



MONTANA-WYOMING WEST
RANCH BROKERAGE

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HALL RANCH(ES) - NORTH / SOUTH UNITS PRODUCTION - HUNTING - RECREATION RICHLAND / McCONE COUNTY RICHEY / VIDA, MT



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MONTANA-WYOMING WEST RANCH BROKERAGE

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Stand of Grass on the Farmland / Expired Conservation Reserve Program



DESCRIPTION: The HALL REDWATER RIVER RANCH(es) features (2) complimentary tracts of land (North Parcel / South Parcel) that make up an Efficient, Well-Watered, Minimal Input and Productive acreage with great Production Opportunity. The Diverse Terrain, Abundant Water and surrounding Cropland / Grasslands also make this property a Recreationalist and Hunter's Dream. Be sure to schedule a time to see the opportunities that await and start Building Your Montana Legacy Today!

ACREAGE: Combined the HALL RANCH(es), are comprised of a total of 6,476.56 +/- total usable acres with, 5,196.56 +/- deeded acres, 960 acres of State Lease and 320 acres of BLM Lease.



LOCATION: The majority of the NORTH RANCH lies in Richland County with 1 parcel lying within McCone County. It is located approximately 11-miles East of **Vida, Montana**, and is easily accessible by the Vida East & Redwater County Roads.

The SOUTH RANCH is approximately 9.5-miles North of **Richey, Montana** accessible via Hwy-254 and County Road 304 and lies within Richland County.

The Two Ranches, lie approximately 3-miles apart as the crow flies and 16 miles via road (can talk to neighbor about using the 2-track to cut the distance to 7-miles from the West side of the South Parcel), depending which side of the Ranches you may be on.

With an abundance of ranches in the area it retains a rich Western Heritage and Privacy that rolls through the perfect blend of Grasslands and Broken Prairie.

Billings, Montana's largest city, is 270-miles (4-hours) southwest of Richey, MT. Sidney, MT is only 45-60 minutes to the East and provides Most Major Amenities and the Airport provides very affordable round trip Air Service to Billings, MT for even more convenient and efficient travel.



LEASES AND PERMITS: The BLM Grazing Permit allows for an estimated 92-AUM's of grazing on BLM land and the State Lands Permits provide an additional estimated 231-AUM's on State Lands. The permit numbers may be subject to adjusting upon the transfer of permits. BLM grazing rates for 2020 were \$1.35 per AUM for owned cattle and \$9.10 per AUM for leased cattle. The 92-AUM's would come out to an approximate annual fee of \$124.20 for owned cattle and \$837.50 for leased cattle.

The Montana State Lease(s) features $320 + 640 = 960$ total acres and the 2021 cost per AUM was \$13.41 / AUM, for a total annual fee for the year being \$3,097.71 and has Renewal dates of Feb. 28, 2030 & Feb. 28, 2031 respectively.



PRODUCTION: The Hall's Redwater River Ranch is a well-known as a cow/ calf ranch, but could make an excellent yearling outfit with additional fencing. Supplemental feeding requirements vary on the winter conditions and hay is typically fed from Dec to the end of April. The cropland has also historically provided the following approximate yields on average (the local farmer that leased the property says years with moisture can provide great yields and dry years can be more challenging:

Hay	1/2 to 3/4	Tons per Acre on years with decent moisture (<i>per Farmer that Leased the Cropland</i>)
Barley	30-35	Bushels per Acre (<i>per Farmer that Leased the Cropland</i>)
Wheat	23-27	Bushels per Acre (<i>per Farmer that Leased the Cropland</i>)



NORTH PARCEL - During the winter/spring of 2019-2020, the current owners calved / wintered 110-cows / 20-Bulls / 10-Horses and rotated them through for summer grazing. They leased the North Parcel for grazing starting in 2020 to run cow/calf pairs.

SOUTH PARCEL - The South Parcel has 1,674.6 +/- acres of Expired CRP / Cropland, historically offering superb grazing with up to 2-3 times that of typical native grass without competing with sagebrush and trees, the remaining acres have a healthy Stand of Native Grass.

EXPIRED CRP CONTRACTS - SOUTH PARCEL

The total amount of Grasslands CRP Enrolled on the South Parcel is 1,674.60 +/- acres.

CRP Contract #910B (1,480.60 acres) 15 - Year Contract that expired 9-30-2015

&

CRP Contract #912B (194.60 acres) 14 - Year Contract that expired 9-30-2014



The cropland was once farmed, raising wheat, barley and a little alfalfa. It was then enrolled into the Conservation Reserve Program (CRP) and was grazed and hayed when allowed. After the CRP enrollments expired, the Retired CRP and the rest of the acreage has been utilized as a Winter/Spring feed/calving base as well as some years, Summer Grazing for best management practices.

During the winter/spring of 2019-2020, the current owners, wintered/calved 150-cows. Later that spring, they sold 120-pair, (reducing the herd for retirement purposes and preparing to lease the Parcel's for Grazing) and moved the remaining 30-pair to the North Parcel to summer.



Improvements:

North Unit

- House – (1912) 1,240 sq ft. uninhabited since 2015 - 3 bedroom, 1 bath
- Storage Barn (1968) 30' x 30' with 24' x 11' open door
- Heated Mechanic Shop 30' x 15' with 10' wide x 9' tall door
- Heated Horse / Calving Barn 30' x 23' with 9'6" x 15' Tack Room
- Calving Barn (1977) 30' x 58' 3-sides closed
- Bull / Yearling Shelter (1995) 24' x 60' 1-side open (*Microburst Blew off Roof*)
- Lean-to in Large Corral Pen 48' x 16' w/ Metal Roof / Wood Sides
- Lean-to in Corral Pen 30' x 15' w/ Metal Roof / Metal Sides
- Branding / Working Corrals to East of Homeplace – (*dated, but usable with some maintenance*)
- (12) Grain Bins w/o aerators (1969-1978) approx. 135,000 +/- total bushel of grain storage
- Cell Phone Service - available on most portions of the ranch especially on the higher elevations.



The Hall Ranch North Unit Homeplace is positioned on the Redwater River, providing 1-mile +/- of Live Water running through the property. Lisk Creek (3 Miles +/-) and Spring Creek (1.8 Miles +/-) Drainages also run through the Property providing runoff and water periodically throughout the year. Spring Creek feeds (2) Large and (1) Small Reservoirs that provide additional water for cattle and wildlife.

South Unit

- Old Foundation
- Power / (3) Wells
- 24' x 24' 4-sided Building
- Multiple other Concrete Slabs for Outbuildings
- (1) Large Grain Bin / (6) Medium / (2) Small Grain Bins *(all w/o aerators)*
 - Approx. 75,000 +/- total bushel of grain storage
- Newer Set of Working Corrals (2016)
- Cell Phone Service - available on most portions of the ranch



The Hall Ranch South Unit homestead is positioned just 3 Miles North of Hwy 254, just off County Road 304. The remnants of the old homestead that was unfortunately lost to a fire around 2008 sits next to a Reservoir fed by a tributary of the South Fork of Lisk Creek. A set of working corrals was built in (2016) providing a great foundation to the working facilities of your dreams. This old homesite offers a perfect Blank Canvas to build you perfectly designed Home / Facilities. On the North end of the property, the South Fork of Lisk Creek wanders through the basin for +/- 2.8 miles, providing runoff and water periodically through the year.



WATER: Livestock water is provided by (3+) Active Wells, with (2+) additional wells that could possibly be developed, miles of pipeline servicing +/- (20) tanks/waterers, numerous springs, (4) Reservoirs, Redwater River, Lisk Creek, Spring Creek, South Fork of Lisk Creek and their tributary drainages. The current facilities for livestock water provide a well-rounded supply of water for the needs of the ranch as it is operated, but additional water can be developed.



The seller drilled a new well on the North end of the South Ranch in 2008, it was tested at 15-gpm and has a water right for 7-gpm to provide stock water. Water is piped from this well to (2) Tanks that Service 4 pastures on the North End of the South Ranch and (3) other Tanks.

There are (5) Filed Water Rights: (4) filed on the North Parcel & (1) filed on the South Parcel



The (2) Larger Reservoirs usually hold a good amount of water throughout the year. The (1) Smaller Reservoir on the North Ranch, (currently washed out and could be easily repaired) does not typically hold water for extended periods of time, though depending on moisture levels, can provide extended watering.

North Unit

- (4) Total Wells
 - (1) Solar well feeding (2) Tanks
 - (1) Well feeding the 5,000 +/- gallon Hill Top Storage Tank
 - (2) others that have been used for the House and Corrals
 - (1) hasn't been used in a while
- +/- 5,000 Gallon Hilltop Storage Tank feeding Gravity Flow Tank system (*elevation +/- 2,500 ft.*)
 - Feeds +/- 10 Tanks currently with +/- 14 total spots for Tanks available
 - Could be Developed Further if you so desire
 - Home Place (*approx. elevation 2,100 ft.*)
- (3-4) Springs feeding (4-5) Tanks
- (1) Tank at Corrals serving (3) Pens & (1) Feeding Pasture
- (2) Automatic Richey Waterers at Corral (*waterers currently rusted out*)
- (1) Automatic Waterer in Bull / Yearling Pen
- (20 +/-) Total Stock Water Tanks / Waterers
 - (4) more sites plumbed for Tanks
- (3) Reservoirs - fed by Spring Creek (*1 currently washed out / can be easily repaired*)
- Redwater River 1.07 +/- miles usually runs year-round
- Lisk Creek 3.05 +/- miles seasonal
- Spring Creek 1.8 +/- miles seasonal / run-off



South Unit

- (3) Total Wells
 - (1) Near Homestead Site currently not used since fire in 2008.
 - (1) On North End of Parcel feeding (5) Tanks and Allow Neighbor to use this well to Water cattle on his State Lease.
 - (1) Near Homestead by Reservoir that the current owner has never used.
- (1) Old Windmill below Reservoir *(fallen over but well head still standing)*
- (5) Total Water Tanks
- There is a Water Spigot in the Corrals and could possibly be used to install a Tank System
- (1) Reservoir (Near Homestead) - fed by a Tributary of S. Fork of Lisk Creek (seasonal)
- South Fork of Lisk Creek 2.8 +/- miles seasonal
- Tributaries of S. Fork Lisk Creek 2 +/- miles seasonal / run-off



WILDLIFE / HUNTING / FISHING / RECREATION: The Hall Ranch(es) have exceptional habitat and terrain which provides exceptional viewing/hunting opportunity as Trophy Quality Mule Deer, Whitetail Deer, Pronghorn Antelope and occasionally Elk can roam through the area. All portions of the Ranch(es) lie within the Elk/Deer/Lion/Antelope Region 650, known to hold trophy caliber animals for all species. Sharp-tailed Grouse, Ringneck Pheasants and Hungarian Partridge make use of the exceptional Upland Gamebird Habitat, while Ducks and Canadian Geese also make visits, giving additional opportunities for the Outdoorsman. If there wasn't already enough options to keep you busy on the Ranch, grab a Fishing Rod and pursue Northern Pike, Sauger, Walleye, Catfish and Buffalo Carp that can call this stretch of Redwater River home or work your way down to the Missouri River to pursue seeming endless varieties of fish. Also, be sure to take the kids and explore up Lisk Creek to the Turtle Pond to cool down on hot summer days. Build a new Hunting Cabin or Remodel the Old Homestead to provide the perfect get away for near endless adventure in the Broken Prairies of Eastern Montana.



Not only does the Hall Ranch(es) offer great hunting and recreational opportunities within its borders, but the South Parcel also has an additional 960 acres of State Land directly adjoining it, a portion of it is often planted in Crop. Also, the Ranch(es) have approximately 60,000 +/- additional acres of other State, BLM and Block Management Access, within 20-miles, providing additional hunting/recreational access and opportunity.



Approx. 50 Miles to the West, ***The Fort Peck Lake Reservoir -Hunting, Fishing & Recreation Complex*** begins, providing Endless Outdoor Opportunities. Fort Peck Reservoir, Montana's largest body of water, has more than 50 different species of Fish that swim within its boundaries. The lake is about 134 miles in length and has a maximum depth of 220 feet when full. There are over 1,520 miles of shoreline, longer than the California coast. The reservoir was built from 1933 through 1937 by constructing a 3.8 mile-long dam across the Missouri River. Just a few of the most pursued species include walleye, northern pike, paddlefish, sauger, lake trout, small mouth bass and chinook salmon. A paved road for larger vehicles provides direct access to the reservoir at Fort Peck Marina, located near the west side of the dam. Other access roads are gravel and/or dirt, leading to Hell Creek Bay, 26 miles north of Jordan, and one on the south fork of Rock Creek Bay, about 10 miles west of Highway 24. All marinas include concrete boat ramps. A multitude of gravel/dirt roads wind through the enormous complex providing access to countless areas of fishing/hunting/recreation opportunity.

Surrounding this large expanse of water is the ***Charles M. Russell (CMR) National Wildlife Refuge***, managed by the US Fish and Wildlife Service, which provides over 1.1 MILLION acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor recreation.

Don't forget the many opportunities to Ride Horseback / Hike / Bike and ride ATV/UTV's on the Ranch or in the surrounding areas. With off-road trails on much of the Public Land and Missouri River Breaks, you'll find adventurous / scenic, hikes/drives/rides waiting for you. An outdoor enthusiast could park their Vehicles / ATV's in the shop and keep them stored for the off-season, locked in the buildings. You're also just a short drive away from many Montana, North Dakota & Wyoming recreational destinations, such as Makoshika Park; Teddy Roosevelt National Park; Medora, North Dakota; the Yellowstone River; and Miles City, MT, known for its world-famous Bucking Horse Sale.



MONTANA - "THE WAY IT ALWAYS WAS."

LOCATION & SERVICES:

Vida, MT (population 70) is an unincorporated village in northern McCone County, Montana, located on Hwy-13 approximately 23 miles south of Wolf Point and 27 miles north of Circle. Amenities include the Post Office remains active, a "one room schoolhouse" servicing northern McCone County, two Christian churches (one Catholic, one Protestant), (2) Grain Elevators, a Convenience Store / Gas Station.

Richey, MT (population 177) – *approx. 10 Miles from South Ranch – 19 Miles from North Ranch*

Richey is a small, friendly community that offers a Gas Station/Service Station, Café, Grocery Store, Grain Elevator and Bar. Richey provides K-12 schooling and co-ops with Lambert which is 24 miles to the East for Sports, the R&L Fuzion compete in the Class-C, District 2-C.

Wolf Point, MT (population 2,621) – *approx.. 50 Miles from South Ranch – 35 Miles from North Ranch*

Wolf Point is the County Seat of Roosevelt County, MT and offers most amenities including Hospital, Grocery Store, Hardware/Lumber, Auto Parts, Banks, Restaurants, Gas Stations, Motels, Grain Elevator(s) and 9-Hole Golf Course. Wolf Point School is a Class B school and offers K-12 schooling. The Wolf Point Wolves compete in the Class-B, District for Sports.

L.M. Clayton Airport - KOLF (Elev. 1,988) Runway Dimensions: 5089 x 100 ft. / Asphalt, in good condition The airfield has runway 11/29 that is 5,089 feet x 100 feet with medium intensity lighting. There is a 24-hour self-service credit card fueling station. Hangar space and tie downs are available. The terminal building is equipped with a pilot's lounge and a new TSA security addition. The airport is currently served by Cape Air with Two Flights per day traveling TO and FROM Billings, MT.

Sidney, MT (population 5,191) – *approx. 56 Miles from South Ranch – 65 Miles from North Ranch*

The County Seat of Richland County offers many amenities and lies on the Junction of Hwy 200 and Hwy-16. It is home to multiple Restaurants, (2) Grocery Stores, (6) Gas Stations, a Hardware Store, Farm & Ranch Supply Store, Sporting Good Store, Implement Dealer, Parts Stores, Bars, Churches, Hospital and Class "B" Sidney High School.

"Sidney Country Club" is located in the beautiful Yellowstone Valley in NE Montana, Sidney Country Club is the only 18 Hole golf course in the eastern half of the state. The Par 72 course features 6,901 yards of golf, with a course rating of 71.9 and slope of 118 on Kentucky Bluegrass.

Sidney-Richland Airport - KSDY (Elev. 1,985') - (2) runways: 1/19 is 5,705 x 100' & 11/29 is 4,023 x 100'. Both are Asphalt, in good condition, Fuel Available: Grade 100LL Gasoline / Jet A-1 freeze point -50C available 24/7 with a call out fee of \$60 from 7pm-7am.

Billings, MT (population 109,577) – *approx. 275 miles*

Billings is the largest City in Montana and offers extensive services, has two major hospitals, as well as a wide variety of shops, restaurants, breweries, museums, a zoo, major theaters (8) golf courses and event centers bringing in top performers.

Billings Logan International Airport (BIL), the largest commercial airport in Montana, is located only 87 miles from the Resort. It offers services from multiple major airlines and direct flights to many larger cities including Dallas, Denver, Minneapolis, Las Vegas, Portland, Salt Lake City, Seattle, and Phoenix. For current flight schedules, please visit www.flybillings.com.

(BIL) is also home to Edwards Jet Center and offers FBO services including aircraft parking, hangar, fuel, maintenance and charter services. www.edwardsjetcenter.com

GPS COORDINATES:	North Ranch Headquarters	47.82368, -105.24978
	South Ranch Homestead	47.73797, -105.16655
	North 320-acres Only	47.77253, -105.15873

MINERALS: All of Seller's minerals, if any, transfer to the Buyer at closing (*the Seller may Own NO Minerals*)

ELEVATION: **North Ranch** 2,100 ft - 2,500 ft. / **South Ranch** 2,240 ft - 2,440 ft.

CLIMATE: With an Elevation of approximately 2400 feet, Vida has a semi-arid climate with average precipitation of 14 +/-inches and only an average of 20-inches of snow each winter. Historically the warmest month of the year is July with an average daily high/low of 85°/56°. The coldest month is January with an average high/low of 27°/10°.

TAXES (2020):	<u>NORTH PARCEL</u>	
	Richland County Treasurer	\$1,593.11
	McCone County Treasurer	<u>\$ 607.82</u>
		\$2,200.93
	<u>SOUTH PARCEL</u>	
	Richland County Treasurer	\$6,086.92

PRICE & TERMS:

COMBINED North & South Parcels	\$ 5,120,000
WHOLE NORTH UNIT (<i>with State / BLM Leases</i>)	\$ 2,700,000
WHOLE SOUTH UNIT (<i>including North 320-acres</i>)	\$ 2,420,000
SOUTH UNIT (<i>without North 320-acres</i>)	\$ 2,100,000
North 320-acres Only	\$ 320,000

SUMMARY / COMMENTS: A rare opportunity to buy a nice sized North-Eastern Montana Ranch that is well watered and cross-fenced for ease of grazing management. The combination of the Native Montana Broken Prairie filled with Brush Creeks, Live water, Water Development and seemingly endless Meadows of Improved Grasses, make the Hall Redwater Ranch(es) a great place to build a Home Base for a Sizeable Herd, additional Summer Pasture for an Established Operation or Yearling Operation. A Farmer could farm these flat productive areas for crops or utilize as a productive hay base. A Hunter / Outfitter could headquarter here and hunt this Large, Wild area of Montana.

Cell phone service is available on most portions of the ranch, especially on the higher elevations, providing reliable convenient communication and additional safety. Satellite / Wi-Fi are also available.

CONTACT: **Steve McIntosh - Agent (406) 580-1048**

-or-

Tammy Ward - Broker (406) 951-3907

Disclaimer

*** All information is from sources deemed reliable but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water Rights are subject to the Montana Water Court.

Seller hereby makes know that there may be variations between the deeded property lines and the location of the existing fence boundary lines. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representation with regard to specific acreage within the fenced property lines.

The property is selling in its "as is-where is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. They accuracy of the maps and information portrayed thereon is not guaranteed nor warranted. ***

LEGAL DESCRIPTIONS

NORTH UNIT:

McCone County (Homestead Parcel):

S24, T24 N, R50 E, E2, E2SW4, SE4NW4	440.000 acres
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Richland County:

S19, T24 N, R51 E, ALL	618.000 acres
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S30, T24 N, R51 E, ALL	618.560 acres
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S21, T24 N, R51 E, N1/2	440.000 acres
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S22, T24 N, R51 E, N1/2	440.000 acres
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S15, T24 N, R51 E, ALL	440.000 acres
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TOTAL DEEDED ACRES:	2,956.56 acres +/-
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STATE LEASES

S20, T24 N, R51 E, S2	320.000 acres
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S16, T24 N, R51 E, ALL	640.000 acres
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BLM LEASE

S10, T24 N, R51 E, S2	320.000 acres
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TOTAL USEABLE ACRES (North Parcel):	4,236.56 acres +/-
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SOUTH UNIT:

Richland County:

S10, T23 N, R51 E, N2 <i>(can be sold separately 320 acres for \$320,000)</i>	320.000 acres
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S15, T23 N, R51 E, ALL	640.000 acres
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S22, T23 N, R51 E, W1/2	320.000 acres
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S21, T23 N, R51 E, ALL	640.000 acres
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S28, T23 N, R51 E, NE1/4, N1/2NW, N1/2SE	320.000 acres
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TOTAL DEEDED ACRES (South Parcel):	2,240.00 acres +/-
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WHOLE RANCH – North & South Parcels Combined

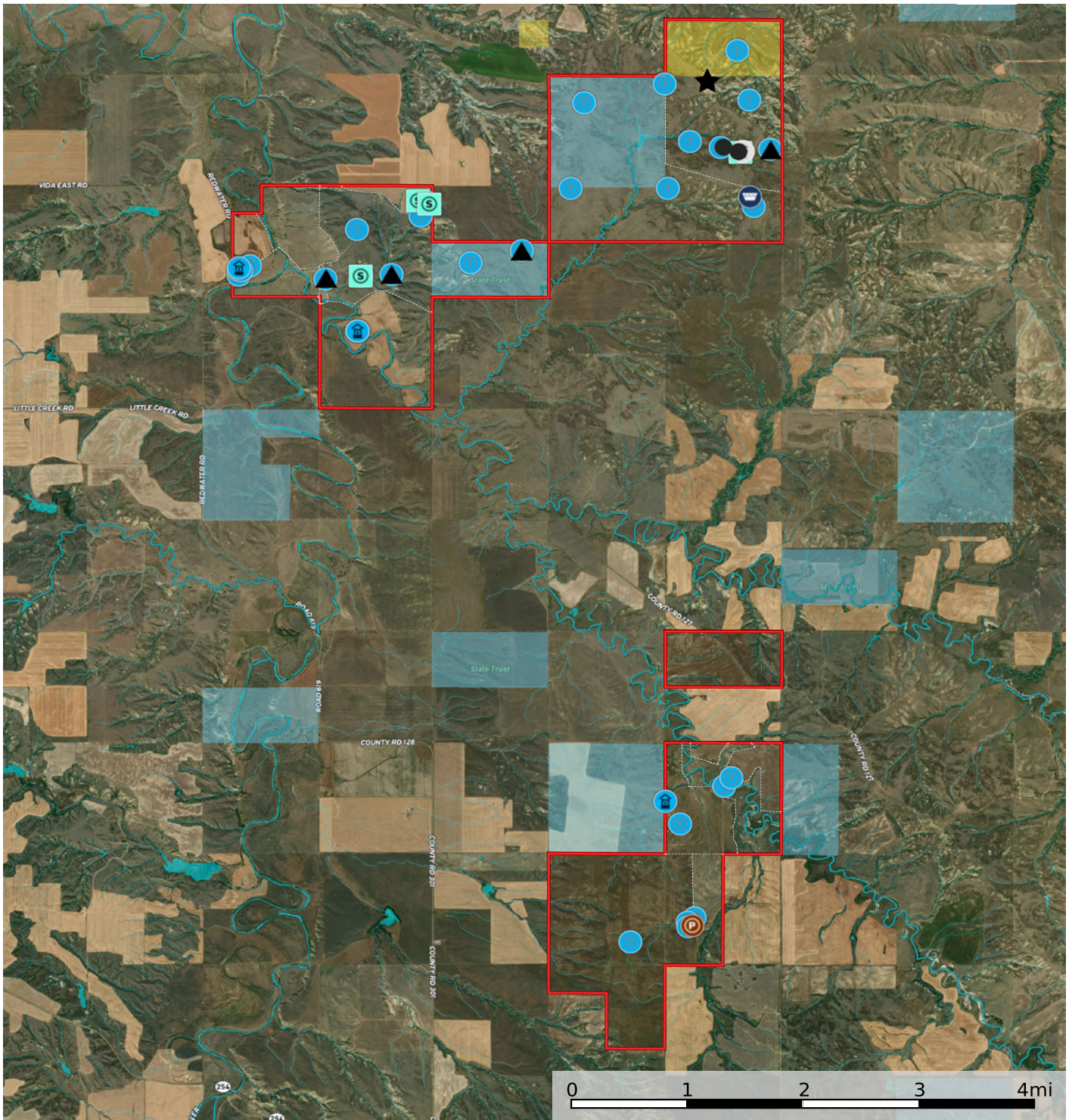
TOTAL DEEDED ACRES:	5,196.560 acres +/-
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TOTAL USEABLE ACRES:	6,476.560 acres +/-
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HALL'S REDWATER RIVER RANCH(ES)

MAPS

HALL RANCH (North & South Parcels)
Montana, AC +/-



- | | | | | | | | | | |
|----------------------|-------------|--------------------|------------|-------------------|---------------|----------------------|----------|--------------------|------------------------|
| TANK | Spring | Water Storage Tank | Well | Pens | Triangle | Hilltop Water Valves | Windmill | Spring / Valve Box | Reservoir |
| Ranch Boundary | Fence | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements |
| Stream, Intermittent | River/Creek | Water Body | | | | | | | |

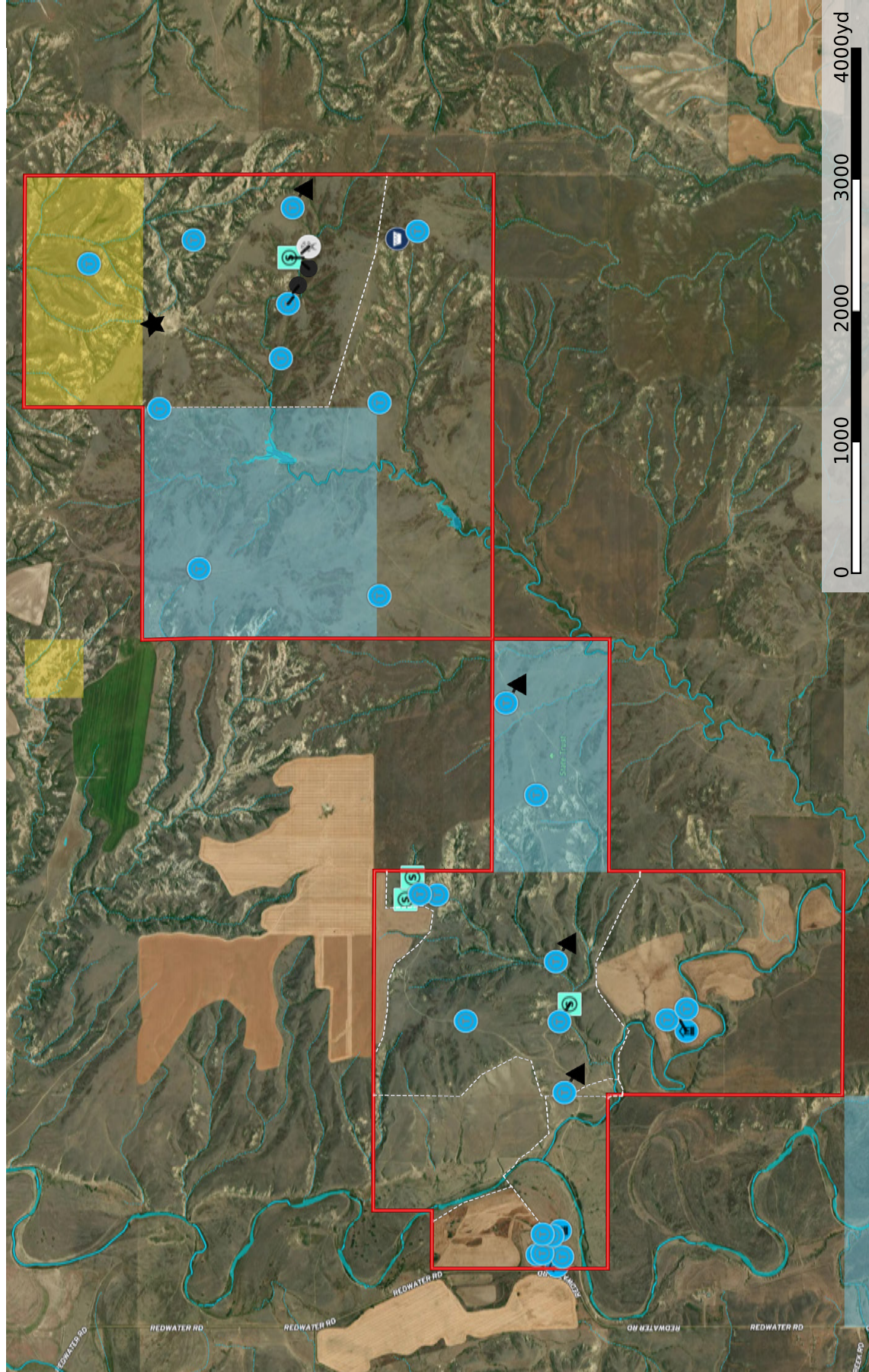
Steve McIntosh
P: (406) 580-1048

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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

HALL RANCH (North & South Parcels)

Montana, AC +/-



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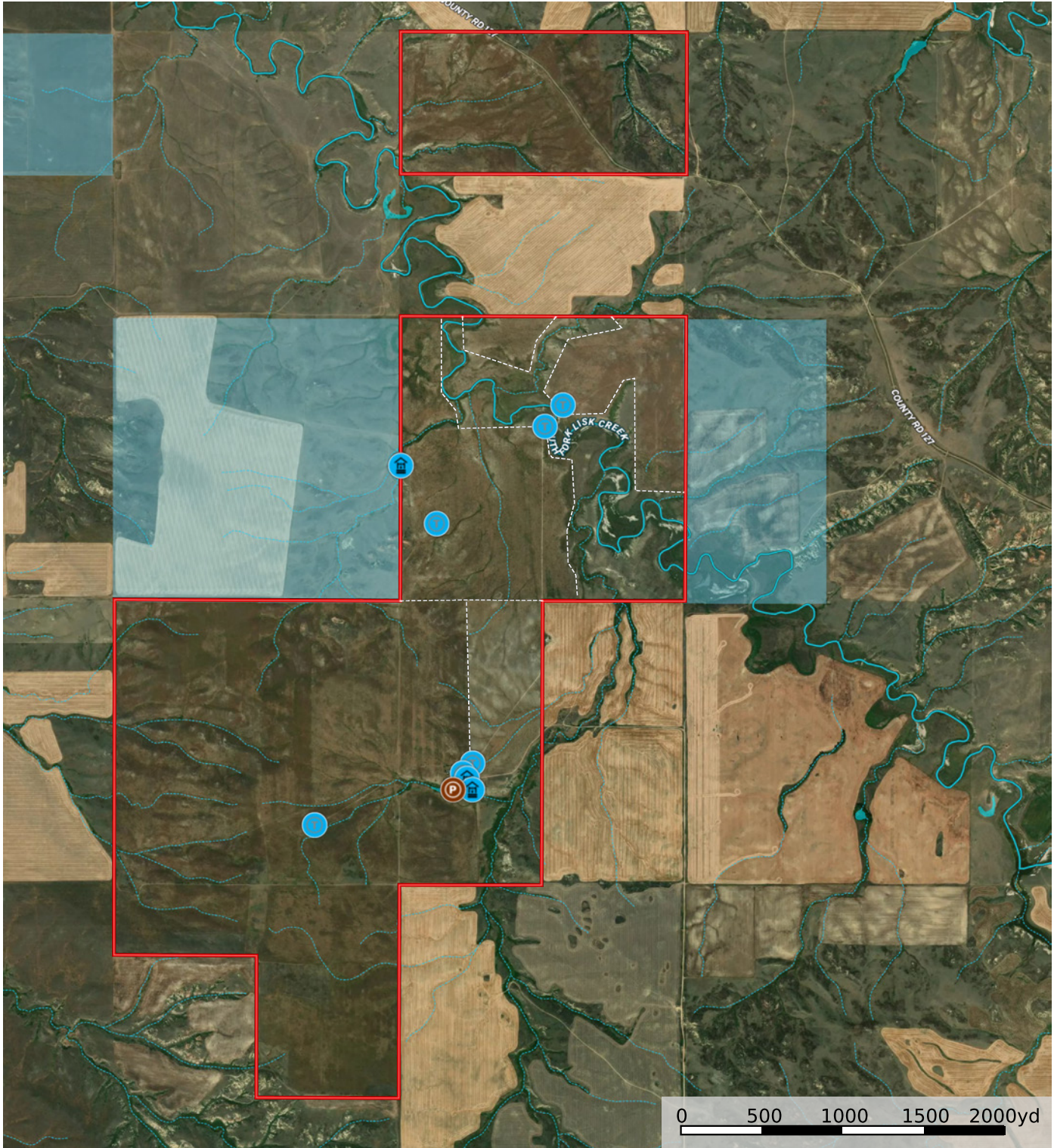


- TANK
- Fish and Wildlife
- Spring
- National Park
- Water Storage
- Other
- Well
- BLM
- Pens
- Local Government
- Triangle
- Conservation
- Hilltop Water
- Stream, Intermittent
- Windmill
- River/Creek
- Spring / Valve Box
- Reservoir
- Ranch Boundary
- Fence
- Forest Service
- State Land

SOUTH PARCEL

HALL RANCH (North & South Parcels)

Montana, AC +/-



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