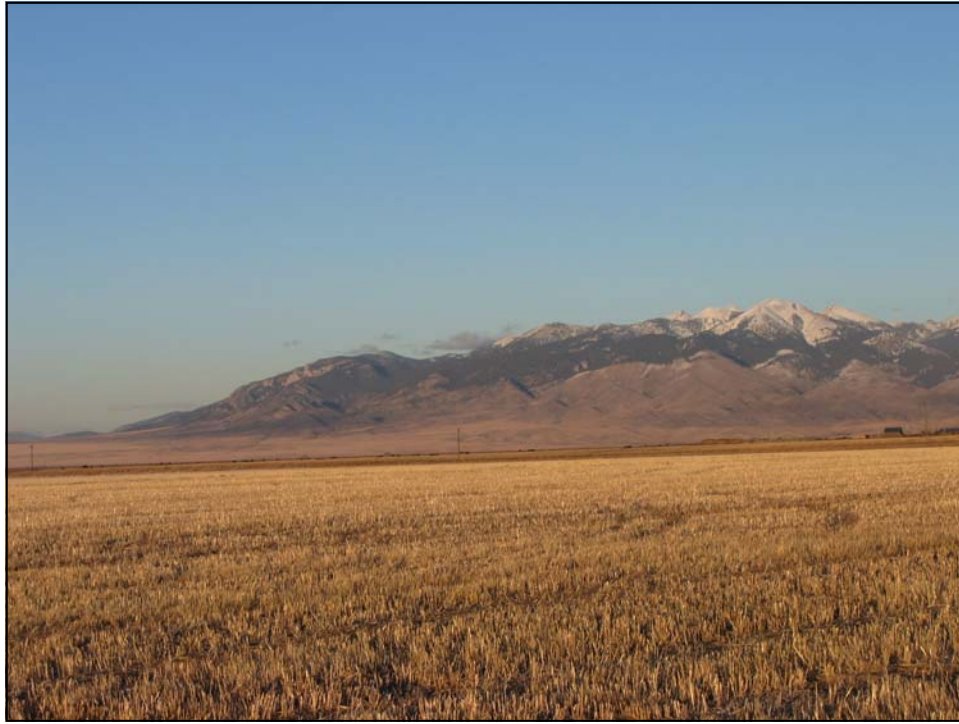




EAST BENCH PARCEL

TWIN BRIDGES, MONTANA





INTRODUCTION

The East Bench parcel consists of 260 +/- acres located just a couple of miles up the McHessor Creek Road. This property is made up of East Bench Irrigation District Farm Unit acreage located north of the McHessor Creek Road in farm units 106 and 109. The property includes two pivots and one wheel line with rights to irrigate out of the East Bench Canal. The property is very productive ground that can be put into several different crops. This property lends itself well to other avenues of use. Being located up on the East Bench your views are spectacular. The Ruby, Tobacco Roots, and the Pioneer Mountain Ranges offer great scenery. With the irrigation and production of this ground, it's perfect for a small farm or horse ranch with great home-sites.

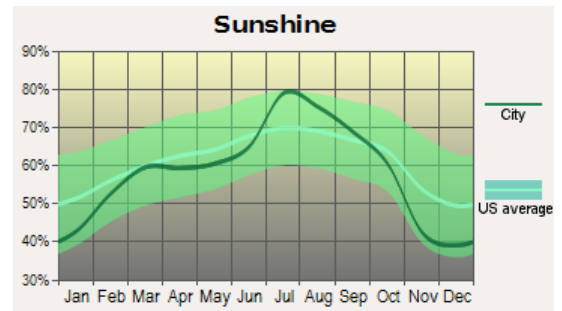
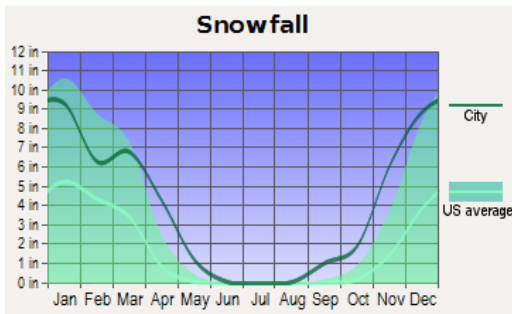
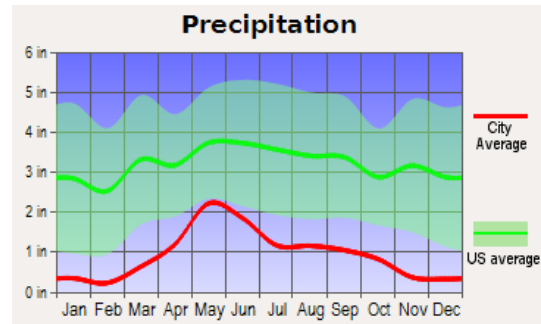
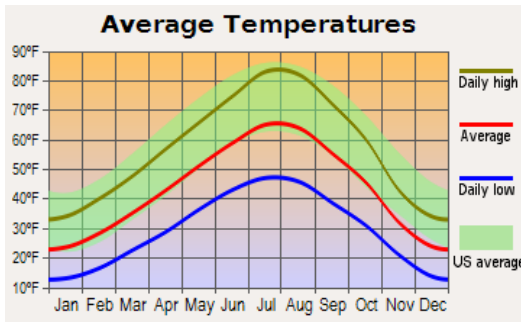


LOCATION AND RECREATION

The East Bench Parcel's location is perfectly suited for a recreational minded buyer with the option of an income producing property. This acreage is located almost exactly between Twin Bridges and Dillon, MT. These two towns are known for their recreational opportunities. The Big Hole, Beaverhead, Madison, Ruby and Jefferson Rivers are all within an hours drive. These Blue Ribbon trout streams are what have made Montana famous. The big game hunting in this area is second to none. Antelope and deer frequent the properties lush irrigated fields and just up the road is excellent hunting for deer and elk. When the fields are planted in grain or wheat you can expect to find waterfowl frequenting the property. Other opportunities include rafting, skiing, camping, and hiking. This area is very rich in ranching and mining history, take the day and visit some of the many historic sites located in the area.



ELEVATION, CLIMATE & PRECIPITATION





BROKER'S COMMENTS

"A great piece of property in a great location with income potential. There are too many opportunities for this acreage."

Tom Bramlette – Broker

PRICE

\$1,800.00 per acre, cash at closing

CONTACT

Please contact Bramlette & Company Realtors at (866) 215-1429 for more information or to schedule a property tour. An agent from Bramlette & Company must be present at all showings. To view other ranch, recreational, or fine residential properties, please visit our web site at www.bramlettecompany.com.

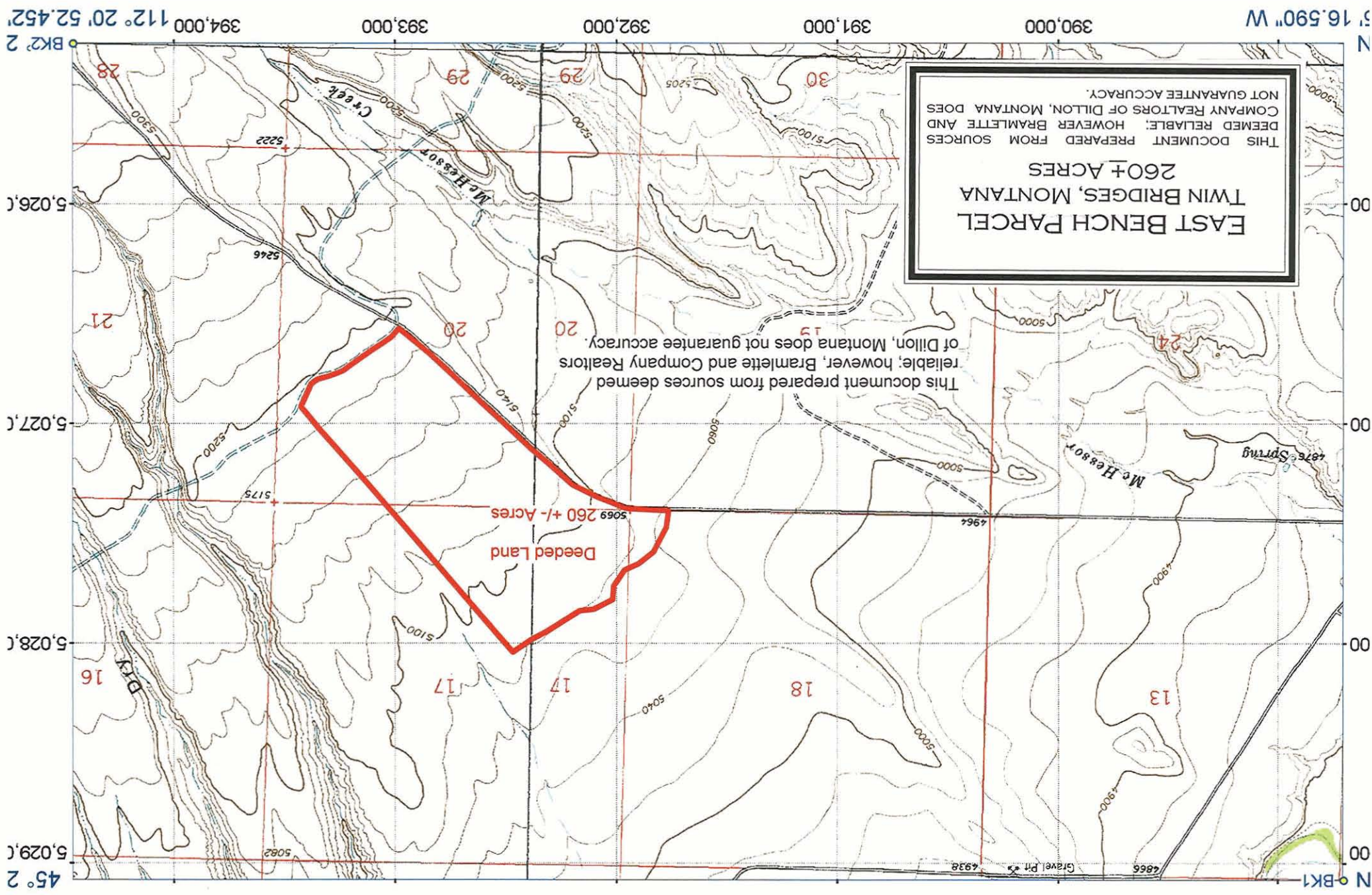
NOTICE

All information herein is from sources deemed reliable, but is not guaranteed by the Seller, Bramlette & Company Realtors or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by Owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a guideline and has been provided by the owners and other sources deemed reliable, but the accuracy can not be guaranteed. We urge independent verification of each and every item submitted to the satisfaction of any prospective purchaser.

Seller reserves the right to require the Buyer to cooperate with the Seller to facilitate an Internal Revenue Code, Section 1031 exchange via the sale of the property at no expense or liability to the Buyer.

Montana water rights are subject to the subsequent issuance of preliminary, and then, final decrees by the Montana Water Court. All valid water rights at the time of purchase will convey to the Buyer through the water court transfer.

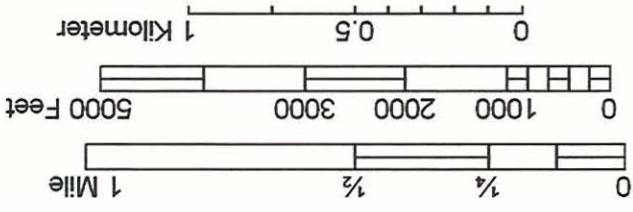




EAST BENCH PARCEL
TWIN BRIDGES, MONTANA
260± ACRES

THIS DOCUMENT PREPARED FROM SOURCES
 DEEMED RELIABLE; HOWEVER BRAMLETTE AND
 COMPANY REALTORS OF DILLON, MONTANA DOES
 NOT GUARANTEE ACCURACY.

This document prepared from sources deemed
 reliable; however, Bramlette and Company Realtors
 of Dillon, Montana does not guarantee accuracy.



an Datum: UTM grid zone 12
 USGS Quads: Beaverhead
 head Rock NE; MT Beaverhead
 707 (www.iigage.com)
 UTM Grid and 2007 Magnetic North
 Declination at Center of Sheet
 GN to TN 0.98° (18 mills)

5° 16.590" W
 394,000 112° 20' 52.452"

5° 16.590" W
 394,000 112° 20' 52.452"

