



Under All Is The Land

This map is not to be used for accurate survey purposes. The information contained herein was obtained from reliable sources. However, Powers Land Brokerage, LLC does not warrant or guarantee the accuracy of the information and this map is only intended to be used to illustrate the boundaries and features of the depicted property.

STATE TRUST LANDS

UPPER OTTER CREEK

STATE TRUST LANDS

STATE TRUST LANDS

MONTANA

WYOMING

FENCE CREEK WITH HEADQUARTERS

CABIN CREEK

FENCE CREEK RANCH OFFERING SHEET

BREAKOUT CONFIGURATIONS AND PRICING

RANCH NAME	COLOR(S) ON MAP	PRICE	DEEDED ACREAGE	BLM ACREAGE	STATE ACREAGE	IMPROVEMENTS
FENCE CREEK	BLACK RED PURPLE	\$12,250,000	18,444 +-	8,138 +-	1,380 +-	ALL
FENCE CREEK NORTH	BLACK RED	\$7,100,000	9,792 +-	6,380 +-	1,380 +-	HEADQUARTERS ACCESS FROM MONTANA AND WYOMING STOCKWATER PIPELINE
FENCE CREEK SOUTH	RED PURPLE	\$8,900,000	12,164 +-	4,578+-		HEADQUARTERS SHIPPING CORRALS ACCESS FROM WYOMING STOCKWATER PIPELINE
UPPER OTTER CREEK	BLACK	\$4,350,000	6,172 +-	3,580 +-	1,380 +-	ELECTRICITY TO HOMESITE STOCKWATER PIPELINE ACCESS FROM MONTANA
CABIN CREEK	PURPLE	\$5,800,000	8,515 +-	1,920 +-		ELECTRICITY TO HOMESITE STOCKWATER PIPELINE. ACCESS FROM WYOMING SHIPPING CORRALS

It is the Seller's and the Broker's opinion that each of the offerings above would make a quality stand alone ranch. The resulting price per deeded acre is a reflection of the improvements and operational considerations. Each ranch would have at electricity, independent stock water, insurable access, ranch roads, year around grazing, and quality game opportunity. Buyer will need to evaluate each properties carrying capacity. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted. Powers Land Brokerage encourages you to independently verify any and all information that has been supplied to you by conducting your own independent investigation and consulting with appropriate experts. Please contact Powers Land Brokerage to schedule a showing or discuss specific features.



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