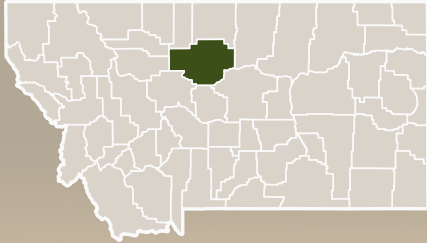


LAND AVAILABLE



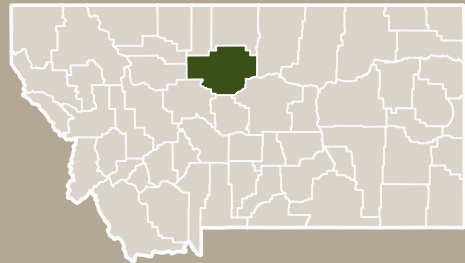
3,036 ACRES M/L

LOCATED IN CHOUTEAU COUNTY, MONTANA



CONTACT | ADAM WOIBLET | 509.520.6117 | Adam@AgTradeGroup.com

LAND AVAILABLE



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The Geraldine Offering is located in Chouteau County, just thirty miles from historic Fort Benton, Montana in North Central Montana. Known as the 'Birthplace of Montana,' the fort is the oldest continuously occupied settlement in the state. Its location on the upper Missouri River helped the fort become an important economic center and helped fuel the development of the American West between 1860 and 1890.

This offering is comprised of 3,036.00 +/- deeded acres, across 14 tax parcels. There are 2,807.70 +/- tillable acres, per the Chouteau County Farm Service Agency with the balance of the farm in pasture. Elevation of the property runs from approximately 3,140 feet to 3,225 feet and annual rainfall for this area averages 14-15 inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Scobey-Kevin clay loams with 0% to 4% slopes throughout. There are no irrigation water rights located on the property or included in the sale.

This farm asset currently has a long-term tenant in place and is being sold subject to a cash rent lease. The historical farm operation has consisted of dryland wheat using a summer fallow rotation, meaning a crop is grown every other year on these acres. There is an on-site grain storage complex and two Quonsets that are used for equipment storage.

Per the Chouteau County Commission, the land is zoned for multiple uses including agricultural and residential. The property offers panoramic views of the surrounding area and wildlife abounds on the property, including deer, occasional elk, and multiple species of game birds.

ASKING PRICE: \$4,750,000



OVERVIEW DETAILS

LOCATION This farm asset is located near Fort Benton, MT, just 58 miles northeast of Great Falls, MT.

ACCESS The farm is accessed via county maintained, paved, and gravel roads.

ACRE BREAKDOWN AND DESCRIPTION

- + Per the Chouteau County Assessor, there are 3,036.00 +/- total deeded acres included in the asset.
- + The property consists of 14 tax parcels.
- + Per the Chouteau Farm Service Agency, there are 2,807.70 +/- total tillable cropland acres included in the asset.
- + Per the Chouteau County Treasurer, the total property tax amount paid for 2021 was \$9,053.19.

ZONING Per the Chouteau County Commission, the land is zoned for multiple uses including agricultural and residential.

WATER RIGHTS There are no water rights included in this sale.

STRUCTURES There is a grain store complex on-site that includes 2 Quonsets and multiple grain bins.

CURRENT FARM OPERATION & YIELDS

- + The farm has historically been farmed under a dryland wheat/summer fallow rotation, using typical farming practices for the area.
- + The primary crop grown on this asset has been winter wheat.

FARM LEASE INFORMATION

- + The farm has a long-term tenant in place and is being sold subject to a cash rent lease.
- + The tenant is responsible for paying all expenses related to the production of crops.
- + The landowner is responsible for paying all property taxes and assessments.
- + The current lease is effective through August 31, 2022.

REGION

Located in North Central Montana, the asset falls within a region known as the Golden Triangle. The triangle lies south of the Canadian border and north of Great Falls. Growers in the region produce more wheat than most other regions of the country! While other regions produce strictly winter wheat, the Golden Triangle is known for its winter and spring wheat. The long summer days and fertile soil, due in part to ash deposits from the Elkhorn Volcanics to the south, lead to exceptionally ‘hard’ wheat (high protein content) thriving in the area.

The communities in the Golden Triangle largely depend on the economy that wheat and other crops provide. Couteau County, where this asset is located, is the largest wheat producing county in Montana; in fact, it was one of two counties in 2007 with the highest wheat production throughout the United States.

The elevations across the Golden Triangle range from 2500 feet along the Montana Hi-Line to 6000 + feet above sea level. The area’s well-drained, rich soils make it a prime location for a premier dryland wheat farm.

GRAIN STORAGE COMPLEX

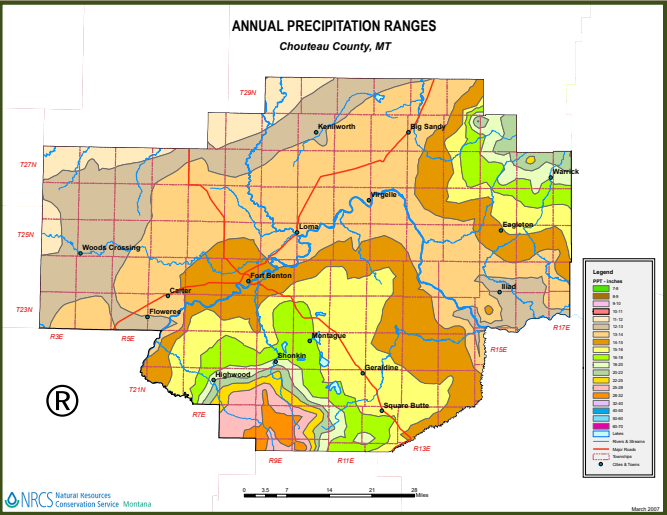
There is an on-site grain storage complex, which allows a Buyer the opportunity to increase their profitability. On-farm grain storage is a viable alternative to commercial storage, where there are extra charges for handling and storage. On-farm grain storage also helps counteract the high price of freight at harvest time when demand skyrockets.

The offering’s grain storage complex includes two Quonsets, which are currently used for equipment storage, and 20 grain bins.

CLIMATE

The Golden Triangle lies in the rain shadow of the Rocky Mountain Front, which makes the region less reliant on summer rains. Instead, the stored moisture in the soil lends itself favorable to growing winter wheat. The Fort Benton region, on average, enjoys 186 days of sunshine each year. An ideal growing season for wheat is characterized by hot days and cool nights.

Within the region, high temperatures during the summer growing season typically average between 77 and 85 degrees. July is the hottest month, typically posting an average high temperature of 86 degrees, which ranks it as warmer than most places in Montana. The coolest month is January, with an average low of 9 degrees.



WATER & PRECIPITATION

Fort Benton, Montana receives an average of 67 days of precipitation per year, totaling an area average of 13 inches of rain per year. Of these precipitation amounts, the region averages 42 inches of snow per year.

This farm asset receives an average of 14-15 inches of precipitation per year, per the USDA Natural Resources Conservation Service.

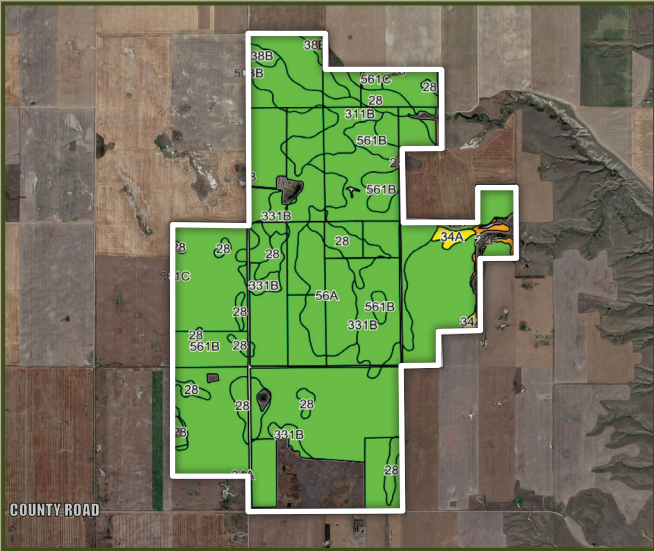
This is a dry land farm asset with no water rights on the farm or included in the sale.





TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	NCCPI	Legend
561B	Scobey-Kevin clay loams	1759.51	62.7%	14	<div></div>
331B	Philips-Elloam complex	402.57	14.3%	13	<div></div>
28	Nishon clay loam	242.99	8.7%	13	<div></div>
56A	Scobey clay loam	164.64	5.9%	15	<div></div>
311B	Ferd-Creed-Gerdrum complex	141.70	5.0%	12	<div></div>
561C	Scobey-Kevin clay loams	36.15	1.3%	15	<div></div>
38B	Ethridge silty clay loam	23.42	0.8%	17	<div></div>
34A	Linnet silty clay	20.72	0.7%	15	<div></div>
22F	Hillon loam	14.69	0.5%	5	<div></div>
503B	Telstad-Joplin loams	1.31	0.0%	15	<div></div>
Weighted Average				13.7	



TERMS AND CONDITIONS

1. NOTICE. The information provided represents the extent of the information available from Seller. Buyer understands the Offering Memorandum contains selected information pertaining to the Property and does not purport to contain all the data a prospective buyer may desire. Buyer agrees to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property to verify the accuracy and completeness of any and all information obtained from the Offering Memorandum. Buyer hereby acknowledges that the Seller, nor any person acting on the Seller's behalf, has made any representations or warranties, expressed or implied, as to the accuracy or completeness of this information or their contents, or the suitability of the information contained therein for any purpose. At any time, this information is subject to, among other things, corrections or errors and omissions, addition or deletion of terms, and/or change of terms. Each potential Buyer shall be liable for any property damage and/or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants. Seller reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the terms, conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Sale and Purchase Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property. This information has been obtained from sources believed reliable. Seller, Agribusiness Trading Group, and/or Peoples Company may supplement, revise, or add property information up to the time the property sells. Potential Buyers should continue to monitor AgTradeGroup.com to ensure Buyer is aware of the most up-to-date information.

2. SELLER INTENT. Cash at closing unless otherwise negotiated.

3. OFFER SUBMITTAL. Offers for the Property shall be submitted to AgriBusiness Trading Group's office, at the address below.

Adam Woiblet
AgriBusiness Trading Group
109 W Poplar Street
Walla Walla, WA 99362
509.520.6117
Adam@AgTradeGroup.com

4. LEASES. The sale of the Property may be subject to current farm leases.

5. FARM PROGRAM INFORMATION. The Farm Program Information is provided by the Chouteau County Farm Service Agency. The figures stated in the marketing material reflect the best knowledge of the Seller and its representatives; however, Farm Program Information such as base acres, cropland acres, etc. are subject to change if/when the Property is reconstituted by the Chouteau County Farm Service Agency.

6. SURVEY. The Property is being offered as 3,036.00 acres +/- . A survey of the Property will not be completed by the Seller prior to Close. If a potential Buyer desires to obtain a survey, it will be at the Buyer's sole expense.

7. CURRENT USE STATUS. If the Property is in a Current Use Status, Buyer will continue the Current Use Status after Closing. If Buyer elects to discontinue the Current Use Status, Buyer will be responsible for any resulting taxes, penalties, and interest associated therewith.

8. GOVERNING LAW. The Real Estate Sale and Purchase Agreement to be executed by Seller and Buyer shall be governed by and constructed in accordance with the laws of the State of Montana.

9. DISCLAIMER. All information contained herein, and all related materials, are subject to the Terms and Conditions outlined in the Real Estate Sale and Purchase Agreement. Buyer acknowledges, and represents and warrants to Seller, that Buyer has assessed, or has had the opportunity to assess, the size, configuration, utility service, environmentally sensitive areas, means of access, permitted uses, status of title (including, but not limited to, all easements, rights of way, covenants, conditions and restrictions, reservation of rights, and other encumbrances and restrictions affecting the Real Property or any portion thereof), value, condition (including, but not limited to, the physical and environmental condition of the Real Property), water rights, irrigation and water systems, and all other material aspects of the Real Property and Personal Property, and Buyer is not relying on, nor has Buyer been influenced by, any statement or representation or warranty of the Real Property and Personal Property and the satisfaction or waiver of all Buyer's conditions to closing will be evidenced solely by the Closing of this transaction and without any other act or confirmation by Buyer. Seller hereby disclaims any and all warranties of habitability, merchantability, and fitness for particular purpose, expressed or implied. Buyer is acquiring the Real Property and Personal Property "AS IS, WHERE IS, WITH ALL OF ITS FAULTS" in its current condition existing as of the Closing Date, without any representation, warranty, promise, covenant, agreement or guaranty of any kind or nature whatsoever by the Seller, whether expressed or implied, oral or written, past, present or future, of, as, to or concerning any aspect of the Real Property or Personal Property.

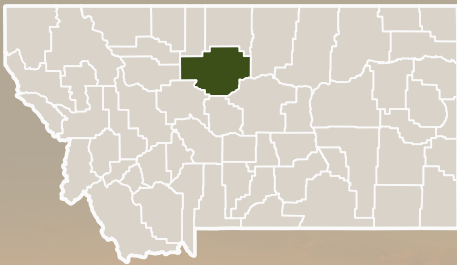
Thank you in advance for your consideration of the Montana Dryland Wheat Farm. If you have questions, please contact:

Adam Woiblet
AgriBusiness Trading Group
509.520.6117
Adam@AgTradeGroup.com

12119 Stratford Drive,
Suite B
Clive, IA 50325



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