



ANGELA FARMS
Angela, Montana
(Rosebud County)

Angela Farms is a large dry land, predominantly winter wheat farm in Eastern Montana. The farm consists of approximately 24,500 acres, with about 85% of it farmable. This farm is located 30 miles northwest of Miles City, Montana, or approximately 125 miles northeast of Billings, Montana. located in Rosebud County, approximately 30 miles northwest of Miles City, Montana. State Highway 59 runs through the property for approximately six miles, giving tremendous transportation opportunities for both grain shipments out and supply shipments in. Angela Farms has 23,156+/- acres deeded, plus an additional 1,280+/- acres state leased land. Cropland total acreage is 20,351.2+/- acres. Of this total acreage, 2,870.4+/-acres are in CRP until 2011. An additional 935+/- acres expire in 2012.



The total annual payment for these contracts is \$119,705. Additionally, 1,363.9+/- acres come out of CRP in 2010. This annual payment is approximately \$46,000. The total income for Angela Farms, including the CRP payments and lease payments on the farmed ground, is \$685,000 +/- for the year 2010.



Offered for \$11,000,000
 (\$475 per acre)

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