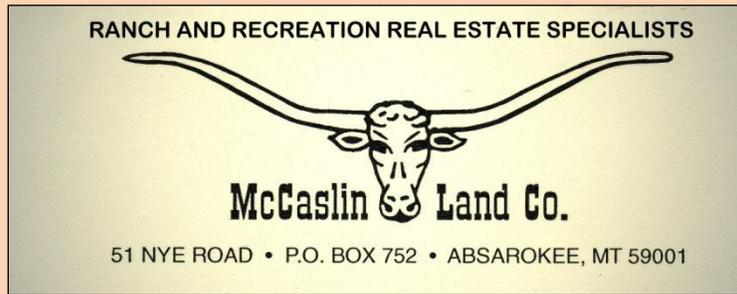


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GROVE CREEK RANGE FISHTAIL, MONTANA



LOCATION

The Grove Creek Range is located in the foothills of the Beartooth Mountains, approximately 4 miles north and 5 miles west of Fishtail, Montana. Fishtail is the nearest community offering groceries and basic necessities and only 14 miles east, is the town of Absarokee, having a broad cross section of services. Billings, Montana is Montana's largest city about 70 miles away and has the nearest commercial airport. It has a major medical center, shopping centers and is home of 2 major livestock auction companies. The ranch is accessed by county road, then a private easement. The unit is semi-remote and access by 4-wheel drive is recommended in inclement weather.

AREA

The range lies in the foothills of Montana's highest mountains in an area known as the "Beartooth Front," considered one of the most desirable and sought after regions of the State. The area is generally bounded by Red Lodge, Montana and the Rock Creek Canyon on the east, and Nye, Montana and the Stillwater River Canyon on the west with massive Beartooth Plateau to the south lying just north of Yellowstone National Park. Numerous small communities lie within this area being Red Lodge and Absarokee on the more populated end and Luther, Roscoe, Fishtail, Dean and Nye with lesser populations.

The primary industry in the area is ranching and though recreational uses here are increasing due to the availability of streams, rivers, trails and the National Forest there has been little development. Ranches are still to a large degree held by third and fourth generation family members. The Grove Creek Range has also had few Owners and with its size can be operated independently or as a good grazing unit to other properties along the "Beartooth Front."



RECREATION

The Grove Creek Range is a cattle ranch first, and time spent horseback whether working cattle or just for pleasure is a great recreation attribute. It is home to an abundant supply of mule deer and trophy bucks. A native herd of elk roam this and neighboring ranches. An occasional black bear, coyote, bobcat, or mountain lion may be seen on the property too. Upland birds of grouse and partridge are common as are golden and bald eagles.

The surrounding area, in any direction, is a fishermen's paradise. Major and renowned streams within a 15 to 30 minute drive are the Stillwater, East Rosebud, and West Rosebud Rivers. Numerous small streams yielding brook and rainbow trout are also next door. Mountain lakes are abundant within hiking or horseback trips that can take you as far as Yellowstone Park. Many major hiking and horseback trails are available across the "Beartooth Front" into National Forest or the Absaroka-Beartooth Wilderness.

Red Lodge, Montana only 40 miles away, is home to one of Montana's major ski resorts that has in recent years added new lifts and opened more runs.



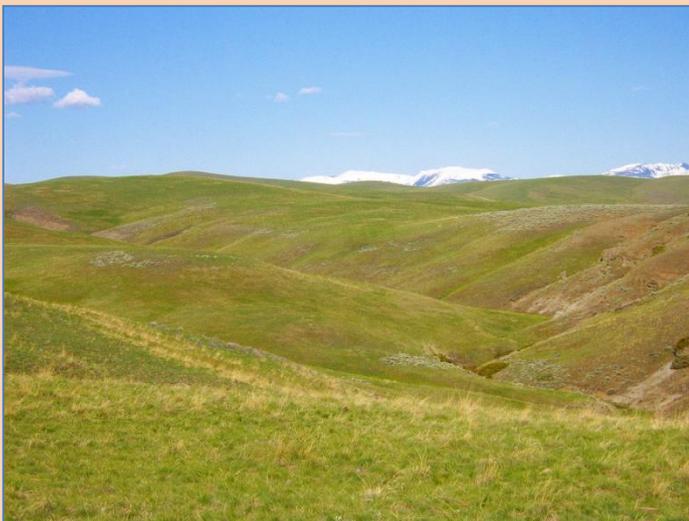
ACREAGE - LANDSCAPE – WATER

The Grove Creek Range is simply as stated, Montana rangeland; 1280 acres of grass



covered rolling landscape, cut by two coulees that are spring fed and in most years run water year round. These coulees have some rock outcroppings and a few trees which provide shelter for livestock, game animals and birds as well as beauty for the horseback enthusiast.

The openness and elevation of the property offers awe-inspiring views of mountain ranges in all directions and right next door the Beartooth Mountains.



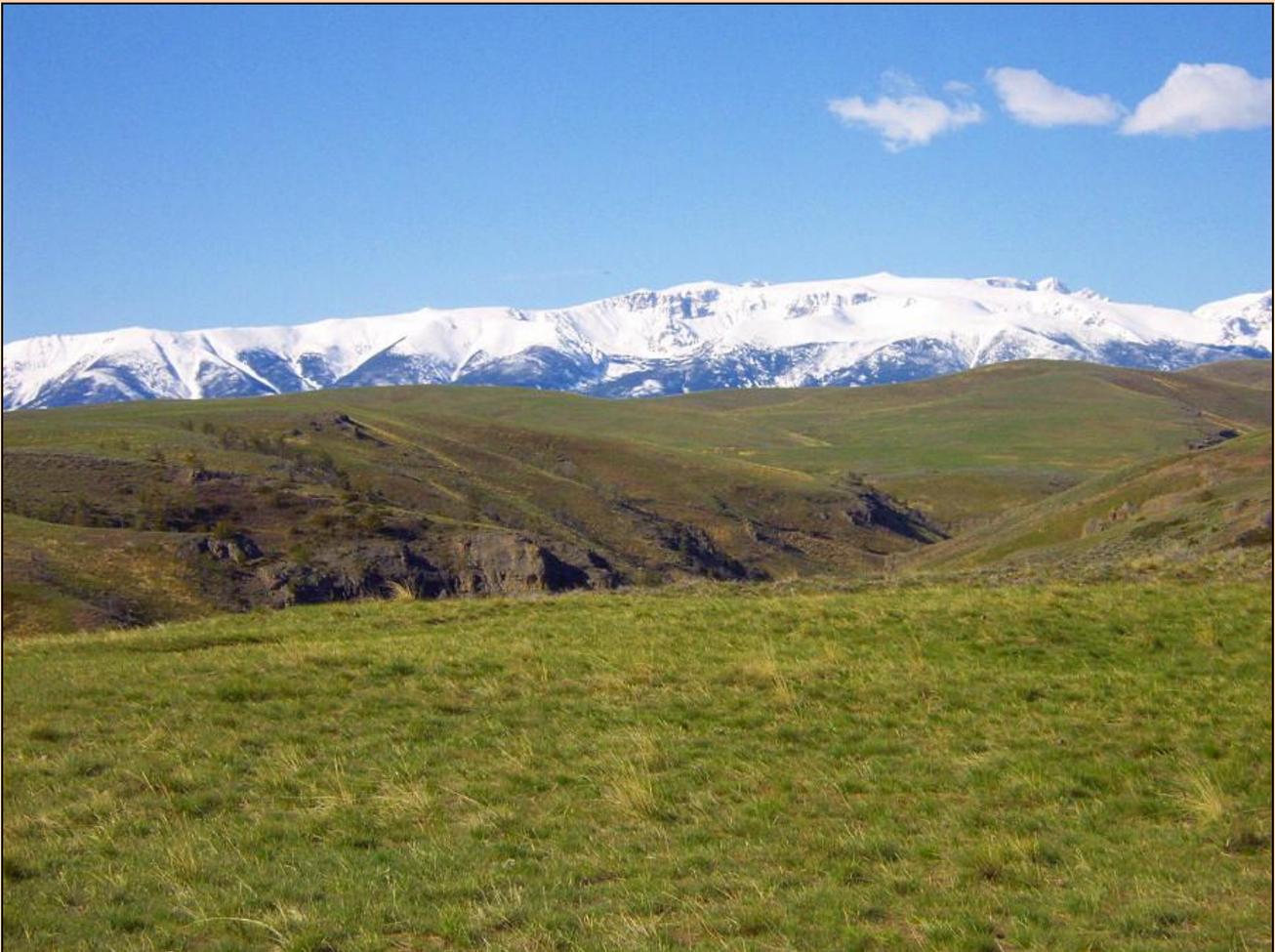
Leafy spurge and Russian knapweed are noxious weeds, common to this area and may occur on this property.

CLIMATE

This area is not considered to receive the heaviest of Montana winters since the immediate proximity of the ranch to the Beartooth Front places it in a highly predictable Chinook area. Consequently, the winters are quite pleasant, although occasional very low temperatures are experienced. The area is subject to numerous snows however, the heaviest being spring storms. These spring storms usually occur late in March or early April and, due to the mild temperatures, the snow seldom lasts but a few days. These heavy wet snows are welcomed, as they contribute to the lush strong grasses that nourish livestock and wildlife throughout the grazing season.

MANAGEMENT & IMPROVEMENTS

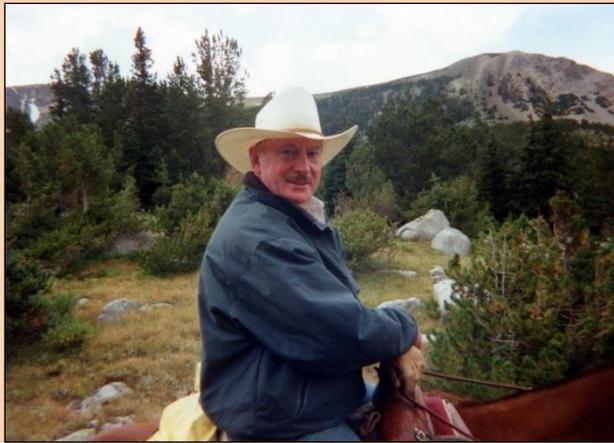
There are no structural improvements on this ranch however fences are very good to excellent condition with one division fence for rotation grazing. The ranch can function well for both a cow-calf operation or with yearling cattle. In recent years it has been operated with yearlings, normally summering approximately 150 head.



Broker's Comments:

This is a unique piece of rangeland that is functional on its own but it borders the "B Hall" ranch on the south for 2-plus miles and could be a real asset if coupled with that property and possibly add in "Paul's Place" to make one fantastic major Montana ranch holding. Call and we will discuss it.

PRICE
\$1,600,000.⁰⁰



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(Maps on Next 2 Pages)

