of opportunity with this ranch! Carbondale, Colorado - \$6,100,000



COLORADO DRY CREEK BASIN RANCH
Dry Creek Basin Ranch consists of 3,000 +/- contiguous deeded acres and approximately 1,700 acres of BLM grazing permit. The land types found on the ranch range from irrigated meadows to sage and pinion pine-hills on up to oakbrush and pine forested ridges. The ranch boasts excellent hunting and its access controls a large area of the basin, which borders BLM and a state wildlife area. The ranch has significant water resources and includes basic improvements. Currently, the property is used for grazing cattle combined with an annual hunting lease to an experienced outfitter. Naturita, Colorado - \$5,400,000





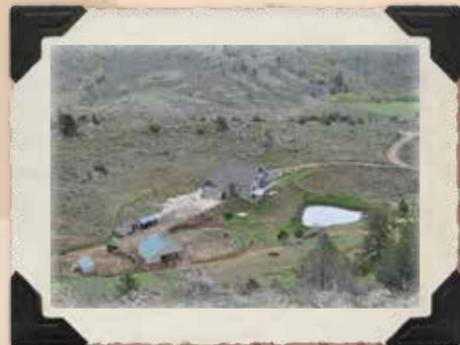
COLORADO TYBAR RIFLE FARM & RANCH

Tybar Rifle Farm & Ranch is productive farmland that consists of 615 +/- acres with a permitted 407 +/- irrigated acres on Graham Mesa northeast of the town of Rifle, Colorado. The farm produces an average of 1,100 tons of grass/alfalfa hay on two to three cuttings each year. Up to 150 head of cattle have been pastured on the property in the winter, with the cattle being moved off of the property around mid-June. This area is known for its mild seasonal climate and the ranch is relatively secluded with grand views of nearby mesas. Rifle, Colorado - \$9,795,000



COLORADO QUARTER CIRCLE 4 RANCH

Located in the Egeria Valley near Toponas, Colorado, Quarter Circle 4 Ranch includes 1,520 +/- deeded acres with 4,109 acres in a BLM lease permitting for 575 Animal Units. Modest improvements are located on the ranch including barns, metal workshop and a three-bedroom, one-bath modular home with basement. This ranch setting allows for a true agricultural operation, picturesque scenery, solitude and a variety of wildlife, hunting and recreational experiences. Toponas, Colorado - \$3,350,000



COLORADO MOONDANCE RANCH

The 70 plus acres of Moondance Ranch sits in the foothills of the Rocky Mountains, and is conveniently located just minutes from Loveland and Fort Collins. Situated in a small valley setting, the ranch has privacy, but also views down the Buckhorn Creek Valley, distant city lights and the back mountain ranges. The 4,000 plus square foot country style ranch home is custom built with four bedrooms, large country kitchen and dining room, oversized garages, with decks overlooking the pond and valley views. Property includes a versatile metal agricultural building for livestock, shop and/or hay storage, along with corrals, loafing sheds and cross fencing for your livestock. Loveland, Colorado - \$1,035,000



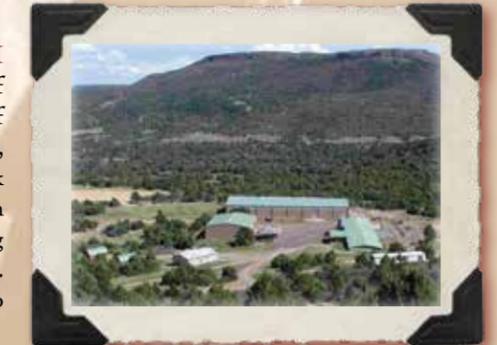
NEW MEXICO PECOS RIVER RANCH RETREAT

The Pecos River Ranch Retreat has over 1,616.34 +/- acres of usable and scenic land featuring roughly a mile of the winding Pecos River and views of Rowe Mesa and the Pecos & Rowe Valley. The northeast portion of the property borders BLM and state land offering additional access to the Santa Fe National Forest. The land is gentle rolling with mature piñon and juniper trees, ponds, meandering cow creek, as well as flat grasslands and an arroyo running through the property. The property includes a diverse set of improvements and infrastructure, offering a total of 70,000 +/- square feet of living and event space. Ysidro, New Mexico



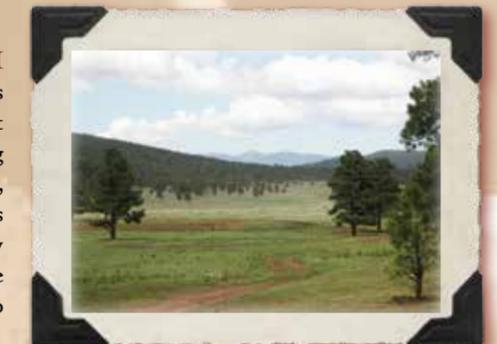
NEW MEXICO HORSE RANCH

The 704-acre New Mexico Horse Ranch offers private and unique opportunities to experience life on a working horse ranch. Originally built by a cutting horse enthusiast, this exclusive property has breath-taking views of the Santa Fe National Forest, comfortable accommodations, and horseback riding adventures abound. Las Vegas, New Mexico - \$4,000,000



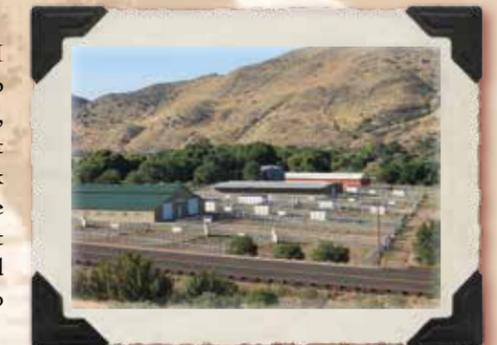
NEW MEXICO LA MESA RANCH

New Mexico Ranch with water! La Mesa Ranch with approximately 5,000 feet of both sides of Trincera Creek, a 15 +/- acre private lake, and approximately 75 acres of irrigated pasture and hay meadows. Located 35 +/- miles east of Raton, New Mexico, this 1,260-acre ranch enjoys a blend of irrigated meadows, cottonwood-lined creek bottom, transitioning to ponderosa, oak brush, spruce going all the way to the aspen tree stands on the upper portion the ranch. Improvements include a stunning log home, two additional homes, three small cabins, 18-stall barn, indoor arena, and shop. Raton, New Mexico - \$3,400,000



NEW MEXICO RAINY MESA RANCH

Beautiful and remote, Rainy Mesa Ranch consists of approximately 350 deeded acres with an additional 54,000 acres of Forest Allotment. The Negrito/Yegas Allotment allows 320 head and 14 horses. The Negrito Creek runs through this ranch creating amazing habitat for the wildlife and is known for excellent hunting of deer, elk, bear, javelina, turkey and mountain lion. The property has excellent improvements including an owner's home, manager's home and several cabins along with a variety of ranch improvements with an "end of the road" location and the feel that you are the only one in the whole forest. Reserve, New Mexico - \$3,900,000



NEW MEXICO HONDO RANCH

The Hondo Ranch is 325 +/- acres located approximately 20 miles from Ruidoso Downs Race Track. Situated along two and one-half miles of the Ruidoso River, the facilities include: 188-covered pens, 66-large pens with shelters, office and vet building, 13-stall maternity barn, a 25-stall barn, hay barn, equipment barn, bunk house, and a three bedroom one bath home. Excellent senior water rights include 546 acre feet of water with 1866 priority rights with nine irrigated pastures that are fenced and cross-fenced. A portion of the 546 acre feet are currently leased producing over \$147,000/year in income. Hondo, New Mexico - \$5,800,000

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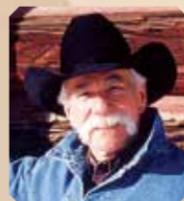
BART MILLER

As Managing Broker, Bart Miller oversees business operations and licensing. Since 1998 he manages the company's real estate land & auction sales marketing efforts. Bart is the President of the Colorado RLI Chapter and is an Accredited Land Consultant "ALC" through the REALTORS® Land Institute. He has completed a Bachelors degree in Agricultural Economics from the University of NE and holds a master's degree in Real Estate Development and Construction Management from the University of Denver.



RUE BALCOMB

A 5th generation native of Colorado, Rue graduated from Colorado State University with a degree in Animal Science concentrating on farm and ranch management. She worked in the land title insurance business and as an escrow closing assistant before actively selling real estate. Rue's family owns ranch and rural recreation properties in Colorado, which she assists in managing and preserving the natural resources. She is a member of Aspen and Glenwood Springs Board of Realtors, REALTORS® Land Institute, Rocky Mountain Elk Foundation.



TED SCHAAL

Ted Schaal has been focusing primarily on agricultural properties – working and investment quality ranches, farms, and guest ranches – for most of his 25 years career. He has been instrumental in pioneering many of the ways in which these types of properties are marketed today. He is very committed to the sellers and buyers for whom he works, and limits the number of properties and/or buyers, he will represent at any one time. He maintains an extensive network of broker affiliations and personal contacts which are invaluable when it comes to selling a ranch, or searching for a special property for a buyer.



ZURICK LABRIER

Raised in Dalhart, Texas, Zurick Labrier grew up working on the family ranch in New Mexico. Hands-on experience working with clients has helped him to achieve success in the farm and ranch real estate business for the last ten years. Zurick specializes in farm and ranch transactions and has also developed many ties across the country through Realtors Land Institute as the current active Oklahoma RLI Chapter President. Zurick has accumulated numerous ties with buyers and sellers throughout the four-state region of the Texas and Oklahoma Panhandles, southwest Kansas, and northeast New Mexico.



ROBB VAN PELT

Robb Van Pelt was raised on a working ranch, following the tradition of his fourth generation Colorado ranching family. After working for Colorado National Bank in their Trust Real Estate Department, Robb continued his career appraising, managing, and selling ranches. In addition to over 35 years of ranch real estate experience, Robb's continued success in ranch sales stems from his authentic relationship with the western ranching lifestyle. He is a member of the American Quarter Horse Association, Colorado Cattlemen's Association and the United States Team Roping Association. Robb is licensed in Colorado, Montana, Nebraska, New Mexico and Oregon.



LINDA NIEBUR

Linda Niebur has owned and worked in large farm operations, ran a successful chemical application business and worked with local farmers. She is a broker who is familiar with crop production, agricultural leases, water rights, conservation easements and mineral rights. As an active member of the National Farmers Union she has worked to help implement Farm Bills and aid in the renewable energy projects in Washington D.C. Her affiliations include The Colorado Association of Realtors, The National Association of Realtors, and the REALTORS® Land Institute. She is a licensed real estate associate broker in Colorado, Kansas and Nebraska.



SCOTT BURTON

Scott Burton was raised in San Jon, New Mexico, and grew up enjoying farming and ranching. After marrying his sweetheart in 1993, he relocated to Elida, New Mexico and began working with her family in their farm and ranch operation, which then led to the trucking industry and eventually founding SBI. Currently Scott is an auctioneer for Producers Livestock Auction biweekly, and auctioneer and haul equipment for Bill Johnston Auctioneers throughout New Mexico and is a licensed real estate broker in New Mexico.



BUCK HOTTELL

Raised in the panhandle of Nebraska and the southeast corner of Wyoming, Buck Hottell has several decades of ranch experience. He spent his younger years working on his grandfather's ranch, consisting of a cow/calf operation and dry land wheat farming as well as putting up hay on sub-irrigated native grass meadows. Buck also worked for a harvesting company and harvested wheat, milo, corn, soybeans, and most small grains. He is licensed in the state of Wyoming.



JOHN STRATMAN

John Stratman is a third generation rancher and has owned and operated a ranch in eastern Colorado raising registered Red Angus seedstock and Quarter Horses. Professionally, John spent 18 years with MetLife's Agricultural Investment Department where he held various positions from Field Representative to Regional Manger. In addition to making agriculture real estate loans, investment activities included purchasing, managing and marketing large agriculture properties in several western states.



KAREN MIKKELSON

Karen has spent over 20 years in Colorado, farmed and ranched in the Panhandle of Nebraska for 12 years and operated a quarter horse breeding operation in Texas. She was a hands-on owner and operator of an 880-acre ranch in the Pine Ridge National Forest region in Nebraska and for many years she bred, raised and marketed the top bloodlines in the Quarter Horse industry. Karen also has over 20 years experience in the construction industry. She managed and co-owned a \$25-million-a-year corporation with offices in CO and AZ.



TOM SCHENK

Tom grew up in Missouri, lives in the Pacific Northwest, and often travels extensively to work on farm value-improvement projects in Texas and Florida, and Arizona. He graduated from the University of California – Berkeley where he received business degrees in Real Estate and Finance. He spent a great part of his career with major Wall Street firms, 22 years as a commodity trader, and had his own investment advisory firm. Investment-grade farmland is a space where traditional farming operators must communicate information on a subject that can be far outside of the experience or understanding of many institutional or private client investors.



RON VAN PELT

With a proud family heritage that spans four generations of Colorado ranchers, Ron continues the legacy adding over 45 years of personal success to the family history. A consummate cowboy and proponent of the western ranching lifestyle, Ron offers an authentic knowledge of livestock and land that ensures the client full access to invaluable expertise relative to their needs, regardless of the size and scale of their prospective operation.



KEBI SMITH

Kebi Smith is a fourth generation rancher and Montanan, and has been selling real estate since 1999, specializing in Montana ranch and recreational properties. Prior to selling real estate, she was employed with Farm Service Agency for 10 years, where she helped administer the USDA farm programs. She currently is a crop adjuster and ranches with her family near Olive, Montana, where they raise cattle, wheat, forage and horses.



BILL GEORGE

Bill George has worked on ranches since 1999, and was the general manager and foreman of the largest working cattle ranch in Summit County, CO from 2004 to 2011. His intimate knowledge of working ranches, as well as home owners associations, gives him firsthand knowledge of water rights, irrigation, hay production, cattle breeding, herd development, livestock marketing, range management, animal husbandry, horse care, horse training and breeding, wildlife habitat management, ranch budgeting and conservation easements. Bill is also an accomplished big game hunting guide and is very familiar with the recreational aspect of today's high country ranches.



TAMMY WARD

A fourth generation native of Montana, Tammy was born and raised in western Montana into a hard rock mining family. In 1975, she became an auctioneer and has been involved in ranching, since 1978. She began her career in real estate and land development, in 1999, both buying and selling investment properties while continuing to work part-time for the consulting firm, as well as owning and operating a Montana ranch raising Angus/ black baldy cows and Quarter Horses. Tammy specializes in Farm & Ranch Real Estate covering the states of Montana, Wyoming and North Dakota.



KIMBERLY LOWRY

Specializing in lifestyle properties in the state of Montana, Kimberly Lowry first began her career in real estate over 10 years ago while marketing luxury and working ranches, recreational and resort properties. She joins Mason & Morse Ranch Company to serve growing demands of clients in the State of Montana. Prior to joining the Mason & Morse Ranch Company team she owned her own real estate company, United Country Montana Mountain Properties LLC.



MONTANA BROKEN CIRCLE RANCH

At over 8,688+/- deeded acres, the Broken Circle Ranch is one of the largest contiguous ranches available in the Deer Lodge Valley. Not only is this ranch a productive cattle operation supporting over 500 pairs with annual surplus hay sales, but also a sportsman's paradise. Miles of the Clark Fork River wind through the ranch and create an active riparian area supporting a large whitetail deer population and offering abundant fishing opportunities. With excellent cattle working facilities and several well-situated and comfortable homes this ranch is a complete package available for today's discerning buyer. Deer Lodge Valley, Montana - \$14,500,000



MONTANA SWEET GRASS RANCH

Sweet Grass Ranch on the Yellowstone is a 1,571+/- deeded acre scenic ranch, which enjoys Yellowstone River frontage and commanding views of both the Crazy Mountains and the Absaroka-Beartooth Mountain Range. The ranch includes 76 acres under pivot, 59 acres of flood irrigated hay ground plus an additional 250+ acres currently under development. The ranch is fenced and cross-fenced for grazing rotation on dryland pasture with seasonal Hangman's Creek and several stock water ponds providing water for both wildlife and livestock. The historic ranch headquarters include a smaller log cabin, corrals and barns. Big Timber, Montana - \$3,970,000



MONTANA CANYON CREEK GUEST RANCH

Located in scenic southwest Montana, Canyon Creek Guest Ranch offers an excellent opportunity to continue the stewardship of a profitable and historic lodge and share the beauty with guests, family and friends. This ranch has been owned and successfully operated by the same family for over 30 years. Guests have enjoyed exploring the Pioneer Mountains and Big Hole and Beaverhead River Valleys while staying at this charming and historic guest ranch. Dillon, Montana - \$995,000



MONTANA MUSTER CREEK FARM

Muster Creek Farm offers 1,060+/- contiguous acres located 16 miles north east of Miles City, Montana in Custer County. 645+/- acres are irrigated farmland, center pivots and a 4,000 head feedlot operation offered to a buyer looking for a profitable agricultural venture. Located in the Yellowstone River Basin, this location is ideal to produce a multitude of crops from corn, alfalfa, to sugar beets, potatoes, edible beans, soybeans or wheat with an in-demand market for any of these crops nearby. Contiguous native pastureland is gently rolling hill country and creek bottom, offering good protection and cover for livestock and wildlife. The property is all in one block and is well fenced, with facilities in place for handling, feeding and watering cattle. Miles City, Montana - \$2,900,000



TEXAS WALL FARM

Wall Farm in Morton, Texas is a 2,152+/- acre farm. The farm consists of red clay and loamy sand and has an extensive pipeline that connects each sprinkler with every well, which makes this farm one of the best in the area. This farm is very diverse in that you can grow many different crops such as: cotton, corn, milo, alfalfa, sunflowers, wheat, haygrazer, sorghum silage, and peanuts or one could turn this property into a cattle grazing operation. Texas Broker License #9000813. Morton, Texas - \$4,075,000



TEXAS KEHOE FARM

The Kehoe Farm contains roughly 1,650 acres, comprised of mainly center pivot irrigation with dryland corners and is conveniently located just 10 miles south of Texline, Texas. The seasonal Carrizo Creek runs through the property. This farm offers the diversity of crop production and cattle applications, has excellent roads and nearby grain facilities, feed yards, and sale barns give excellent outlets for sales of crops and cattle. Texas Broker License #9000813. Texline, Texas - \$2,386,260



TEXAS GRAFF FARM

The Graff Farm is comprised of 2,400 acres situated in the northwest corner of the Texas Panhandle, located in Hartley County. This is a center pivot irrigated farm broken up into three full sections and an additional 480 acres in another section. The farm is situated about 6.5 miles south of Dalhart, Texas with parts of the farm being on both sides of Highway 87. Although the farm does not sit next to the highway, it is easily accessible along well maintained county roads with some of the access being paved. Texas Broker License #9000813. Dalhart, Texas - \$7,200,000



NEBRASKA LODGEPOLE CREEK RANCH

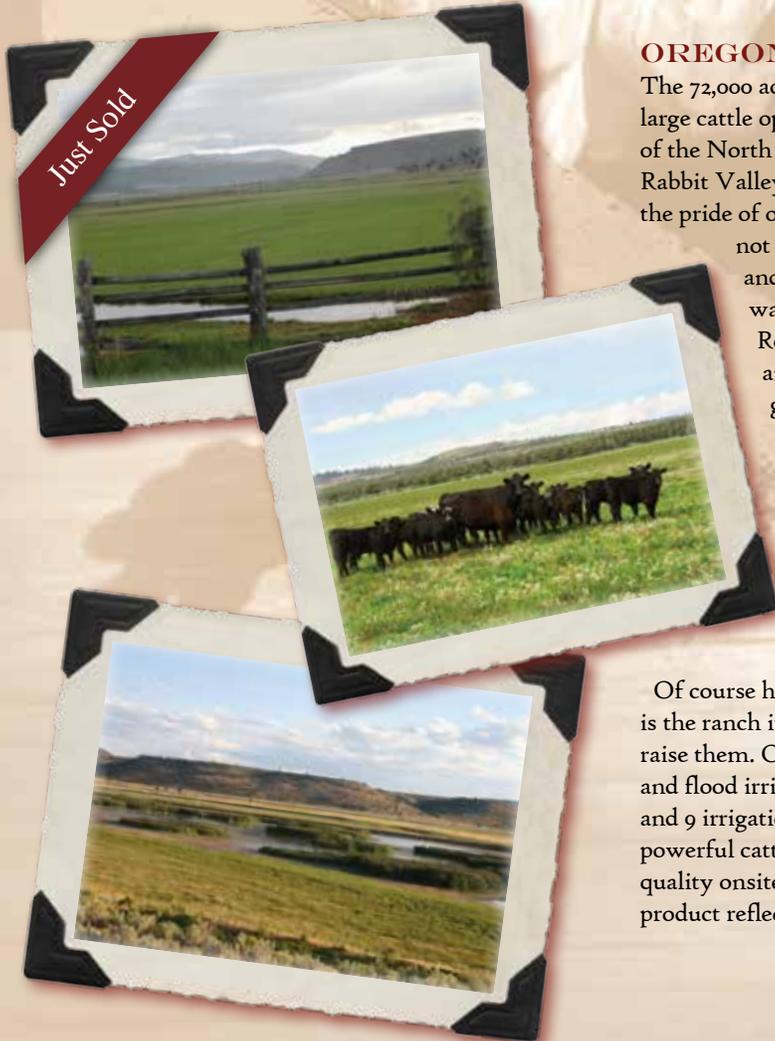
The Lodgepole Creek Ranch consists of 2,086 total acres and combines ranchland, dry cropland and 480 acres of state of Nebraska grazing land. The ranch improvements include a modernized ranch home, barn, corrals and various outbuildings. The property has convenient access just off interchange of I-80 at Chappell, Nebraska. Chappell, Nebraska - \$2,650,000



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OREGON GUTIERREZ CATTLE RANCH

The 72,000 acre Gutierrez Cattle Company is one of Oregon's premiere large cattle operations. From the magnificent deep timber covered canyons of the North Fork of the Crooked River, to the hayfields and lakes of the Rabbit Valley, including all the big country in between, the ranch reflects the pride of ownership and the touch of a cattleman's vision. The ranch not only has the feel of a large successful cattle operation, it is one and after spending just a few minutes on the ground, a visitor wants to see it all. Located an easy 85 miles east of the Bend/Redmond area, the ranch consists of 21,529± deeded acres, plus another 50,000 acres of Ochoco National Forest and BLM grazing permits.

The ranch is steeped in the history of Central Oregon with battles raging across the landscape between the cavalry led by General Cook, the famous Indian fighter and the Indians led by Chief Paulina. There were sheep and cattleman wars and various local outlaws drifted through the country.

Of course history and lore are but a part of the package. The real picture is the ranch itself and its ability to produce quality cattle and the feed to raise them. Owner rated at 2,400 Animal Units with 2,300 acres of pivots and flood irrigated fields complemented by seven lakes of various sizes and 9 irrigation wells, the Gutierrez Cattle Company is hands down a powerful cattle operation. It has been managed for the last 23 years by quality onsite and supporting agricultural financial management and the product reflects it. Post, Oregon - \$19,900,000