

2,440± Acres Offered in 4 Tracts



Greyson Creek Ranch



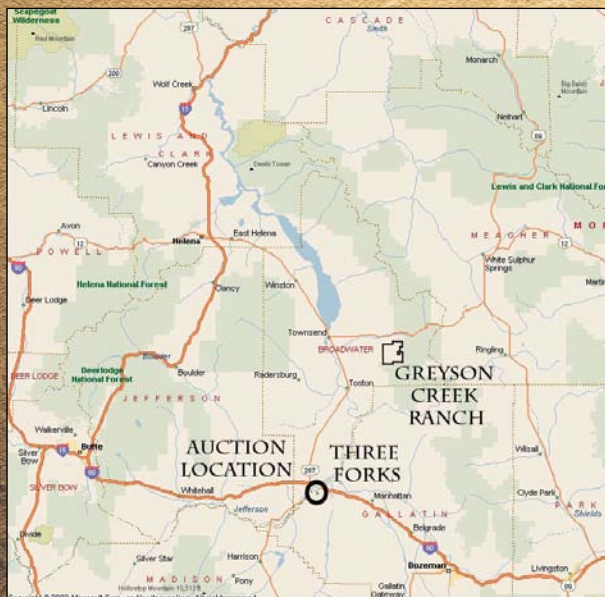
HALL AND HALL[®]
EXCEPTIONAL AUCTION PROPERTIES

2,440± ACRES OFFERED IN COMBINATIONS AND THE PROPERTY IN IT'S ENTIRETY.

PRISTINE VIEWS OF MANY MOUNTAIN RANGES INCLUDING BIG BELTS, ELKHORNS, TOBACCO ROOTS, NORTH BRIDGERS, AND MORE.

Broker Participation is invited. Contact Hall and Hall for details.

AUCTION DATE:
Thursday, July 28th
10:00AM MDT
Sacajawea Hotel
Three Forks, MT



INFORMATION DATES:

Thursday, June 30th & July 14th: 1-4PM
We invite you to meet a Hall and Hall representative on Tract 3 to view the property and pick up additional information.

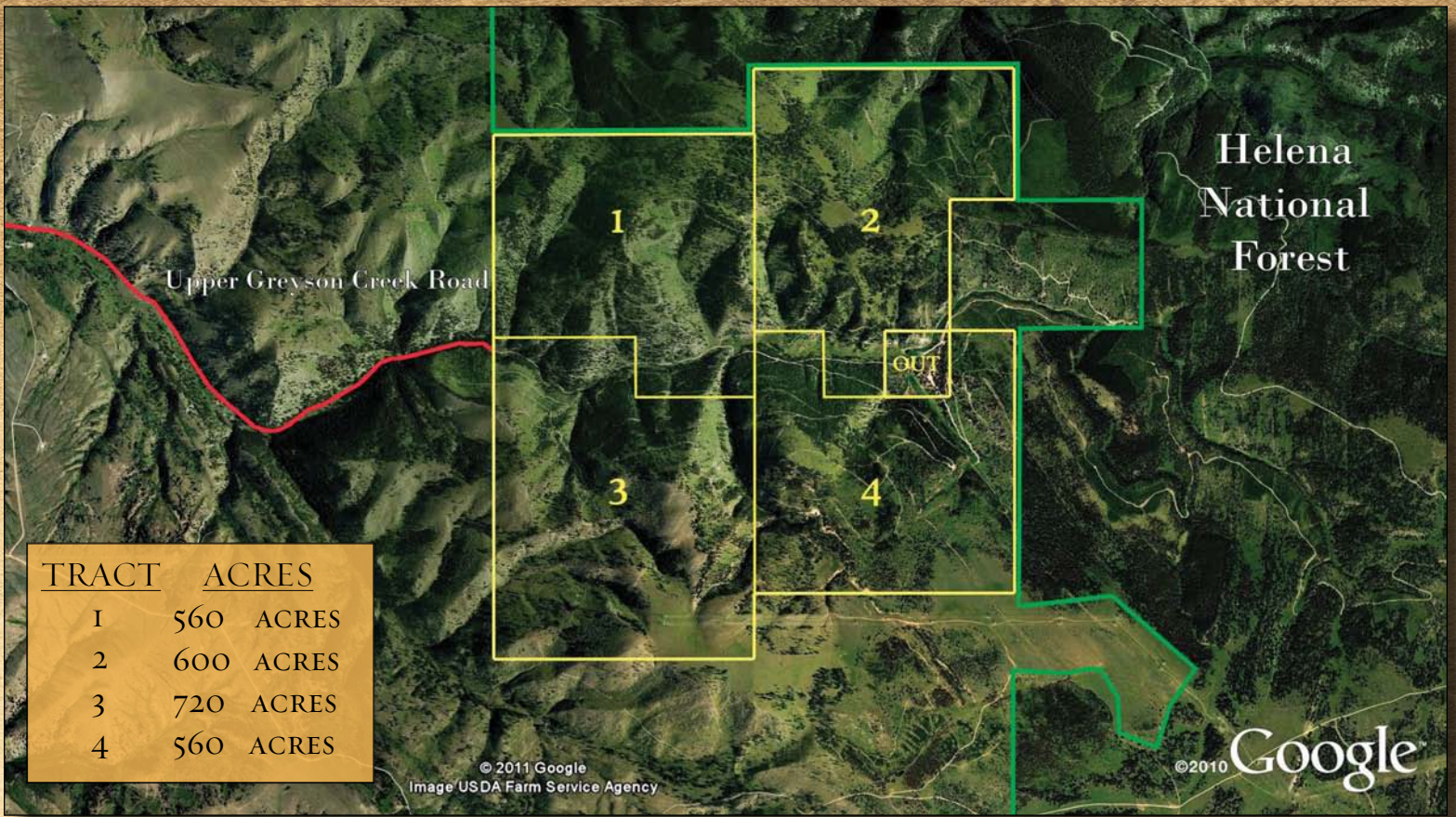
DIRECTIONS TO THE AUCTION:

From I-90, take the Three Fork Exit #278. Turn on the Frontage Road and Follow it south into the Town of Three Forks. The road continues into town and turns into Main Street. The Sacajawea Hotel is one of the first buildings past the Headwaters Golf Course on the Corner of Main and Ash.

DIRECTIONS TO THE PROPERTY:

From Helena, MT travel south on Highway 285 approximately 34 miles to Townsend. From Three Forks, MT take Highway 90 to Highway 287 and travel north approximately 31 miles to Townsend. From Townsend travel east approximately 11 miles to Ross Gulch Rd. Turn right and travel south for approximately 5 miles on Ross Gulch Rd. to Upper Greyson Creek Rd. Turn left to property. Watch for signs.

FOR A DETAILED PROPERTY INFORMATION PACKET CALL HALL AND HALL



Please contact Hall and Hall Auctions to schedule additional showings.



PROPERTY ATTRIBUTES:



- 3 ½ miles boundary with Helena National Forest and 1 mile State Land section.
- 1 ½ miles trout stream on Greyson Creek.
- Four natural mountain spring-fed ponds in addition to beaver ponds.
- 2,000± acres in timber & regrowth forest as well as sprawling Apsen groves.
- Views of multiple mountain ranges including the Big Mountain Belt Range.
- Large elk, deer, bear, moose and blue grouse thrive on the property.
- A lease for grazing and hunting is available. Contact Hall and Hall for details.
- 15 miles from Townsend, MT and 50 miles from Helena, MT.

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: A 10% down payment of the total contract purchase price will be due immediately after being declared the buyer.

ACCEPTANCE OF BID PRICES: All successful bidders will sign a Sale Contract at the auction site immediately following the close of bidding. All final bid prices are subject to the seller's acceptance or rejection. There will be no financing contingencies.

CLOSING: Anticipated closing date is on or before August 30, 2011.

TITLE: Seller shall furnish the buyer(s) at Seller's expense title insurance for the property and agrees to provide and execute a warranty deed conveying merchantable title.

REAL ESTATE TAXES: The 2011 calendar year taxes shall be prorated at closing based on the most recent ascertainable tax figures. Buyer will be responsible for all subsequent taxes.

MINERAL RIGHTS: The sale of the property shall include any mineral rights owned by the seller.

AGENCY: Hall and Hall Partners, LLP and its representatives are Exclusive Agents of the Seller.

SELLERS: Flynn Ranch, Inc.

AND HALL AT 1-800-829-8747 OR VISIT WWW.HALLANDHALL.COM

THURSDAY JULY 28TH · 10AM

4 TRACTS
2,440 ± DEEDED ACRES



TOSTON, MT

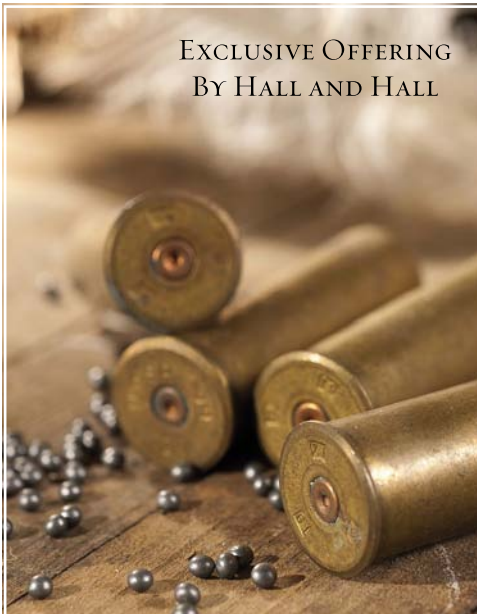


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SINCE 1946

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EXCLUSIVE OFFERING
BY HALL AND HALL



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