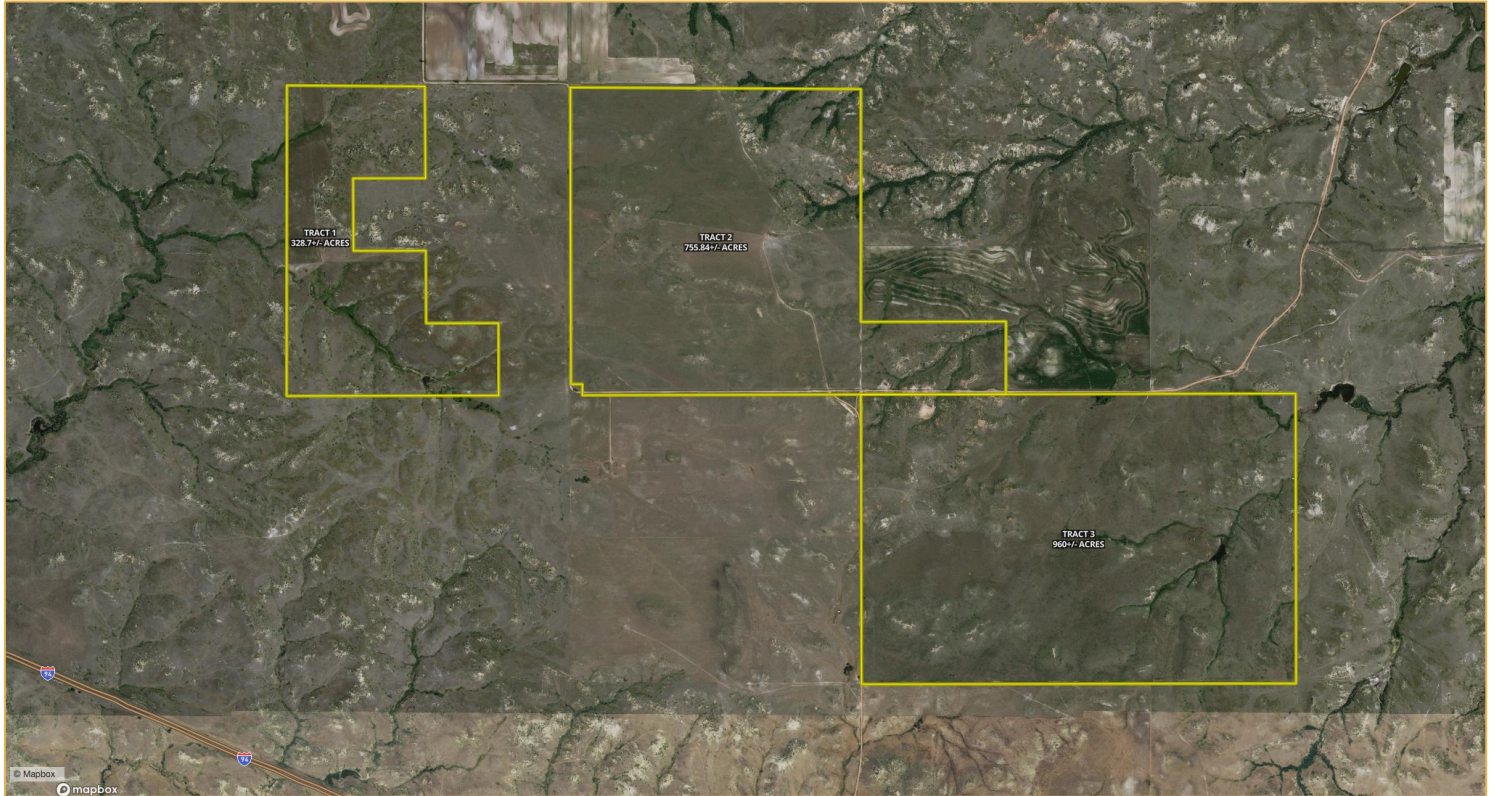


# RANCH & FARM AUCTIONS LLC

Dawson, MT 2044+/-



## AUCTION VENUE LOCATION

Holiday Inn & Suites Glendive  
1919 N Merrill Ave  
Glendive, MT 59330  
6/27/22 @ 1 PM MDT

## PROPERTY DETAILS

- 2044 acres selling in 3 tracts
- Tract 1-328..+/-7 Acres of pasture and tillable land
- Tract 2-755.84+/- acres with good fencing, stock pond, and corrals
- Tract 3-960+/- acres with great grassland, multiple water sources.



# RANCH & FARM AUCTIONS LLC

## OVERVIEW

Just minutes east of Glendive off I-94, this ranch boasts luscious grasses, multiple water sources, abundant wildlife, and hundreds of acres of fertile soil for crop ground. The Cook Family Ranch is a well-managed cattle operation that has been in the family for decades. This ranch operates on a rotational grazing system with full fencing, interior fencing, and a fully functioning corral system. Diverse terrain exists: rolling hills, tillable ground, coulees, and grazing pastures. Hunting potential abounds with numerous upland birds, mule deer, and antelope. County maintained roads bordering the ranch provide easy access. All mineral rights owned by the sellers will convey.

### Tract 1 Description

Fully fenced and adjacent to County Road 330, this tract boasts a natural water spring. Two water rights convey with this parcel. This tract possesses excellent grazing pasture as well as fallow ground for spring wheat planting. Owner rated 35 head of yearlings. Mule deer and antelope frequent this parcel. This tract is non-continuous to the rest of the ranch.

#### Details:

**Tract #:** 1  
**Deeded acres:** 328.7 +/-  
**FSA Farmland Acres:** 59.911  
**Soil Types:** Lonna-Cambeth-Cabbart silt loam, Lonna-Cambeth silt loam  
**Soil Classes:** IVe (231.91), VI & VIIe (93.1)  
**Taxes:** \$292.41  
**Lease Status:** Open Tenancy for 2022  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** S06, T15 N, R58 E, E2SW4, SW4SE4 L 3,4,5,6,7 CONT 328.70 A  
**PIDs:** 16-2508-06-2-01-01-0000  
**Lat/Lon:** 47.0933 -104.4233

### Tract 2 Description

Diverse terrain exists on this tract: rolling hills, tillable ground, coulees, and grazing pasture.

This large tract borders county road 330 on the west and south and CR 325 to the southeast. This section is cross fenced for rotational grazing and possesses a working corral system and stock pond. Historically, this has been leased for cattle. Owner rated at 80 pair. Excellent pasture ground with the potential for tillable crop or hay ground.

#### Details:

**Tract #:** 2  
**Deeded acres:** 755.84 +/-  
**FSA Farmland Acres:** 59.911  
**Soil Types:** Lonna-Cambeth silt loam, Lonna-Cambeth-Cabbart silt loam, Lambert-Dimyaw complex  
**Soil Classes:** IIIe (108.36), IVe (455.92), VI & VIIe (192.45)  
**Taxes:** \$427.60  
**Lease Status:** Open Tenancy for 2022  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** S05, T15 N, R58 E, ALL LESS 1A SCH CONT 675.84 A; S04, T15 N, R58 E, S2SW4 CONT 80 A  
**PIDs:** 16-2508-05-1-01-01-0000, 16-2508-04-3-03-01-0000  
**Lat/Lon:** 47.0786, -104.3917

### Tract 3 Description

Antelope commonly roam across the pasture with an occasional bald eagle perched on the tree tops. This gradual sloping acreage with multiple water sources is fully fenced and crossed fenced. Electricity runs to the well pump, making this a prime grazing section. A year-round pond sits in the middle of the parcel. This tract borders county road 325 to the west and north. Owner rated at 100 pair.

#### Details:

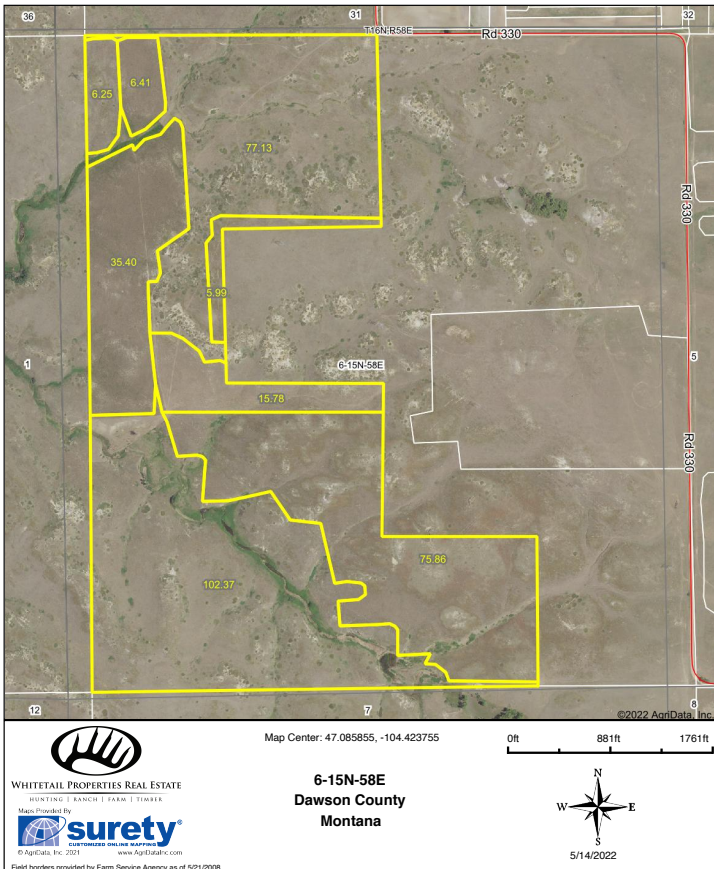
**Tract #:** 3  
**Deeded acres:** 960 +/-  
**Soil Types:** Lonna-Cambeth silt loam, Lonna-Cambeth-Cabbart silt loam, Twilight-Yetull complex  
**Soil Classes:** IIIe (44.34), IVe (592.33), VI & VIIe (319.34)  
**Taxes:** \$1503.53  
**Lease Status:** Open Tenancy for 2022  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** S09, T15 N, R58 E, ALL CONT 640 A: S10, T15 N, R58 E, W2 CONT 320 A  
**PIDs:** 16-2508-09-1-01-01-0000; 16-2508-10-2-04-01-0000  
**Lat/Lon:** 47.0724 -104.3866



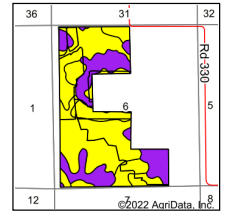
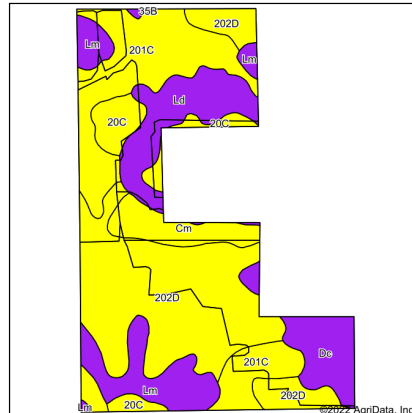
# RANCH & FARM AUCTIONS LLC

## TRACT 1 INFO

Aerial Map



Soils Map



State: **Montana**  
County: **Dawson**  
Location: **6-15N-58E**  
Township: **Glendive**  
Acres: **325.19**  
Date: **5/14/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MT021, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall		
202D	Lonna-Cambeth-Cabbart silt loams, 4 to 12 percent slopes	122.02	37.5%		Ive		1312	14		
201C	Lonna-Cambeth silt loams, 2 to 8 percent slopes	73.00	22.4%		Ive	Ive	1383	13		
Lm	Lambert-Dimyaw complex, 15 to 65 percent slopes	35.79	11.0%		Vile		817	4		
Ld	Lambert-Rock outcrop, soft complex, 15 to 70 percent slopes	34.28	10.5%		Vile		415	2		
Dc	Twilight-Yetull complex, 8 to 25 percent slopes	23.03	7.1%		Ive		1379	11		
20C	Lonna silt loam, 4 to 8 percent slopes	18.79	5.8%		Ive	Ive	1400	15		
Cm	Lonna-Lambert complex, 4 to 25 percent slopes	18.10	5.6%		Ive		1164	13		
35B	Floweree silt loam, 0 to 4 percent slopes	0.18	0.1%		Ile	Ile	1400	16		
<b>Weighted Average</b>							<b>4.79</b>	<b>1.13</b>	<b>1180.5</b>	<b>*n 11.2</b>

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

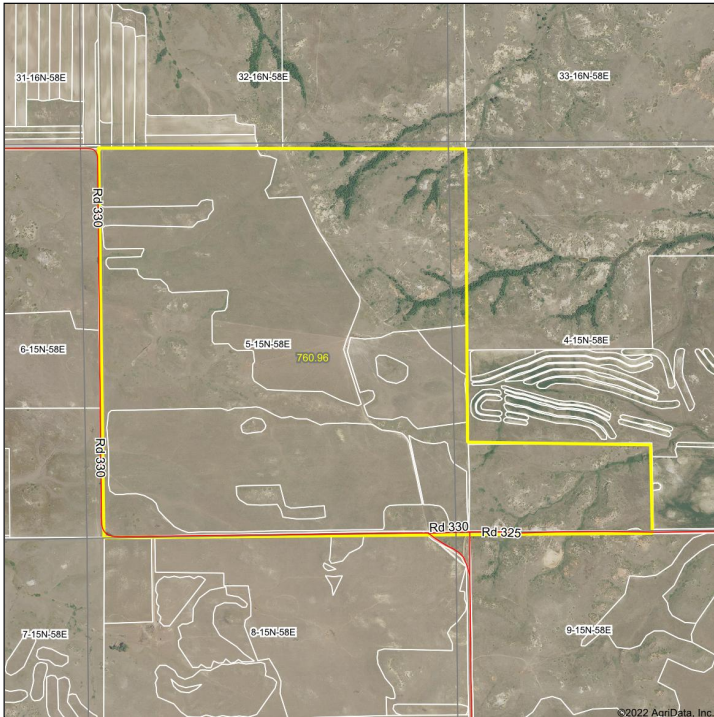




# RANCH & FARM AUCTIONS LLC

## TRACT 2 INFO

Aerial Map



Map Center: 47.085101, -104.397220

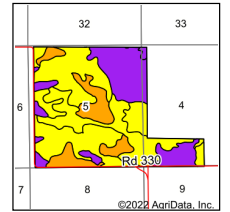
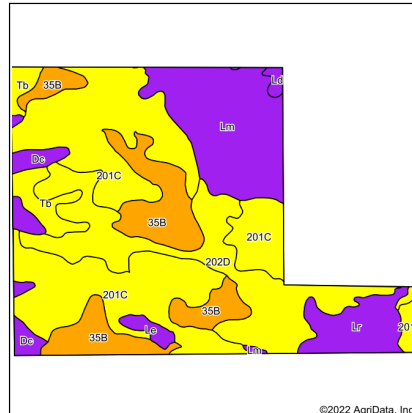
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 WHITE TAIL PROPERTIES REAL ESTATE  
 HUNTING | RANCH | TRAIL | TIMBER  
 Map Provided By  
  
 SURETY  
 CUSTOMER ONLINE SERVICES  
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 Field borders provided by Farm Service Agency as of 5/21/2022

**5-15N-58E**  
**Dawson County**  
**Montana**

Soils Map



State: **Montana**  
 County: **Dawson**  
 Location: **5-15N-58E**  
 Township: **Glendive**  
 Acres: **760.96**  
 Date: **5/14/2022**

  
 WHITE TAIL PROPERTIES REAL ESTATE  
 HUNTING | RANCH | TRAIL | TIMBER  
 Map Provided By  
  
 SURETY  
 CUSTOMER ONLINE SERVICES  
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Soils data provided by USDA and NRCS.

Area Symbol: MT021, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	
201C	Lonna-Cambeth silt loams, 2 to 8 percent slopes	285.68	37.5%		Ive	Ive	1383	13	
202D	Lonna-Cambeth-Cabbart silt loams, 4 to 12 percent slopes	143.71	18.9%		Ive		1312	14	
Lm	Lambert-Dimyaw complex, 15 to 65 percent slopes	116.24	15.3%		Vile		817	4	
35B	Floweree silt loam, 0 to 4 percent slopes	110.25	14.5%		Ille	Ile	1400	16	
Lr	Lambert-Kirby complex, 15 to 65 percent slopes	42.03	5.5%		Vile		762	4	
Tb	Chinook fine sandy loam, 4 to 8 percent slopes	27.65	3.6%		Ive	Ive	1413	17	
Dc	Twilight-Yetull complex, 8 to 25 percent slopes	24.42	3.2%		Vie		1379	11	
Le	Lambert-Yetull complex, 15 to 65 percent slopes	7.18	0.9%		Vile		962	4	
Ld	Lambert-Rock outcrop, soft complex, 15 to 70 percent slopes	3.80	0.5%		Vile		415	2	
<b>Weighted Average</b>						<b>4.59</b>	<b>1.94</b>	<b>1243.5</b>	<b>*n 11.7</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

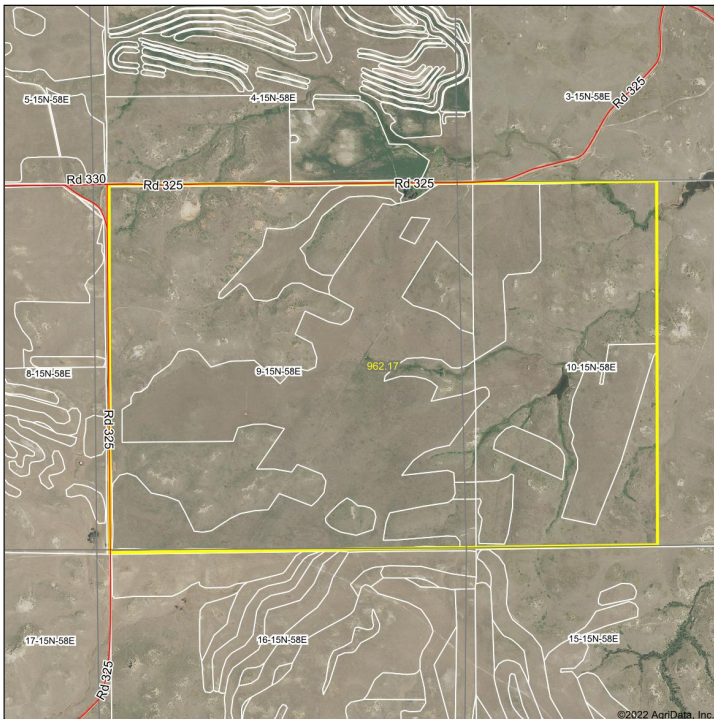




# RANCH & FARM AUCTIONS LLC

## TRACT 3 INFO

Aerial Map



Map Center: 47.071114, -104.376313

0ft 1477ft 2953ft

9-15N-58E  
Dawson County  
Montana

5/14/2022

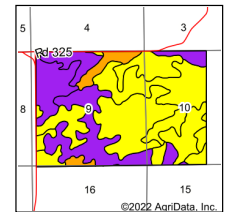
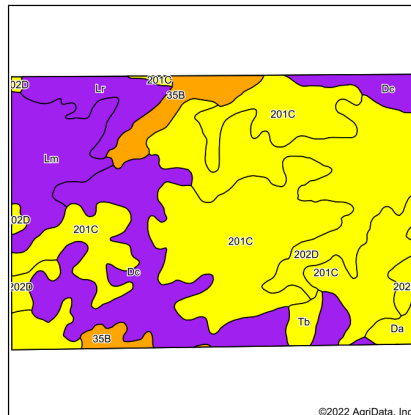
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WHITE TAIL PROPERTIES REAL ESTATE  
HUNTING | RANCH | TRACT | TITLE

Map Provided By  
**surety**  
CUSTOMER ONLINE SERVICES  
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Field borders provided by Farm Service Agency as of 5/21/2022

Soils Map



State: **Montana**  
County: **Dawson**  
Location: **9-15N-58E**  
Township: **Glendive**  
Acres: **962.17**  
Date: **5/14/2022**

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WHITE TAIL PROPERTIES REAL ESTATE  
HUNTING | RANCH | TRACT | TITLE

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Soils data provided by USDA and NRCS.

Area Symbol: MT021, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	*n NCCPI Overall
201C	Lonna-Cambeth silt loams, 2 to 8 percent slopes	363.17	37.7%			Ive	Ive	1383
202D	Lonna-Cambeth-Cabbart silt loams, 4 to 12 percent slopes	207.20	21.5%			Ive		1312
Dc	Twilight-Yelall complex, 8 to 25 percent slopes	191.50	19.9%			Vile		1379
Lm	Lambert-Dimyaw complex, 15 to 65 percent slopes	84.33	8.8%			Vile		817
35B	Floweree silt loam, 0 to 4 percent slopes	46.40	4.8%			Ille	Ille	1400
Lr	Lambert-Kirby complex, 15 to 65 percent slopes	45.44	4.7%			Vile		762
Da	Twilight fine sandy loam, 2 to 8 percent slopes	12.52	1.3%			Ive	Ive	1513
Tb	Chinook fine sandy loam, 4 to 8 percent slopes	11.61	1.2%			Ive	Ive	1413
				<b>Weighted Average</b>	<b>4.75</b>	<b>1.71</b>	<b>1290.9</b>	<b>*n 11.8</b>

\*n: The aggregation method is "Weighted Average using all components"  
°c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

