

The Putnam Ranch

Richland County, Montana



+/- 2,790 acres of well-established dryland crop and native grass pastures with protected coulees and draws in Richland County, Montana.

LEGAL DESCRIPTION

Following is the legal description of the deeded lands being offered for sale. The acreages shown are the assessed acres and were verified with Richland County records.

Richland County, Montana (North)

Township 23 North, Range 57 East

Section 17: All

Section 18: All less Tract 2 containing +/- 4.88 acres being
the remainder of Tract 1

Section 20: All

Township 23 North, Range 56 East (South)

Section 27: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$

Section 33: E $\frac{1}{2}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 34: NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$

LEASES

The subject property is being offered subject to grazing and farming leases.

EASEMENT

Seller is retaining an easement to maintain and operate a saltwater well located in Section 17, Township 23 North, Range 57 East.

Property Overview

PROPERTY DESCRIPTION

Location:

Directions to Putnam Ranch - North

Leaving Sidney, MT, Travel MT-16 N (signs for Regina) for 4.2 miles. Turn left onto Richland County Road 127 and travel 4.9 miles. Turn right onto Richland County Road 128 and travel for 6 miles. The North unit of the Putnam Ranch will be on your left.

Directions to Putnam Ranch - South

Leaving Sidney, MT, travel southwest on MT-16 S/MT-200 W/N Central Ave/Lewis and Clark Trail approximately 2.5 miles toward the traffic circle, take the 1st exit onto MT-200 W towards Lambert, MT. Travel west for 17 miles and the property will be on your right.

Note: The properties have easy access to each other via Richland County Road 336.

Markets:

Grain markets are located at Wolf Point, Sidney, Culbertson and Glendive, Montana.

Livestock auction markets are located at Sidney, Miles City and Dickinson, North Dakota.

Community Facilities:

School for grades K-12 is located in Sidney, Culbertson and Fairview. School bus service may be available.

Medical facilities, including a hospital, in Sidney. Major medical services are in Billings, Montana or Williston, North Dakota.

Most supplies are purchased in Sidney, Montana or in Williston, North Dakota.

Climate:

The average annual precipitation, according to precipitation maps is approximately 14.31 inches. The average precipitation for April 1 to September 31 is 10.84 inches. The frost-free period is an average of 125 days.

Ranch Operation:

The subject property has historically been operated as a livestock pasture and dryland hay / small grain operation. The bulk of the ranch is one contiguous unit with an additional unit to the south. The property is watered via drilled wells and seasonal creeks. The subject property has upland birds, deer and antelope.

Land Use:

The land is currently used for livestock grazing and small grains production.

North Unit	
Dry Cropland	674.35 Ac
Rangeland Pasture	1,225.89 Ac
Deeded Land	+/- 1,900.24 Ac
South Unit	
Dry Cropland	225.01 Ac
Rangeland Pasture	665.57 Ac
Deeded Land	+/- 890.58 Ac
Total Deeded	+/- 2,790.82 Ac

❖ Total acreage calculated from tax information. Cropland acreage calculated from FSA records. Buyer to independently verify.

The ranch consists of open rolling pasture and brushed / treed coulees throughout the property. The coulees consists of a strong stand of grass and mature brush/ trees with topography that can provide shelter for livestock. The dry cropland provides good yields of hay / small grains and is level, flat with access to farm to market roads. There is adequate water on the ranch for livestock use through the seasonal ponds, piped stock tanks and drilled wells. Electricity is located at various locations throughout the ranch.

Accessibility:

The Putman Ranch is accessed from MT-200 or county gravel road 128. Two track trails, oil well and field access roads take you throughout the interior of the property. These trails and access road are in good condition. The cropland is easily accessible. Access to the property is good for livestock and machinery.

All lands are easily accessible by livestock and machinery. All of the grazing lands can be accessed by 4WD vehicles in dry conditions.

Vegetation:

Dominant grassland species include western wheatgrass, blue grama, green needlegrass, bluebunch wheatgrass, little bluestem and needle and thread. There are native brush and mature trees located throughout many of the coulees.

Hazards and Detriments:

The main hazards in the area of the subject property consist of normal climate problems such as frost, severe winters and drought. Hail also can be a problem. These hazards are normal for this area of Montana.

Zoning and Mineral Rights:

There are no zoning ordinances in the area and the property is classified as agriculture land. No mineral rights are being offered for sale with the property.

Fences / Improvements:

There are perimeter fences constructed of 3 and 4 strands of barbed wire. Both wood and steel posts are used. The fences appear to be in fair to average condition. Fence locations may not be exactly on the property lines. This is not unusual for ranches in the area. Buyers would be advised to verify. Dwelling(s) situated on the property are no longer habitual improvements.

Utilities:

There is overhead electricity service at various locations throughout the property. These service lines provide power for the original ranch headquarters and pumps for well/tanks within the ranch.

Real Estate Taxes:

The real estate taxes for the property in 2023 were \$3,371.97

OFFERING PRICE & CONDITIONS OF SALE

\$3,075,000

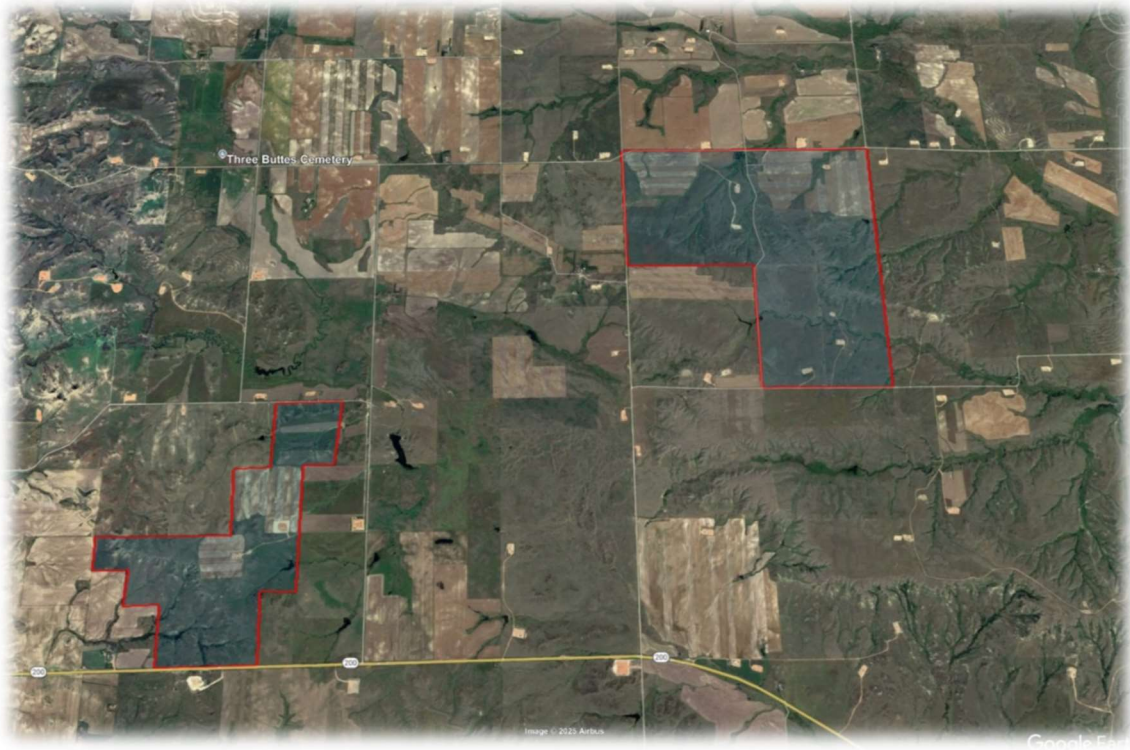
Putnam Ranch, as previously described herein, is being offered for sale at \$3,075,000 Cash or Terms acceptable solely at the discretion of the Sellers.

The conditions of sale as of January 2025 are as follows:

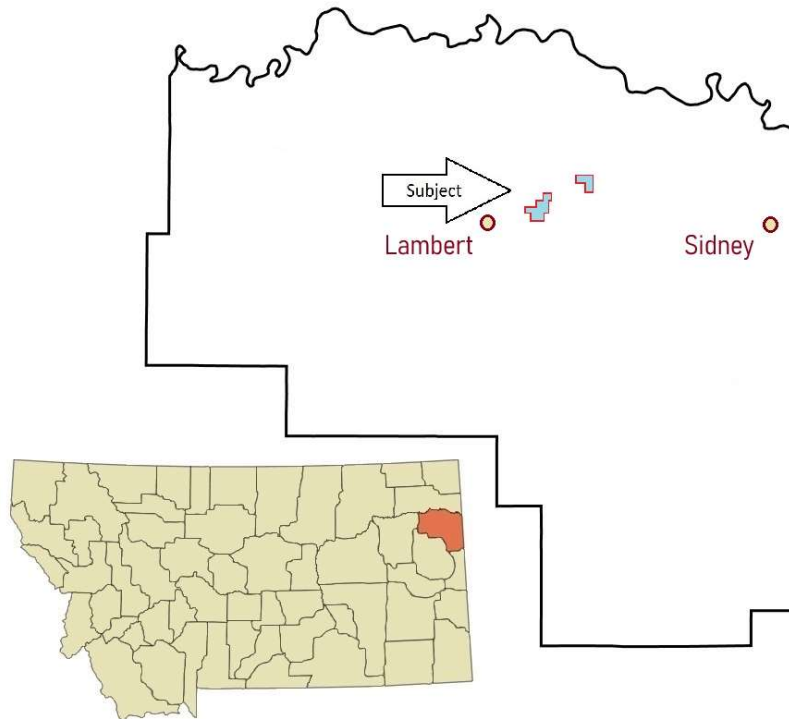
1. All offers shall be in writing and accompanied by an earnest money deposit in the minimum amount of 5% of the offering price.
2. Earnest money deposits will be placed in escrow with The Title Team of Sidney.
3. All Prospective Buyers must demonstrate financial capability to purchase the Property prior to scheduling an inspection of the Property.
4. The mineral rights will be retained by the Seller at Closing.
5. The Sellers will provide and pay for a standard owner's title insurance policy. Any endorsements requested by the Buyer, or any lender will be at Buyer's expense. Title to the real property will be conveyed by a deed.
6. All the water right claims controlled by the Property will be transferred to the Buyer at Closing.
7. Seller is offering the property "AS IS/WHERE IS"

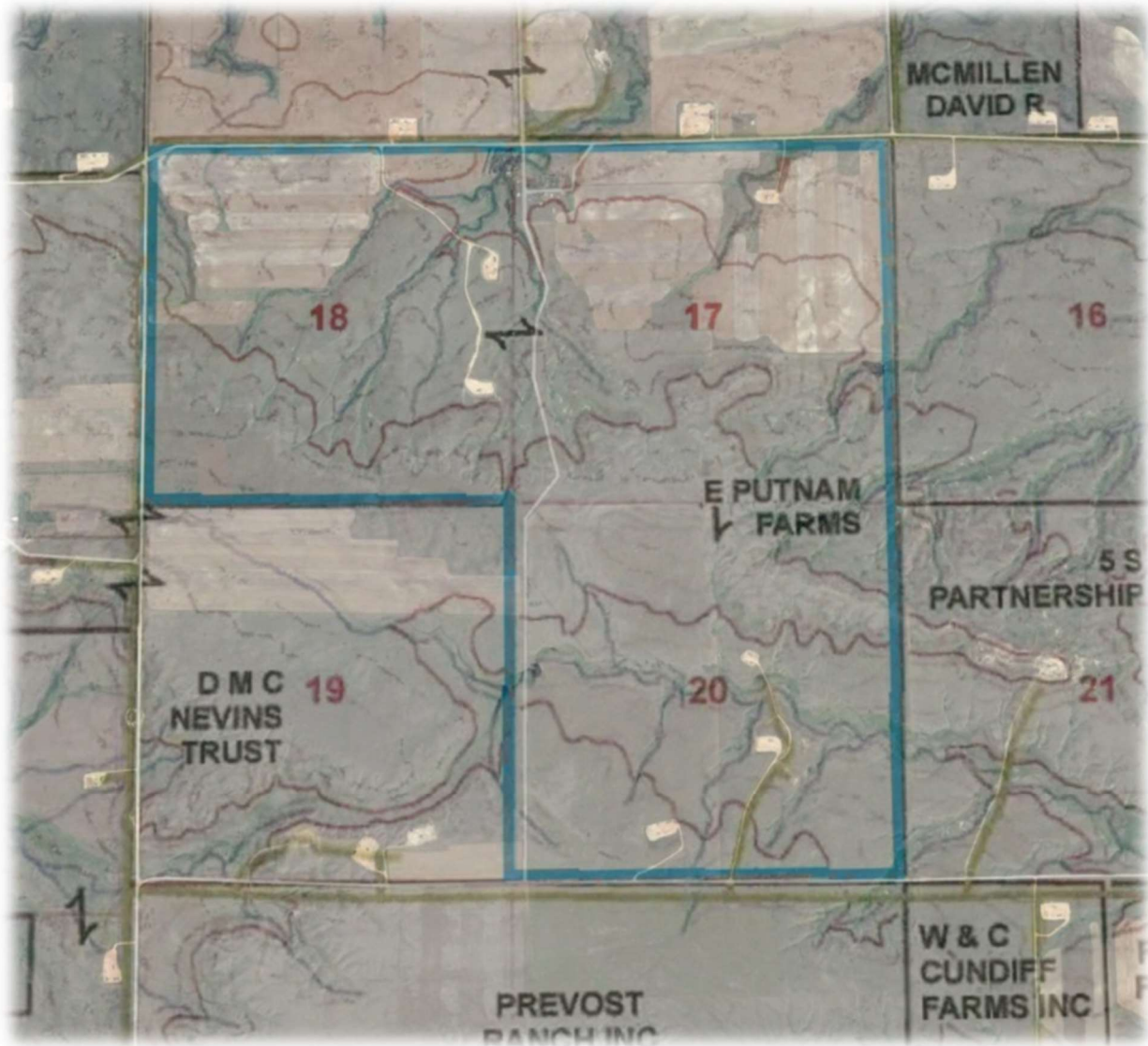
All information is deemed reliable but not guaranteed and should be independently verified. All offerings are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Nick Jones Real Estate, LLC, or the Sellers shall not be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



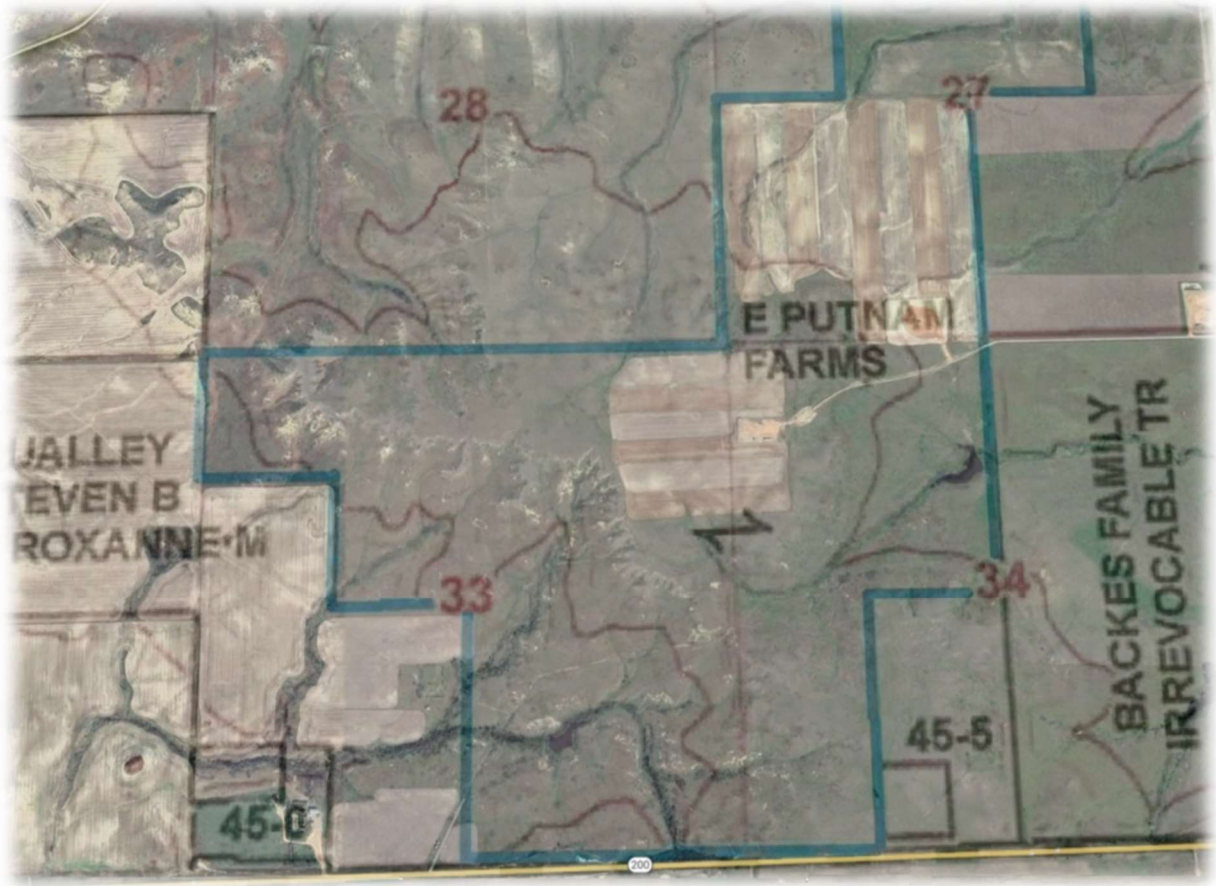


Putnam Ranch - North and South Unit, Richland County, Montana





Topo Map of Putnam North Unit with Google Maps Overlay



Topo Map of Putnam South Unit with Google Maps Overlay

Our Team



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