

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch & Recreational Properties.

Proudly Presents

ZILER PROPERTY

Big Horn County, Montana



The Ziler Property consists of 80± tillable acres that are currently being used to raise malt barley, sugar beets, wheat, and alfalfa. The acreage is flood irrigated with water provided by the Big Horn Ditch.

LOCATION & ACCESS

The Ziler Property is located 11.5 miles south of Hardin, Montana and has convenient highway access from State Highway 313. Towns and cities in a two-state area are easily accessed from the property:

Hardin, Montana	11 miles north (population 3,468)
Billings, Montana	58 miles west (population 101,876)
Sheridan, Wyoming	82 miles southeast (population 16,719)



COMMUNITY AMENITIES

Hardin has all the desirable amenities of a traditional, rural Montana town. It has a K-12 school system with a low student/teacher ratio, two banks, several churches, restaurants, a town library, fairgrounds, hospital, an eighteen-hole golf course, a weekly newspaper, stores, and two veterinary clinics. Hardin also has a lighted airstrip suitable for small jets and private planes.

Billings, the county seat of Yellowstone County and Montana's largest city is less than an hour's drive from the property. Billings is the hub of progressive regional commerce providing healthcare, transportation, diverse educational opportunities, cuisine, arts and culture, and serves an area in excess of 125,000 square miles. For more information about Billings, visit www.billingschamber.com.

Commercial airline service is available at Billings. Situated on the rim rocks overlooking the city, Billings Logan International Airport is Montana's largest and busiest airport. The service area includes the western Dakotas, eastern Montana, and northern Wyoming. Scheduled passenger airline service is provided by Allegiant Air, Frontier, Horizon Air, Northwest Airlines, Skywest Airlines (Delta), and

United Airlines. There are approximately 25 to 30 passenger flights per day. For more information regarding this airport, please visit www.flybillings.com.

SIZE & DESCRIPTION

This contiguous, irrigated 80± acre property supports a wide variety of agricultural crops including all grain crops, sugar beets, and alfalfa. The land is flood irrigated. The soil of the Ziler Property consists primarily of Kyle silty clay.

The property has great access to State Highway 313, a paved road, and electrical power nearby. This property could be developed into an excellent horse property or a weekend getaway to go fishing on the Big Horn River

LEASE INFORMATION

The farm is presently being leased to an area farmer. The current lease agreement will have to be honored until March 1, 2009 and is for \$4,230 per year.



IMPROVEMENTS

There are no improvements on the subject property.

REAL ESTATE TAXES

The total real estate taxes for 2007 were \$1,931.74 of which \$1,526.46 was for irrigation water.

CLIMATE

The following historical climate data summary is provided by the High Plains Regional Climate Center at the University of Nebraska:

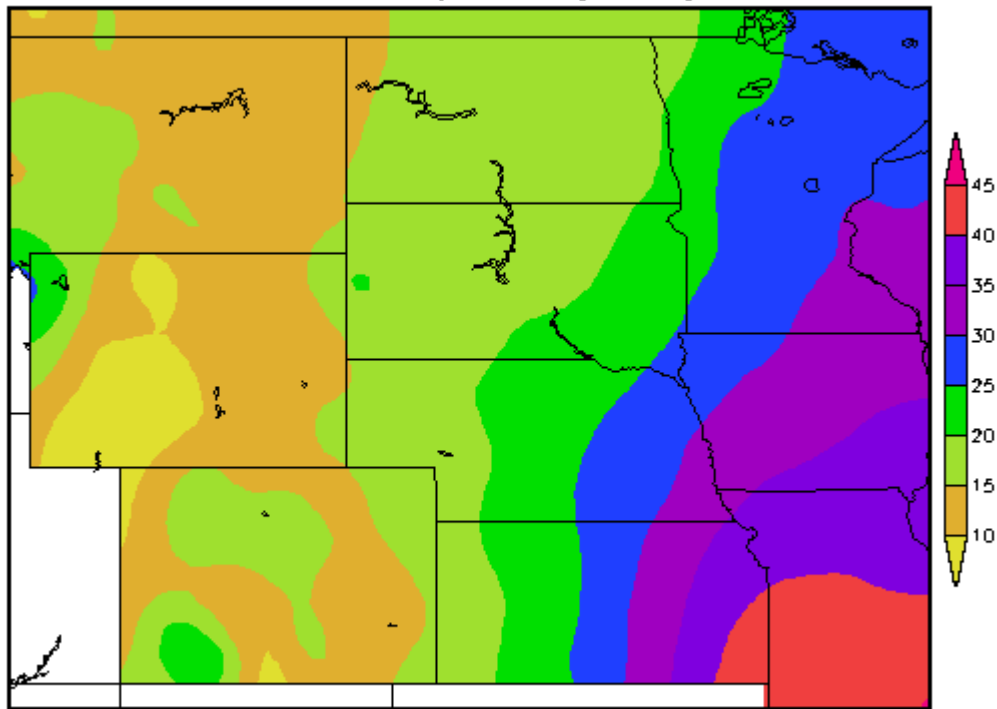
HARDIN, MONTANA (243915)

Period of Record Monthly Climate Summary

Period of Record : 7/ 1/1948 to 12/31/2005

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	33.4	41.1	49.3	61.2	71.8	81.0	90.5	89.2	77.0	64.8	47.8	37.1	62.0
Average Min. Temperature (F)	7.5	14.2	21.6	31.6	41.6	49.8	55.3	52.9	42.7	32.0	20.5	11.1	31.7
Average Total Precipitation (in.)	0.53	0.37	0.63	1.38	1.84	1.99	1.10	0.78	1.19	0.97	0.51	0.43	11.73
Average Total Snow Fall (in.)	5.7	2.7	3.6	2.4	0.1	0.0	0.0	0.0	0.2	0.4	1.8	4.4	21.3
Average Snow Depth (in.)	2	1	1	0	0	0	0	0	0	0	0	1	1

Annual Precipitation (inches)



High Plains Climate Center

MINERAL RIGHTS

The sellers will retain all mineral rights.

WATER RIGHTS

Irrigation water is provided from the Big Horn Canal. The water rights are owned by the Crow Indian Reservation, but the landowners have the right to use the water out of the Big Horn Canal to irrigate their land. The landowner is only responsible for paying the Operation & Maintenance for the use of the water which are included in the property taxes.

RECREATIONAL RESOURCES

The property is located 3.5 miles from a public fishing access on the Big Horn River, which is one of the nation's best trout fisheries. The Bighorn Canyon National Recreational Area is 30 miles south of the property. The canyon offers a diversified landscape of forest, mountains, upland prairie, deep canyons, broad valleys, high desert, lake, and wetlands. For more information, visit www.nps.gov/bica. For the history buff, the Little Bighorn Battlefield National Monument is 16 miles east of the property. For more information, visit www.nps.gov/libi.





OFFERING PRICE

The Ziler Property is being offered for \$200,000 (Two Hundred Thousand Dollars). The Seller shall require an all cash sale.

CONDITIONS OF SALE

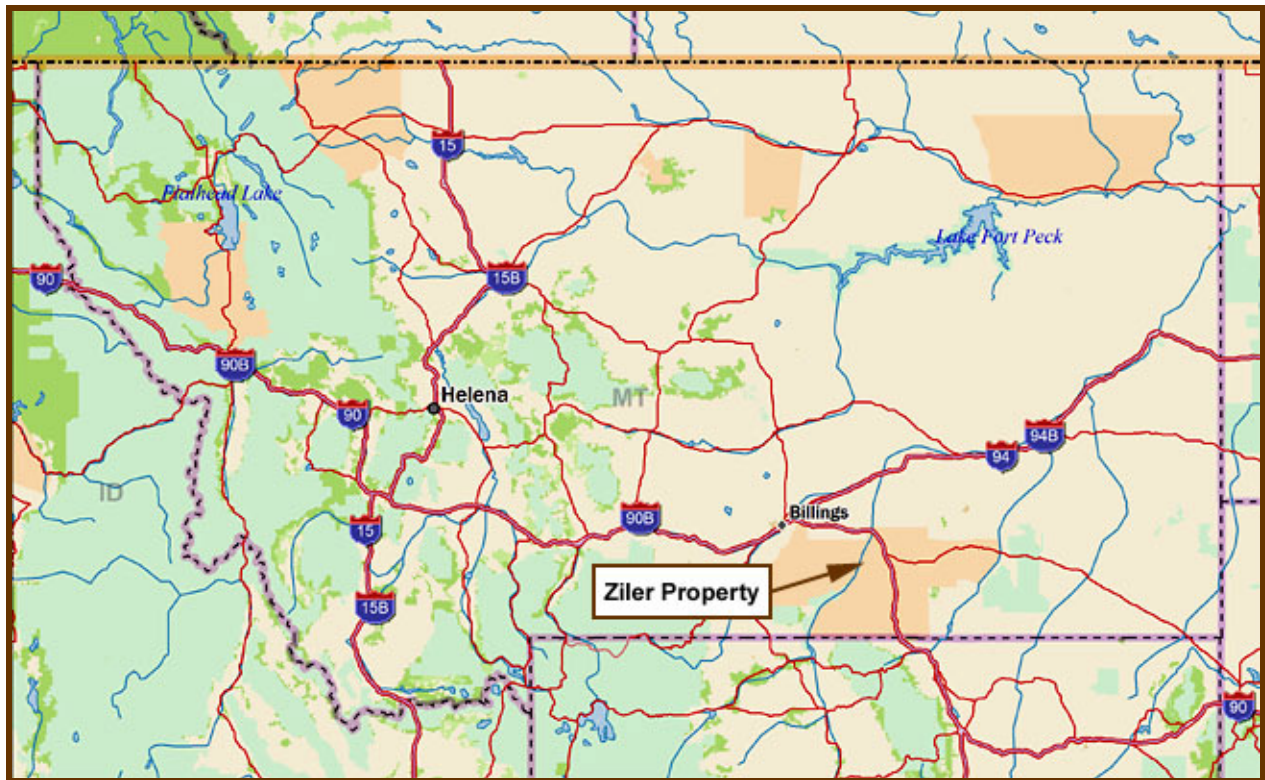
- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$10,000 (Ten Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the listing broker's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

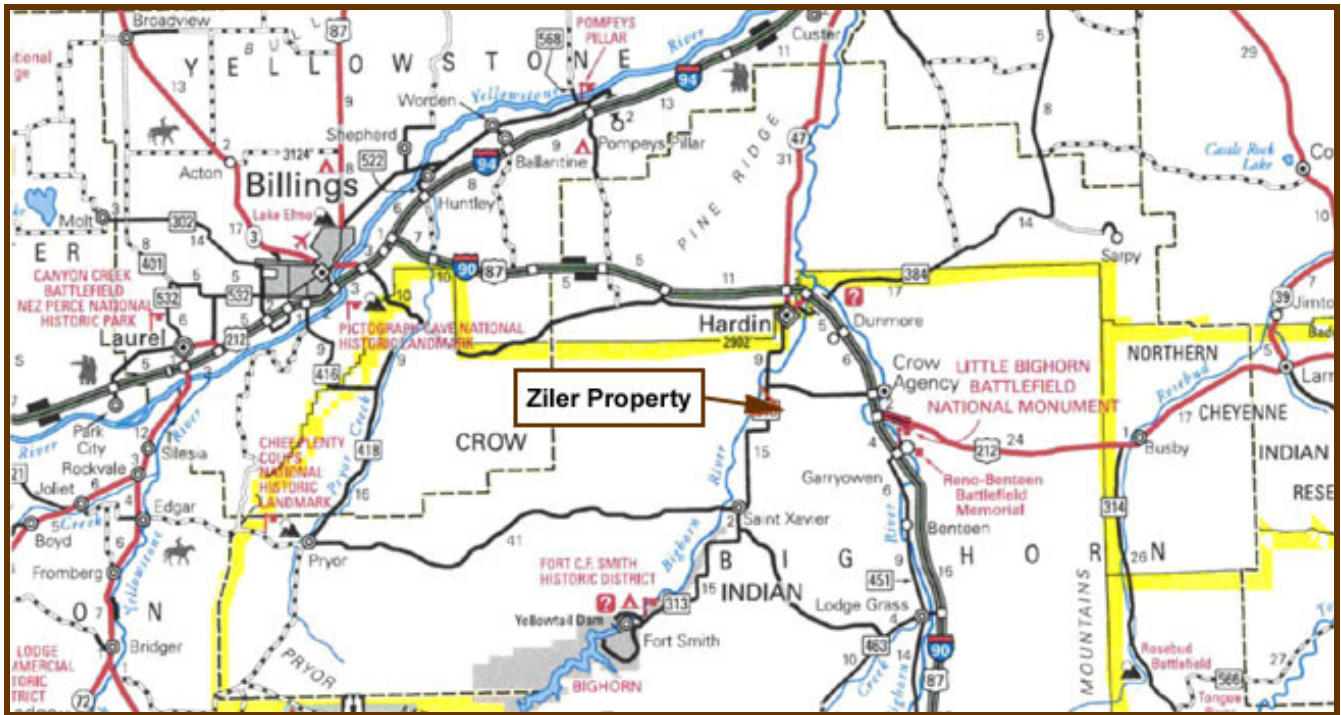
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.

MONTANA LOCATION MAP



Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

ZILER PROPERTY LOCATION MAP



ZILER PROPERTY MAP



For additional information or to schedule a showing, please contact:

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