Clark & Associates Land Brokers, LLC
337 I-94 Business Loop • Miles City, MT Branch Office • Office & Mobile: (406) 697-3961

Presents

ULTRA-LUXURY WORKING RANCH OPTION 2

Roberts, Carbon County, Montana

Listing Price: $4,280,000
Location: Carbon County
Address: US HWY 212

Estimated Capacity: 120 Cows & 100 Sheep
Size: 821± deeded acres
Taxes & Utilities Estimated: $21,050 Annually

Broker Notes: If you want to be a water king, here is your opportunity to have an excellent majority interest in two irrigation systems with an estimated capacity of 721± acre-feet of irrigation. Along with being a water king, you will have one of the most immaculate homes in all of Carbon County as well as a diversified livestock operation housed completely onsite with the potential to be one of the biggest livestock operations in the county.

Property Features (Estimates Only):

- 564± acres pasture & perennial hay
- 100± acres dry cropland
- 157± acres flood-irrigated grass
- Professional livestock and ranch manager available
- Property caretaker available
- Landscape and grounds maintenance available

Structures Include:

- Five bedroom, three bath master log home professionally designed and decorated
- Three bedroom, three bath luxury guest home with professionally designed and managed landscaping
- Two bedroom, two bath foreman home with 2-car garage/shed
- Three bedroom, two bath cowboy house and horse pasture
- Rustic meditation cabin overlooking Rock Creek Valley
- Five car detached heated garage
- Children's arcade and entertainment suite with bath
- 6,720 sq. ft. barn in "Wedding" condition, and 3 storage sheds
- Luxury office, lounge, and exercise facility with full services and bath
- High-end finishing's, abundance of commissioned and custom craftsman features
- Qualifications for landowner's preference trophy Montana elk tag
- Moose, black bear, upland game bird, migratory bird, white tail & mule deer, pheasant

This is a combination listing of the Highline Road Ranch and Wishing Well Ranch. Each ranch will have to be its own purchase transaction. For more detailed information pertaining to this listing, please visit each brochure and video. See maps for each individual ranch location.

Water Right No.	Priority Date	Max Flow Rate	Maximum Acres	Source Name	Source Type
43D 200045-00	6/3/1900	2.5 CFS	126.5	Rock Creek	Surface
43D 162-00	07/01/1895	3.4 CFS	185	Rock Creek	Surface
43D 16350-00	10/25/1977	2,225 GMP	225	Rock Creek	Surface
43D 161-00	07/01/1895	1 CFS	185	Rock Creek	Surface
Total Acres Filed On			721.50		

Property Taxes:
Wishing Well Ranch – Approximately $10,000
Highline Road Ranch – Approximately $1,250

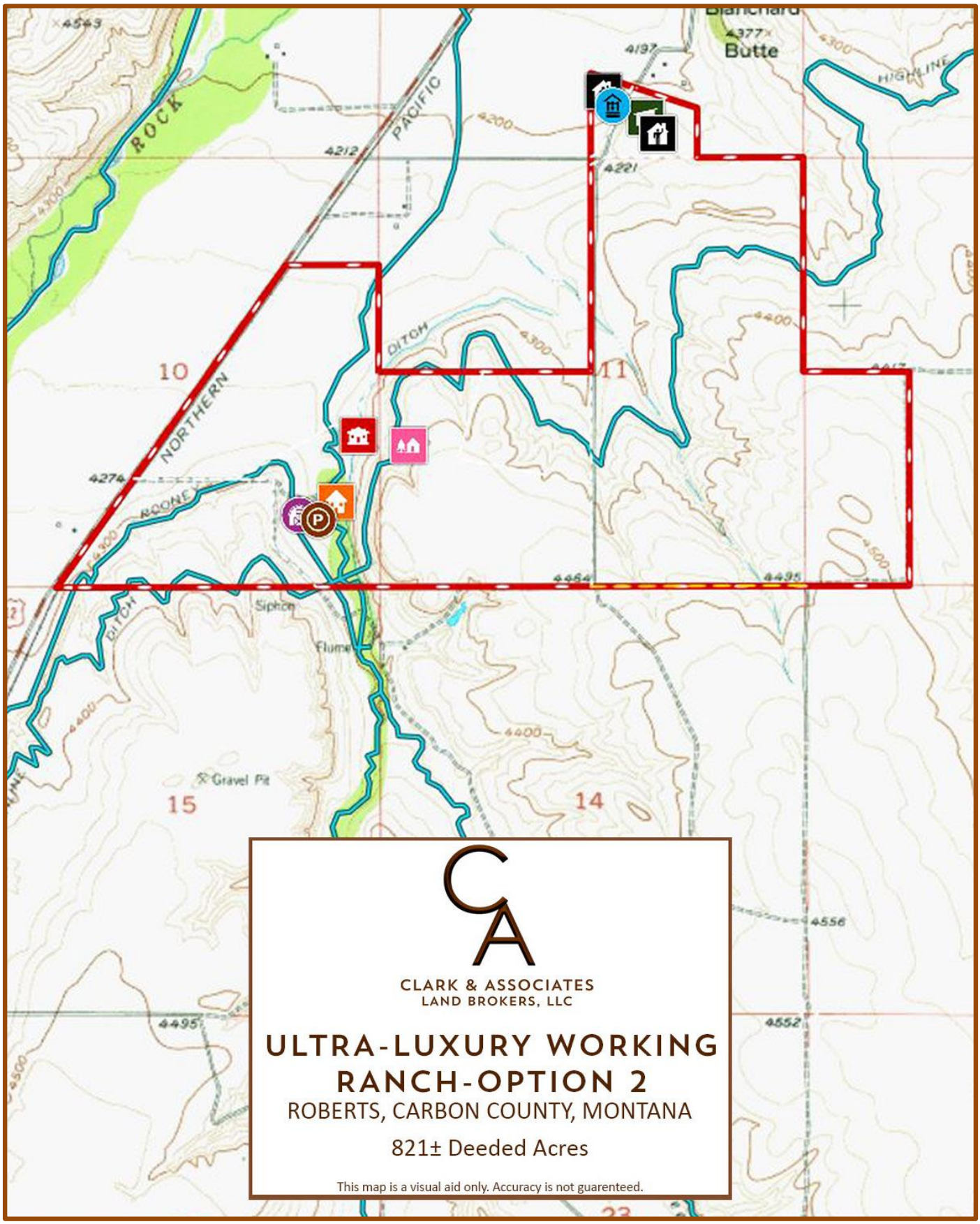
Utilities and Water:
Wishing Well Ranch – Estimated at $8,000 (this does not include professional management)
Highline Road Ranch – Estimated at $1,800

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

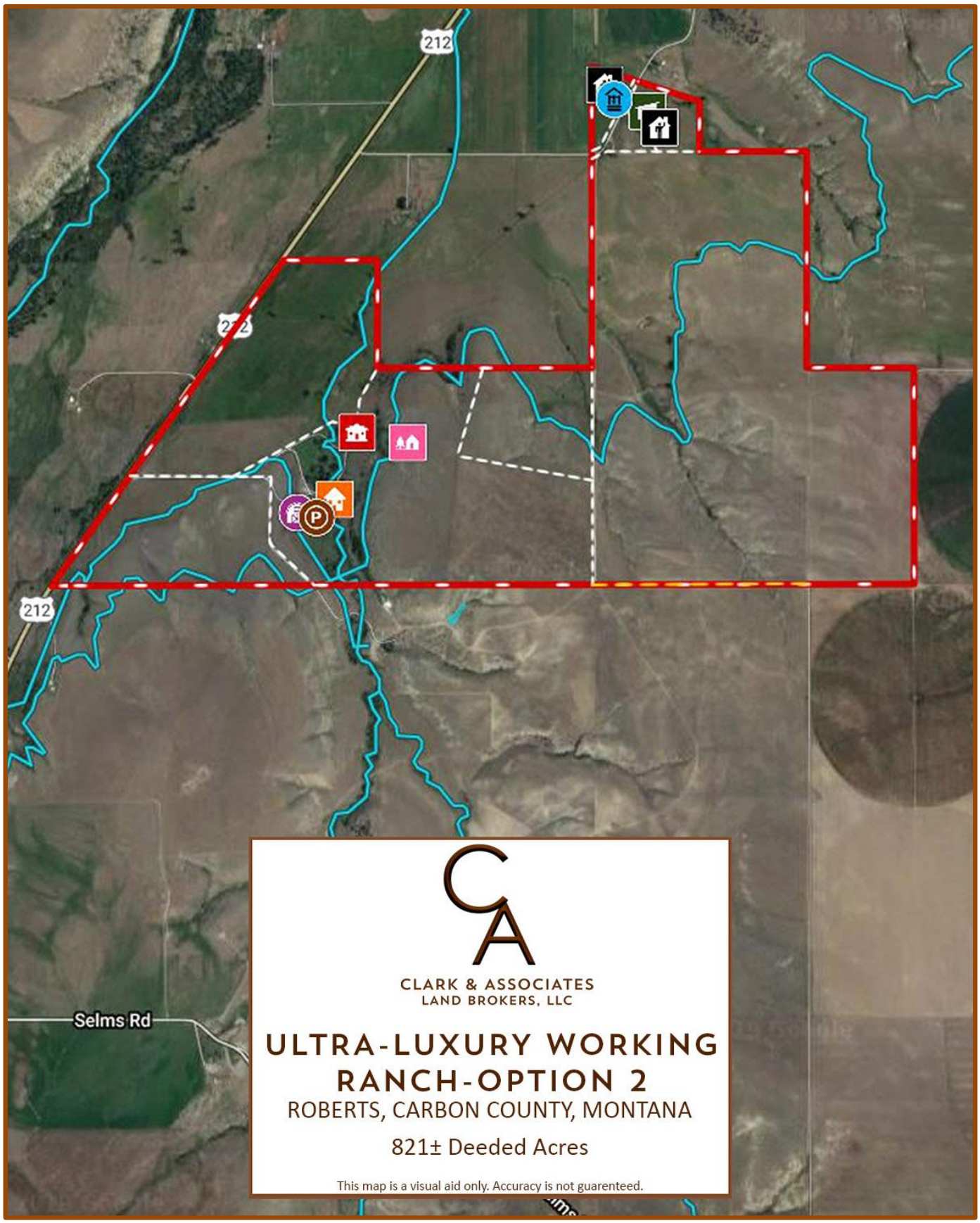
Colter DeVries – Associate Broker
Cell: 406-425-1027 E-mail: colter@clarklandbrokers.com Licensed in MT & WY

Notice to Buyers: Montana Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

ULTRA-LUXURY WORKING RANCH-OPTION 2 TOPO MAP



ULTRA-LUXURY WORKING RANCH-OPTION 2 ORTHO MAP



IMPORTANT NOTICE
RELATIONSHIPS/CONSENTS IN REAL ESTATE TRANSACTIONS
(COMBINED EXPLANATION AND DISCLOSURE)

Definition of Terms and Description of Duties

A **"Seller Agent"** is obligated to the **Seller** to:

- act solely in the best interests of the seller, except that a seller agent, after written disclosure to the seller and with the seller's written consent, may represent multiple sellers of property or list properties for sale that may compete with the seller's property without breaching any obligation to the seller;
- obey promptly and efficiently all lawful instructions of the seller;
- disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent with a buyer or another seller;
- safeguard the seller's confidences;
- exercise reasonable care, skill, and diligence in pursuing the seller's objectives and in complying with the terms established in the listing agreement;
- fully account to the seller for any funds or property of the seller that comes into the seller agent's possession; and comply with all applicable federal and state laws, rules, and regulations.

A **"Seller Agent"** is obligated to the **Buyer** to:

- disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller;
- disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- act in good faith with a buyer and a buyer agent; and
- comply with all applicable federal and state laws, rules, and regulations.

A **"Buyer Agent"** is obligated to the **Buyer** to:

- act solely in the best interests of the buyer, except that a buyer agent, after written disclosure to the buyer and with the buyer's written consent, may represent multiple buyers interested in buying the same property for similar properties to the property in which the buyer is interested or show properties in which the buyer is interested to other prospective buyers without breaching any obligation to the seller;
- obey promptly and efficiently all lawful instructions of the buyer;
- disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent with another buyer or seller;
- safeguard the buyer's confidences;
- exercise reasonable care, skill, and diligence in pursuing the buyer's objectives and in complying with the terms established in the Buyer/Broker agreement;
- fully account to the buyer for any funds or property of the buyer that comes into the buyer agent's possession; and
- comply with all applicable federal and state laws, rules, and regulations.

A **"Buyer Agent"** is obligated to the **Seller** to:

- disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer;
- disclose to a seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the buyer;
- act in good faith with a seller and a seller agent; and
- comply with all applicable federal and state laws, rules, and regulations.

DUAL AGENCY IF A SELLER AGENT IS ALSO REPRESENTING A BUYER, OR A BUYER AGENT IS ALSO REPRESENTING A SELLER WITH REGARD TO A PROPERTY, THEN A DUAL AGENCY RELATIONSHIP MAY BE ESTABLISHED. IN A DUAL AGENCY RELATIONSHIP, THE DUAL AGENT IS EQUALLY OBLIGATED TO BOTH THE SELLER AND THE BUYER. THESE OBLIGATIONS MAY PROHIBIT THE DUAL AGENT FROM ADVOCATING EXCLUSIVELY ON BEHALF OF THE SELLER OR BUYER AND MAY LIMIT THE DEPTH AND DEGREE OF REPRESENTATION THAT YOU RECEIVE. A BROKER OR A SALESPERSON MAY NOT ACT AS A DUAL AGENT WITHOUT THE SIGNED, WRITTEN CONSENT OF BOTH THE SELLER AND THE BUYER

Initial _____

A **"Dual Agent"** is obligated to a Seller in the same manner as a seller agent and is obligated to a buyer in the same manner as a buyer agent, except that a dual agent:

- has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and
- may not disclose the following information without the written consent of the person whom the information is confidential:
  (i) the fact that the buyer is willing to pay more than the offered purchase price;
  (ii) the fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
  (iii) factors motivating either party to buy or sell; and
  (iv) any information that a party indicates in writing to the dual agent is to be kept confidential.

A **"Statutory Broker"** is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- disclose to:
  (i) a buyer or a buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller; and
  (ii) a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer;
- exercise reasonable care, skill, and diligence in putting together a real estate transaction; and
- comply with all applicable federal and state laws, rule and regulations.

An **"Adverse Material Fact"** means a fact that should be recognized by a broker or salesperson as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real property and may be a fact that:

(i) materially affects the value, affects structural integrity, or presents a documented health risk to occupants of the property; and
(ii) materially affects the buyer's ability or intent to perform the buyer's obligations under a proposed or existing contract.

"Adverse material fact" does not include the fact that an occupant of the property has or has had a communicable disease or the property was the site of a suicide or felony.

Disclosures/Consents

The undersigned Broker or Salesperson hereby discloses the relationship(s) as checked below, and the undersigned Seller or Buyer acknowledges receipt of such disclosure(s) and consents to the relationship(s) disclosed.

☐ Seller Agent
  ☐ **By checking this box, the undersigned consents to the Broker or Salesperson representing multiple sellers of property that may compete with the Seller's property.**

☐ Buyer Agent
  ☐ **By checking this box, the undersigned consents to the Broker or Salesperson representing multiple buyers interested in similar properties at the same time.**

☐ Statutory Broker

❑ Dual Agent **(by checking this box, the undersigned consents to the Broker or Salesperson acting as a dual representative.)**

_____ _____/_____
Broker and/or Salesperson Date

_____ _____/_____
Seller Buyer Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business day. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.