DeBruycker Farm, Dutton, Montana
$5 Million

Location: The property is located between Dutton and Choteau. The property is 6 miles west of Dutton and 9 miles east of Choteau south of Montana Highway 221.

Acreage: 5,140.1 DEEDED (753.2 acres CRP, 3,436.4 acres agricultural land, 950.5 acres grazing land)

Carrying Capacity: 950.5 acres of grazing lands are estimated to have an initial stocking rate of .3 AUMs / acre or 285 AUMs.

Crop Land: 3,436.4 acres of agricultural land. 10 year average winter wheat production on 50 /50 - crop / summer fallow system is 50 bushels per acre. 753.2 acres of existing CRP.

Stockwater: 4 reservoirs that provide adequate livestock water, 2 reservoirs that are not functional.

Irrigation: None

Timber: None

Fencing: East parcel is fenced on the perimeter with 4 strand barbed wire (10.5 miles). There are several miles of interior electric fence to separate CRP, agricultural, and native rangeland. West parcel is cropland and is not fenced.

Improvements: Fences, Reservoirs, 2 wind anemometer are present on the Teton Ridge.

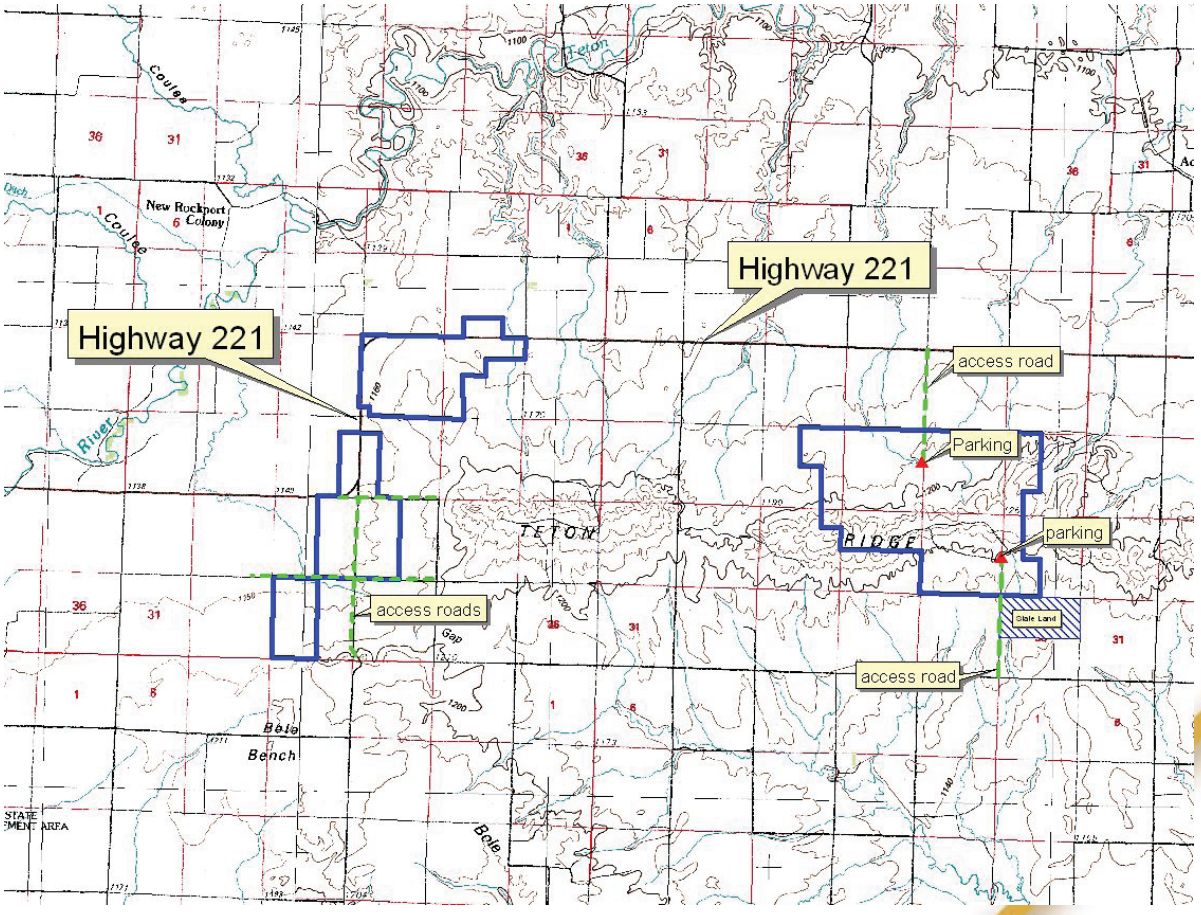
County/Taxes: $12,000.00 annually

Precipitation: 12-14 inches

Comments: The 5140.1 acre DeBruycker Farm provides a unique mix of grazing, agricultural, and CRP land situated in the heart of Montana's Golden Triangle. Grazing land is good to excellent condition native rangeland typical of the Northern Mixed Grass Prairie. Crop land is farmed in a 50/50 crop / summer fallow system and has a 10 year winter wheat average of 50 bushels per acre. CRP is fully

established and has a new 10 year contract which will expire in 2017. CRP payment averages $28.65 / acre or $21,580.00 annually.

Revenue projections across all land uses (grazing, CRP, Ag land, FSA payments) total $569,777.49. Assuming a 25% crop share lease, school trust beneficiaries stand to gain $147.812.98 annually or $28.76 per acre. Rate of return on asset is estimated to be 2.73%.

All tracts on this property are accessible though Montana Highway 221 or petitioned county roads. Wildlife on this farm includes, Mule Deer, Whitetail Deer, Pronghorn Antelope, Hungarian Partridge, Sharp Tail Grouse, Pheasants, and various other none game mammals and birds. The property would provide fair big game hunting and good to excellent upland bird hunting. Other recreational opportunities such as hiking and bird watching may also exist.

A unique aspect of this property is the 2 wind anemometers stationed on the Teton Ridge. The DeBruycker purchased and installed these wind anemometers 2 years ago, in hope of developing wind energy on this property. The Teton Ridge is noted for windy conditions and is prime area for wind development. Property purchase would include the 2 wind anemometers and all wind data.