

SEALED BID AUCTION - EASTERN TEXAS 11,213 CONTIGUOUS ACRES - HUNTING AND RECREATIONAL LAND SCRAPPIN' VALLEY FOREST & WILDLIFE RECREATION AREA WITH CONFERENCE CENTER - OFFERED IN THREE PARCELS OR ITS ENTIRETY

Scrappin Valley lodge and contiguous 11,213 acres of privately managed forest and habitat research area is for sale through a sealed bid auction. International Paper acquired the property in 2012 through the purchase of Temple Inland. This famous Eastern Texas timber and recreation property has been an educational and private retreat for conservationist, executives and historical political figures since the 1940's. Scrappin Valley carries with it a remarkable history. The property will be for sale starting June 24th and sealed bids are due by July 31st.

Experience the serene, natural beauty of East Texas at the Scrappin' Valley Wildlife and Recreation Center. Situated on 11,213 acres of woodland, the Scrappin' Valley preserves the rustic feeling that is true to the region, yet is refined with many of today's modern amenities.

Outdoor activities abound at Scrappin' Valley, including trap and sporting clay ranges, as well as rifle and pistol ranges. Hunting and fishing enthusiasts will appreciate all that Scrappin' Valley has to offer. With all 11,213 acres within high game fence, it is home to one of the best managed whitetail deer herds in the state. Quail and wild turkey hunts are also popular in season, while feral hogs may be hunted year round. There are two fully-stocked, six-acre lakes on-site and two nationally recognized reservoirs nearby.

For conservation groups recreation meets responsible forest management standards. At Scrappin' Valley, recreation and responsible forest management coexist.

Scrappin' Valley is a working forest providing fiber for wood and paper products, while also serving as a sanctuary for endangered species, and thriving habitat for native Texas wildlife.

The lodge features a limestone fireplace, walls of loblolly pine, and floors of reclaimed sinker logs from the Sabine and Neches Rivers. Guests can relax in the main lobby and enjoy the picturesque views overlooking the lake and forest, or retreat to one of the 19 double occupancy rooms, each featuring a private bath.

The conference center is equipped with the latest audiovisual technology for your convenience. Our facility offers flexible seating plans that can be customized to fit your needs. Options include theatre- and conference style seating and can accommodate between 30-40 people. Escape to the great outdoors.



Continues on page 2



SEALED BID AUCTION

SCRAPPIN' VALLEY FOREST & WILDLIFE RECREATION AREA
WITH CONFERENCE CENTER
OFFERED IN THREE PARCELS OR ITS ENTIRETY

LOCATION

- Located 2.5 hours north east of Houston
- Jasper, Texas
- Newton County

AUCTION DETAILS

- Private sealed bid auction
- Bids due by July 31st, 2013 at 12:00pm CST
- Offered in three parcels or its entirety
- Subject to qualified bidders and seller confirmation

SERVICE & AMENITIES

- Private hunting opportunities include: white-tailed deer, hogs, wild propagated quail, chukar, eastern turkey, wild small game and predators
- Rifle/pistol range
- 5-station trap range
- 7-station (50 shot) sporting clays
- 2 fully stocked, six-acre bass fishing lakes
- 5,000 acre Red-cockaded Woodpecker (RCW) habitat management area
- Corporate Event Facilities & Meeting Space Conference Center with audio-visual capabilities
- Pull-down screen, projectors, computers, wireless internet access, television, DVD player, flip charts, easels and markers, copy machine and fax machine
- Seating options can accommodate 40 people theatre-style layout, or 30-40 people in classroom-style layout
- Dining is available for 48 guests

RECREATION & ACTIVITIES

- Game room that includes shuffleboard and poker table
- Fire pit, horse shoe pit, washer pit
- Regulation tennis court
- Satellite television
- Guided fishing tours on Toledo Bend/Sam Rayburn lakes
- Wildlife/nature tours
- Golfing at nearby resorts, including Rayburn County
- 11,213 acres under fence
- Sleeps up to 38 guests
- 19 double-occupancy rooms with private baths

DINING & LOUNGES

- Dining available for up to 48 guests, with customized menu options
- Full bar
- Full-time cook and wait staff

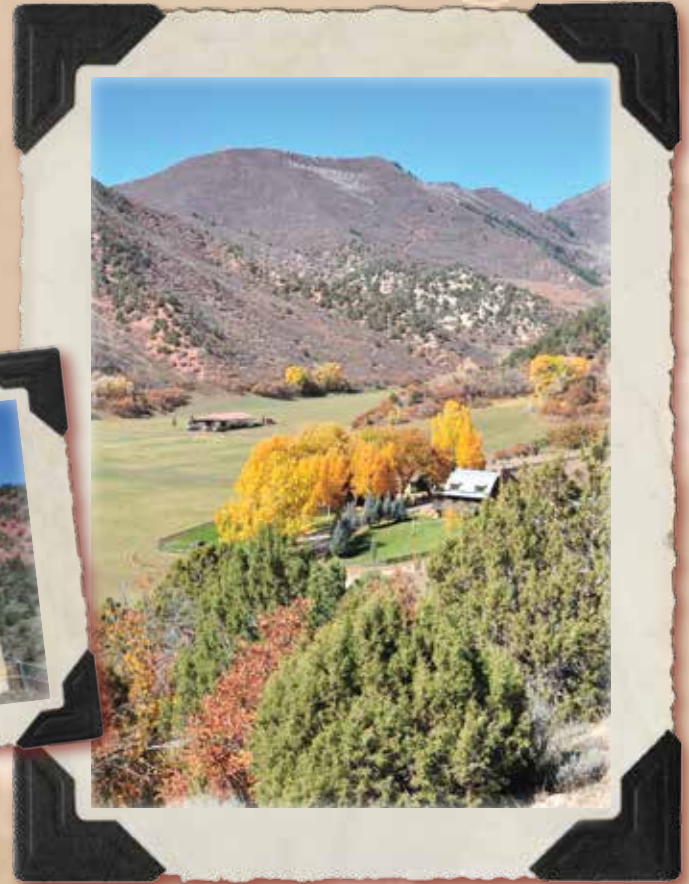


For more information go to:
www.ranchland.com/scrappinvalley

RANCHES FOR SALE

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 2,600 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. Bear Wallow Ranch. Glenwood Springs, Colorado - \$37,500,000



OREGON GUTIERREZ CATTLE RANCH

The Gutierrez Cattle ranch offers 72,000± acres of unparalleled hunting and fishing opportunity. The ranch consists of 21,529± contiguous deeded acres together with attractive grazing permits in Ochoco National Forest. The ranch is located 65± miles east of the Redmond/Bend area in Central Oregon. Wildlife includes elk, mule deer, antelope, wild turkeys, cougar geese and ducks. Excellent fishing opportunities exist for red band rainbow trout and small mouth bass on the North and South Forks of the Crooked River. The ranch has excellent production capabilities and is owner rated at 2,400 animal units with a complete livestock inventory in place. The water resources are extensive with 2,300± acres of pivot and flood irrigated ground, seven lakes, 9 irrigation wells and 5± miles of river frontage. Post, Oregon - \$19,900,000



RANCHES FOR SALE



OREGON ROCKY RIDGE RANCH

Rocky Ridge Ranch is a beautiful, well-maintained cattle/hay ranch located in north central Oregon. Orchard grass hay fields, grazing pastures, timbered lands and a scenic overlook of the White river are all part of the property comprising the ranch. Black Angus cattle with an additional fly-fishing business are the basis for this excellent opportunity. Excellent soil and hay production round out the benefits of ownership in one of Oregon's best agricultural areas. 1,030+- acres total, 670+- acres of water rights, 600+- acres of water storage, and currently 500+- acres under irrigation with up to date components and well-engineered layouts provide for the efficient operation on the ranch. Wamic, Oregon - \$3,000,000



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 BEAR BONES RANCH

Bear Bones Ranch is located southwest of Pueblo and about eight miles from Westcliffe, Colorado. The ranch offers 225 acres of grazing lands and scattered Pine trees together with 640 acres of State of Colorado grazing lease. Improvements consist of an owner's home, guest home and horse barn with outside riding/roping arena. In addition to running horses and cattle, the ranch offers a multitude of wildlife opportunity. Westcliffe, Colorado - \$1,500,000



COLORADO MOUNTAIN VIEW STABLES AND ARENA

Mountain View Stables and Arena is a 140-acre property with two irrigation wells and a valley pivot covering 35 acres. This property has an 80' x 225' indoor arena with dust control system, along with a 140' x 200' outdoor jumping arena, and 140' x 240' barrel/roping arena. Most of the fencing and corrals are pipe and steel. There are four large pastures, stalls with runs, turn out areas with loafing sheds and 19 indoor stalls. Having great access from I-25, this property has been used for roping, barrel events, and as a horse facility for many years, but could easily be converted in to a registered cattle operation. Improvements include a 3,600 square foot, five-bedroom, three-bath main residence and a 1,100 square foot, two-bedroom secondary home that is ideal as manager's home. Fort Collins, Colorado - \$1,775,000



RANCH CO RANCHES FOR SALE

COLORADO DIVIDE CREEK RANCH

The Divide Creek Farm, a 70-acre organic farm and livestock operation, is a lush and surprising find as you drive up onto the sprawling green bench with wide-angle views; located in the heart of productive agricultural country south of Silt, Colorado, and about 90-minutes from Aspen. An area still dominated by long-time traditional ranching families. Situated at 6,200 feet in elevation, the location is never lacking for sunshine and displays 360 degree panoramas of rolling pastures, hills and mountains. Silt, Colorado - \$1,736,000



COLORADO VAGABOND RANCH

The Vagabond Ranch is a rare opportunity to own a 108-acre property completely surrounded by the Arapaho National Forest. The Vagabond has over 1.4 miles of private water on Willow and Bill creeks running through the property containing native brook trout. The ranch also boasts nearly exclusive access to some of the very best Rocky Mountain Elk habitat on the adjoining Arapaho National Forest. The ranch's improvements consist of a remodeled log home with five bedrooms, a three-story, five-bedroom log home with vaulted ceilings in the living and dining area, a manager's house, and two cozy log cabins. Granby, Colorado - \$2,500,000



COLORADO VINTAGE SAN JUAN RANCH

Offering all the essential elements of a "trophy property"; uncompromising privacy, trout fishery, irrigated meadow, water rights, alpine terrain, outstanding improvements, and National Forest access. The property is located 15 miles from the historic mining and mountain recreation town of Lake City and in the heart of one of Colorado's most inspiring mountain ranges, the San Juan Mountains. Two creeks bisect and merge on the property, providing the challenge of catching the Brown trout and Rainbows. Lake City, Colorado - \$3,500,000



COLORADO LANE RESIDENCE

Situated within the gated ranch community of Shadow Creek Ranch, this home has 6,450 of finished square footage including a new master wing to the home completed in 2008. Also included is a 3 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 full of cutthroat, brown, brook and rainbow trout, over 22 miles of ATV trails, guided trophy elk and mule deer hunts, horseback riding, snowmobiling on over 20 miles of groomed trails, guiding fishing, a full time chef and concierge staff and access to cattle drives and brandings. Silverthorne, Colorado - \$3,999,999



RANCHES FOR SALE



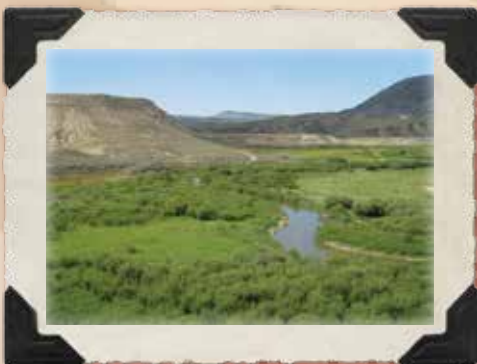
COLORADO 4 TO THE ROYAL

Majestic 50-acre horse ranch located minutes from prestigious Castle Rock, Colorado. The estate boasts a 10,000 + square foot exquisite home with every amenity. 360 degree views including the Rocky Mountains, privacy and all at the end of a road. Six stall horse barn, hay barn and large toy barn/storage building along with another barn for smaller livestock. Upscale guest home, or second home with 2,200 square feet on main level also on property. Entirely fenced, including four lush pastures, loafing shed and outdoor arena. Pine trees, rock outcroppings, seasonal waterfall and abundant wildlife make this a perfect ranch for the discriminating buyer. Castle Rock, Colorado - \$2,750,000



COLORADO B I BAR RANCH

The B I Bar Ranch located just northwest of Kremmling, Colorado features stunning views, incredible access to public lands and an opportunity to own a piece of the Colorado high country. The adjacent public lands offer pristine wildlife habitat and acres of horseback riding trails making this an incredible property for the hunting and/or equine enthusiast. The ranch is easily accessible, just off US Highway 40, yet has lots of privacy and seclusion. From the many beautiful building sites, views of the Gore Range and Muddy Creek valley are unobstructed. This versatile property has much to offer anyone looking to purchase a recreational ranch with close proximity to Denver and exceptional views. Kremmling, Colorado - \$995,000



COLORADO RAYNER RANCH

The Rayner Ranch is an amazing setting on the banks of Muddy Creek. It has a spacious three-bedroom home with over 4,000 square feet of living space on 116+ acres. Surrounded by BLM on three sides, water rights, nearly one mile of Muddy Creek frontage, irrigated pastures and ponds. What an incredible property for the fishing, horses, hunting or recreation enthusiast. Kremmling, Colorado - \$1,300,000



COLORADO PARKER FARM

Parker Farm is an excellent, productive farm, with water rights, for someone who wants a beautiful home in a location that would allow for easy commuting to many parts of the Denver metro area and other front range locations. The farm could also be used as a purebred cattle operation or a horse breeding facility. If views are important the Parker Farm has mountain views in abundance. Keenesburg, Colorado - \$1,200,000



COLORADO QUINTANA FARM

Located 45 miles from Alamosa, Colorado in the southeast corner of the San Luis Valley. The farm consists of 4,565 total acres with 2,500 acres under pivot irrigation. 14 wells, pumping an average of 1,400 g.p.m. furnish water to 21 center pivots. Alamosa, Colorado - \$13,900,000

**WEST KANSAS DRYLAND**

This 3,600 acre productive dryland farm located in Sherman and Wallace Counties is an excellent opportunity to own a western Kansas farm for sale of dry land farm ground. This farm consists of excellent soils that produce high value crops which include corn, wheat, sunflowers, milo farmland and other types of crops. You can own all 3,600 farmland acres or invest in just one or more quarters. This location is highly sought after with many farmers competing for land and tenant leases in the area. Goodland, Kansas - \$7,900,000

**TEXAS HARTLEY IRRIGATED FARM**

Located near the town of Hartley Texas this farm offers a buyer a return of four percent. This farm has excellent soils and water making the yields on this farm very productive. The land consists of 320+/- contiguous acres. There are 246 acres under pivot irrigation with the remaining in corners. This farm would make a great addition to anyone's portfolio be it an investor or an individual wanting to farm. In addition there is more land that the seller could add to this farm.

Hartley, Texas - \$1,450,000

**WYOMING MUDDY CREEK FARM**

A northern Nebraska 3,445 contiguous acres irrigated farmland with a small feedlot operation located south of Gordon, Nebraska in Sheridan County offered to a buyer looking for a profitable agricultural venture. The area holds an abundance of water resources, as it is located on top of the Ogallala Aquifer. This location is ideal to produce a multitude of crops from sugar beets, to potatoes to edible beans, to corn, or wheat with an in-demand market for any of these crops nearby. Riverton,

Wyoming - \$4,250,000



EXPERIENCE...MEET OUR



BART MILLER

As managing broker of Mason & Morse Ranch Company, Bart Miller oversees the daily business operations and licensing of the firm. Since 1998 he has managed the company's real estate land sales marketing efforts helping grow the company's reach across the western United States. He is dedicated in guiding and supporting the well-qualified and experienced team of ranch, farm and recreational land brokers representing clients across the western United States. Bart is the President - Elect of the Colorado RLI Chapter and is an Accredited Land Consultant "ALC" through the REALTORS® Land Institute. He has completed a Master's degree in Real Estate Development and Construction Management from the University of Denver. His experience as a land consultant, education in real estate finance, land planning and construction systems are essential to a buyer when looking for current land with long-term urban or agricultural development potential.



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 keeps an eye on the livestock markets, ranch operations and land values by overseeing a small yearling operation and a large herd of horses. Robb has a guide and outfitter's license and is a partner in Snowmass Creek Outfitters, an outfitting, guiding and hunting operation in the prestigious Snowmass Creek Wilderness area. 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.



RUE BALCOMB

Rue Balcomb joined Mason & Morse Ranch Company in 1998. A 5th generation native of Colorado, she 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. Recently she has completed conservation easements on three of her properties, allowing her a firsthand knowledge of the process and benefits in conservation. She is a member of Aspen and Glenwood Springs Board of Realtors, REALTORS® Land Institute, Rocky Mountain Elk Foundation.



LINDA NIEBUR

Linda Niebur has owned and worked in large farm operations, ran a successful chemical application business and worked with local farmers and ranchers first hand. She is a broker who is familiar with crop production, agricultural leases, water rights, conservation easements and mineral rights. She grew up helping to maintain the ever-expanding operations of her family's farm. Using that knowledge translated into an up-start farm operation with over 9,000 acres raising wheat, corn, soybeans, and sunflowers. A chemical business was run simultaneously to farming as a natural outreach to work with others. 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 currently a licensed real estate associate broker in Colorado, Kansas and Nebraska.



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.



ROGER DRYDEN

Roger Dryden, principal broker, lives and works in central Oregon and maintains connections with ranch and farm owners throughout eastern and southeastern parts of the state. He brings an extensive background of business management as well as a passion for being out on the land and is available throughout the entire state to meet with sellers and buyers to assist them in the marketing and acquiring of Premier properties. Roger and his wife are in the cattle business with a small herd of black angus heifers which are bred and sold each year. His background includes working on the historic White Horse ranch in southeast Oregon.



RANCH CO TEAM OF PROFESSIONALS



JOHN STRATMAN

John Stratman is a real estate broker and third generation rancher. John 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 before going into real estate marketing. In addition to making agriculture real estate loans, investment activities included purchasing, managing and marketing large agriculture properties in several western states. During his corporate career, John lived in various Western states where he became familiar with the agriculture and property. During the last four years, John managed the Denver Regional Office and is responsible for an agricultural loan portfolio of \$700 million with loans in all or part of 14 western states. He maintains an extensive contact list with real estate related professionals and landowners across the west's vast and varied landscape. At Mason & Morse Ranch Company, John specializes in large farm and ranch properties in the western U.S., which is allowed by his in-depth knowledge of the laws and issues facing western ranchers and ranch buyers.



KAREN MIKKELSON

Karen Mikkelson has an extremely diversified background. Born in Albuquerque, N.M., Karen has lived in the west her entire life. She 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, the heart of the American Quarter Horse industry. Karen was a hands-on owner and operator of an 880-acre ranch in the Pine Ridge National Forest region in Nebraska. For many years she bred, raised and marketed the top bloodlines in the Quarter Horse industry, bred specifically for cutting, reining and working cow horse. Karen has over 20 years experience in the construction industry. She managed and co-owned a \$25-million-a-year corporation with offices in Colorado and Arizona. This experience included land acquisition, development, financing, design and construction management including marketing and sales of projects. Karen's diverse and knowledgeable background, a great passion for the outdoors and a love of the Rocky Mountain Region made the move back to Colorado from Texas and the progression to a Mason & Morse Ranch Broker a natural transition.



BILL GEORGE

Bill George is originally from White River Junction, Vt. He moved out west to pursue his desire of being a rancher in 1998 after living in Vermont for most of his life except for a tour of duty in the U.S. Army from September 1990

thru January 1993. Bill 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. He is a member of the Middle Park Stock Growers Association, Colorado Cattlemen's Association, National Cattlemen's Association, American Quarter Horse Association, National Association of Realtors, Colorado Association of Realtors and the Grand County Board of Realtors.



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 claims to be one of the few rednecks to graduate from the University

of California – Berkeley where he received business degrees in both Real Estate and Finance. He spent a great part of his career with major Wall Street firms, 22 years as a commodity trader, and even had his own investment advisory firm that was bought out in 1999. Throughout Tom's career, his work has focused on asset classes that are most appropriate for the economic times we live in. Investment-grade farmland is just such 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. Tom likes the challenge of bridging the communication gap between a sophisticated investment and the investor's ability to understand and be comfortable with it.



RANCHES FOR SALE



COLORADO CACTUS CREEK RANCH

The property has extensive facilities including 110 indoor stalls in 4 barns, 2 indoor arenas, 4 outdoor arenas, an owners home, a foreman's home, 5 rental homes, a 5 room motel, 4 apartments, multiple outdoor paddocks and runs, a Vet/Breeding barn, 2 indoor round pens, hay barn and other support facilities, plus a 9600 sf steel commercial building all on 85 acres. Cactus Creek is located along Interstate 25 just south of Colorado Springs and the town of Fountain, Colorado which allows convenient and visible location for any equestrian/commercial operation. Colorado Springs, Colorado - \$2,950,000



COLORADO PEACEFUL VALLEY GUEST RANCH

Peaceful Valley Ranch, is a well known and highly regarded dude / guest ranch and conference center ideally located in close proximity to Boulder and the University of Colorado; the town of Estes Park and Rocky Mountain National Park; Nederland and the Eldora Ski Area, and Black Hawk which has legalized gambling. The ranch encompasses 236 acres in an area that offers some of the most spectacular scenery in all of Colorado. The setting is mountainous and quite densely covered with various varieties of pine and fir trees, and quaking Aspen, interspersed with open parks and meadows. Adding to this exhilarating setting is the Middle Fork of the St. Vrain River which provides excellent fly fishing. Raymond, Colorado - \$2,900,000



COLORADO RED MOUNTAIN RANCH

Red Mountain Ranch consists of 160 acres of untouched pristine land with majestic views of the Rocky Mountains, including the Laramie Peaks and the Red Mountain area. Stonewall Creek meanders through the property. The acreage consists of tree-lined ravines, rock wall canyons, Red Nose Bluff basin, grazing land, seasonal waterfalls and ponds with year round springs. There are numerous building sites for you to choose from for your new ranch, or use the property for recreation. Deer and wildlife abound on this private acreage. Livermore, Colorado - \$750,000



COLORADO BLESSING RANCH

Blessing Ranch is "truly one-of-a-kind" property. The buildings, the layout of the interiors, the superb quality furnishings and the impeccable maintenance of the entire ranch, provide a well thought-out facility that lends itself to a multitude of different functions. Corporate type retreat, health and wellness center, spiritual retreat, wedding facility (There are numerous locations to hold ceremonies and multiple weddings could be held simultaneously) are but a few. This 166 acre ranch is very peaceful and the views are expansive, beautiful and dramatic. Fort Collins, Colorado - \$2,990,000



COLORADO DEER HOLLOW RANCH

Deer Hollow is a 40 acre undeveloped ranch that is an unusual find in the foothills of the Rocky Mountains. Composed of several ridges, a grassy valley and hollow, the native land is untouched and distinctive. The ranch can be purchased for spectacular trophy residence or for a private ranch retreat. The unobstructed views stretch from Wyoming to Southern Colorado.
Berthoud, Colorado - \$249,000

**COLORADO DOUBLE H RANCH**

The 284 acre Double H Ranch is a secluded property with lush, grass meadows, a flowing stream and mountain sides that are covered with pine trees. Striking rock outcroppings, ponds, scenic vistas and abundant wildlife all add to the natural beauty of this property. The Double H has year around access via paved and gravel roads. For anyone wanting a secluded, private and productive property with excellent elk, deer, turkey, bear and lion hunting, this ranch fills the bill. Aguilar, Colorado - \$825,000

**MINNESOTA TOAD MOUNTAIN RANCH**

650 contiguous acres of pristine land with Big Toad Lake shore frontage. Over 20 miles of horseback, ATV or hiking trails. Two lakes within the property, along with a Great Blue Heron rookery, deer, turkey and complete horse facilities. Spectacular copper roofed, one-of-a-kind barn with indoor timbered round pen, office, lounge, stalls and hay storage. 80 x 200 indoor riding arena, 2 lake shore log cabins and bunk house. Meadow event area with saloon, outdoor arena, corrals and pens. An exquisite 10,000 square foot home rounds out the property. Current operations include day and weekend camps, clinics, trail rides, parties and cabin rentals. Osage, Minnesota - \$4,700,000

**WYOMING SUNSET MESA RANCH**

The Sunset Mesa Ranch is located in west central Wyoming and in the southern end of the Big Horn Basin near Thermopolis. The ranch is comprised of a total of 1,199+/- acres and is operated as a cattle ranch. The property includes a ranch home, shop and garage as well as irrigated hay lands. Sunset Mesa offers excellent deer and antelope hunting with migratory elk often seen in the area. The area is rich with wildlife including bald eagles, sage grouse, antelope, deer, elk, bear and lion. Both mule deer and antelope occupy the ranch.
Thermopolis, Wyoming - \$1,000,000



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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 - \$15,000,000

MONTANA JUDITH RIVER RANCH

The 4,000-acre Judith River Ranch offers a complete combination of recreation and ranching with 6+ miles of the world famous Judith River with its stunning large loops that twist and run through the middle of the ranch. The river is supported by the third largest cold-water spring in the world. This beautiful ranch includes three homes, two barns, two lakes, end-of-the-road seclusion, abundant fish and wildlife, and is rated for 300 cow/calf pairs. Hilger, Montana - \$8,900,000

