

SEALED BID OFFERING

FARM, RANCH & RECREATIONAL ASSET

3,706.73 +/- DEEDED ACRES, AVAILABLE IN 10 TRACTS | CHOUTEAU COUNTY, MT



SEALED BIDS DUE JUNE 16, 2026 @ 4:00PM (PT)



ADAM WOIBLET, President & Designated Broker
509.520.6117 | Adam@AgTradeGroup.com
www.AgTradeGroup.com



OVERVIEW

AgriBusiness Trading Group is pleased to present a diversified agricultural farm and ranch offering consisting of ten tracts located near Geraldine, Montana, within Montana's Golden Triangle region.

The tracts in this portfolio will be sold via a sealed bid offering and may be purchased individually, in any combination of multiple tracts, or as a single, combined asset. The Seller will consider all bids and combinations thereof. All bids are due on or before Tuesday, June 16, at 4:00 PM (PT).

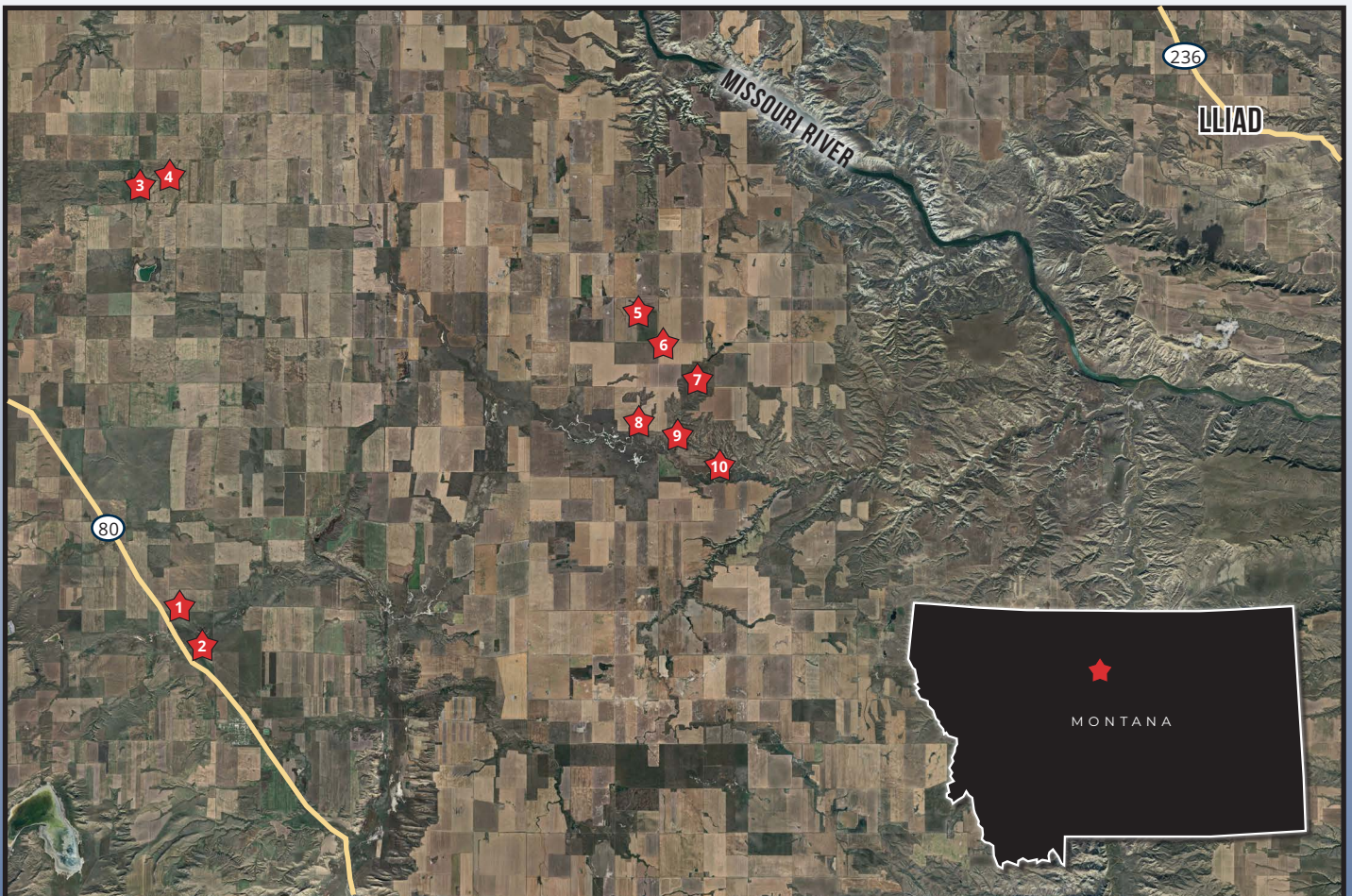
The tracts range from 8.73 to 1,277.31 ± deeded acres and are currently operated as non-irrigated farm and ranch tracts. Several tracts include a combination of cropland and grassland, supporting integrated farming and livestock operations. The grassland acres are mostly perimeter and cross-fenced and are supported by stock water from dams or natural sources. In addition, two of the tracts include DNRC-leased acreage that can be transferred to the new owner, thereby providing additional scale and operational flexibility.

Improvements across the portfolio include grain storage, bin sites, homesteads, and outbuildings. Select tracts offer potential headquarters locations with access to utilities and established infrastructure.

In addition to its agricultural utility, the offering provides notable recreational appeal. Multiple tracts feature established wildlife habitat, including tree rows, native grass cover, marsh areas, and seasonal drainages. These features support upland game birds such as pheasants, partridges, and grouse, as well as big game species such as whitetail deer, mule deer, and pronghorn antelope.

This offering represents an opportunity to acquire a scalable land base with a combination of productive cropland, functional grazing land, infrastructure, and recreational attributes in one of Montana's most sought-after agricultural regions.

The total acres included in the sale of certain tracts are subject to pending boundary line adjustments to be completed by the Seller prior to closing. All pending boundary line adjustments will be finalized and recorded prior to closing on the affected tracts. Tract boundaries, as depicted herein, are a close representation of post-adjustment boundaries.



REGION & CLIMATE

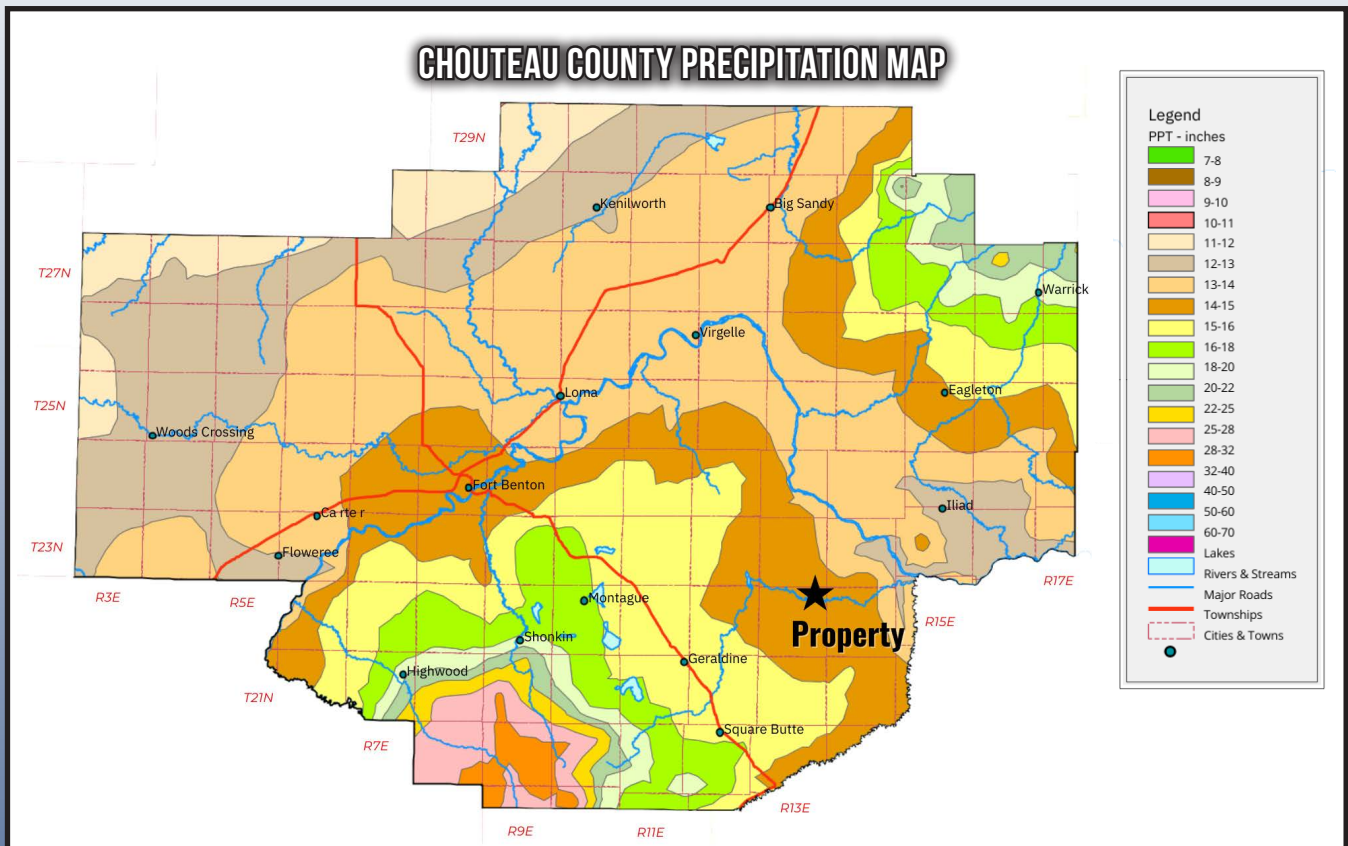
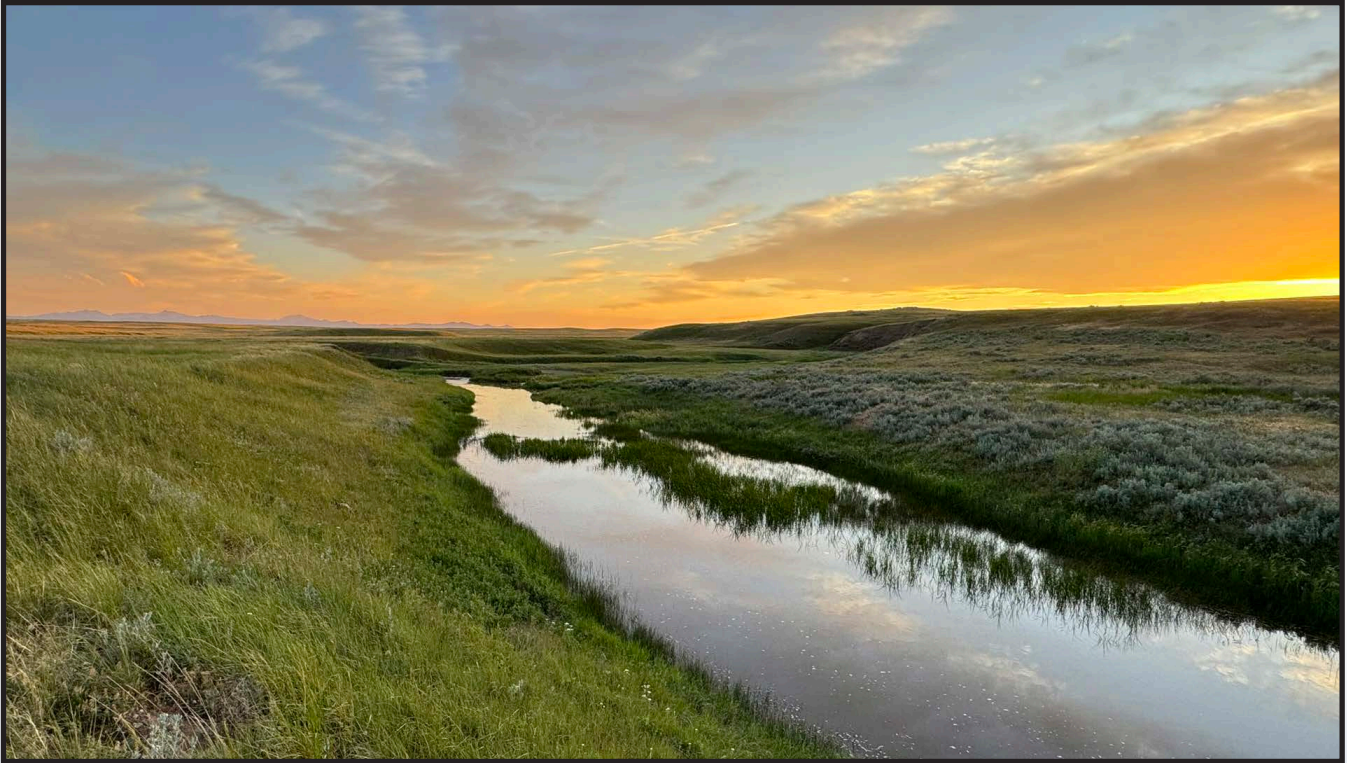
Located in North Central Montana, this asset falls within a region known as the Golden Triangle. Roughly, the triangle's corners are Conrad and Harve to the north and Great Falls to the south. The communities in the Golden Triangle largely depend on the economy driven primarily by wheat and barley production.

The elevations across the Golden Triangle range from 2,500 feet along the Montana Hi-Line to 6,000 + feet above sea level in the mountainous regions. Montana is considered a 'high mountain desert,' and its elevation, low humidity, and dry climate all combine to decrease pest and disease pressure.



PRECIPITATION

This farm asset receives an average of 14-15 inches of precipitation per year, per the USDA Natural Resources Conservation Service. The Golden Triangle lies in the rain shadow of the Rocky Mountain Front, making the region less reliant on summer rains. Instead, the stored soil lends itself well to growing crops such as winter wheat, alfalfa, etc.



SOILS & TOPOGRAPHY

The elevation of the farm runs from approximately 2,870 feet to 3,290 feet. Soils on the tillable acres are primarily made up of Bearpaw-Vida clay loams. These soils generally have a loamy texture, which is beneficial for holding nutrients while also allowing for adequate water infiltration. They are found on the plains in northern Montana, northwestern North Dakota, and northeastern South Dakota.



TRACT 1

Tract 1 consists of 314.00 ± deeded acres and 313.72 ± acres under a transferable DNRC lease, for a total of 627.72 ± acres. There are two deeded tax parcels included in the sale of this asset, located northwest of Geraldine, Montana.

The property includes 260.71 ± deeded cropland acres and 313.72 ± leased cropland acres, per the Chouteau County FSA, for a total of 574.43 ± cropland acres. These acres are currently planted to spring wheat, and the historical crop rotation has included winter and spring wheat, chickpeas, barley, lentils, and canola. The inclusion of the DNRC lease provides additional scale and operational continuity for a farming operation in the area.

In addition, there are 33.47 ± deeded acres of crested wheatgrass and 8.54 ± other grassland acres. The tract is perimeter-fenced and has historically been used for aftermath grazing, providing an integrated crop-and-livestock use.

This is a non-irrigated farm asset, and there are no structures located on the tract or included in the sale.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information before closing.

Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.



DEEDED
LEASED

COUNTY RD

HWY 80



TRACT 2

Tract 2 consists of 8.73 ± deeded acres and 550.89 ± acres under a transferable DNRC lease, for a total of 559.62 ± acres. There is one deeded tax parcel included in the sale of this asset, located northwest of Geraldine, Montana.

The property consists of a homestead with grain storage and shops located on the deeded acres, along with leased rangeland supporting the balance. There are 550.89 ± rangeland acres, per the Chouteau County Farm Service Agency, which are perimeter and cross-fenced for grazing.

The homestead consists of a 1,216 ± square-foot single-family residence, a 1,008 ± square-foot Quonset building, a 1,728 ± square-foot wood-frame barn shed, and a 2,400 ± square-foot wood-frame implement shed. In addition, there are approximately 21,000 ± bushels of grain storage with aeration. The residence is currently unoccupied.

The homestead is served by a shared artesian well with neighboring parcels and one share of West Geraldine Water, a rural water system currently under development with an estimated completion date of late 2026. The location along Highway 80 provides convenient access, and the tract could serve as a potential headquarters site for a new or existing farming or ranching operation.

This is a non-irrigated farm asset, and there are no irrigation water rights located on the property or included in the sale of this tract.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information before closing.

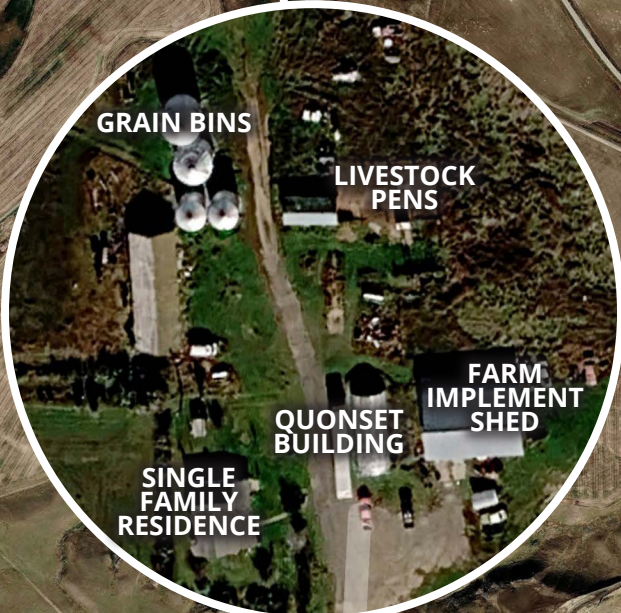
Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.



DEEDED
LEASED

COUNTY RD

HWY 80



TRACT 3

Tract 3 consists of 195.88 ± deeded acres split via two tax parcels, located northwest of Geraldine, Montana. The total acres included in the sale of this tract are subject to a pending boundary line adjustment to be completed by the Seller prior to closing.

The property includes 142.01 ± cropland acres, per the Chouteau County FSA, which are currently planted to a grass/alfalfa mix hay stand. In addition, there are 26.80 ± measured cropland acres seeded to a cover crop mix for the 2026 crop year. Improvements include approximately 6,000 ± bushels of grain storage.

This tract offers strong recreational and hunting appeal, supported by a diverse mix of habitat features. The property features approximately two miles of established tree and hedge rows, providing excellent habitat and cover for upland game birds, including pheasants, partridge, and grouse. A marsh/swamp area offers a reliable, year-round water source, further enhancing wildlife habitat. The tract supports a variety of big game species, including whitetail deer, mule deer, and pronghorn antelope, which are frequently observed on or near the property. The combination of cover, water, and forage creates a well-balanced environment for wildlife and recreational use.

This is a non-irrigated farm asset, and there are no structures located on the property or included in the sale of this tract.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information prior to closing.

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ENTERPRISE RD

CLEAR LAKE RD

GRAIN BINS

SPRING

TRACT 4

Tract 4 consists of 224.12 ± deeded acres on one tax parcel, located northwest of Geraldine, Montana. The total acres included in the sale of this tract are subject to a pending boundary line adjustment to be completed by the Seller prior to closing.

The property includes 223.00 ± measured cropland acres and is currently planted to malt barley. The historical crop rotation has included winter and spring wheat, chickpeas, lentils, and canola. The tract is predominantly cropland with a clean layout and is accessed via Enterprise Road, making it well-suited as an add-on to an existing local farming operation.

This is a non-irrigated farm asset, and there are no structures located on the property or included in the sale of this tract.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information prior to closing.

Access to the data room containing production records and other confidential information will be granted upon execution of a Non-Disclosure Agreement.



ENTERPRISE RD

CLEAR LAKE RD



TRACT 5

Tract 5 consists of 460.00 ± deeded acres on one tax parcel, located northeast of Geraldine, Montana. The total acres included in the sale of this tract are subject to a pending boundary line adjustment to be completed by the Seller prior to closing.

The property includes 426.69 ± cropland acres, per the Chouteau County FSA, and 33.31 ± grassland acres. The cropland acres are currently planted to spring wheat, and the historical crop rotation has included winter and spring wheat, chickpeas, barley, lentils, and canola. The balance consists of grassland acres and three existing livestock dams and has historically supported livestock use and may provide additional grazing or operational flexibility.

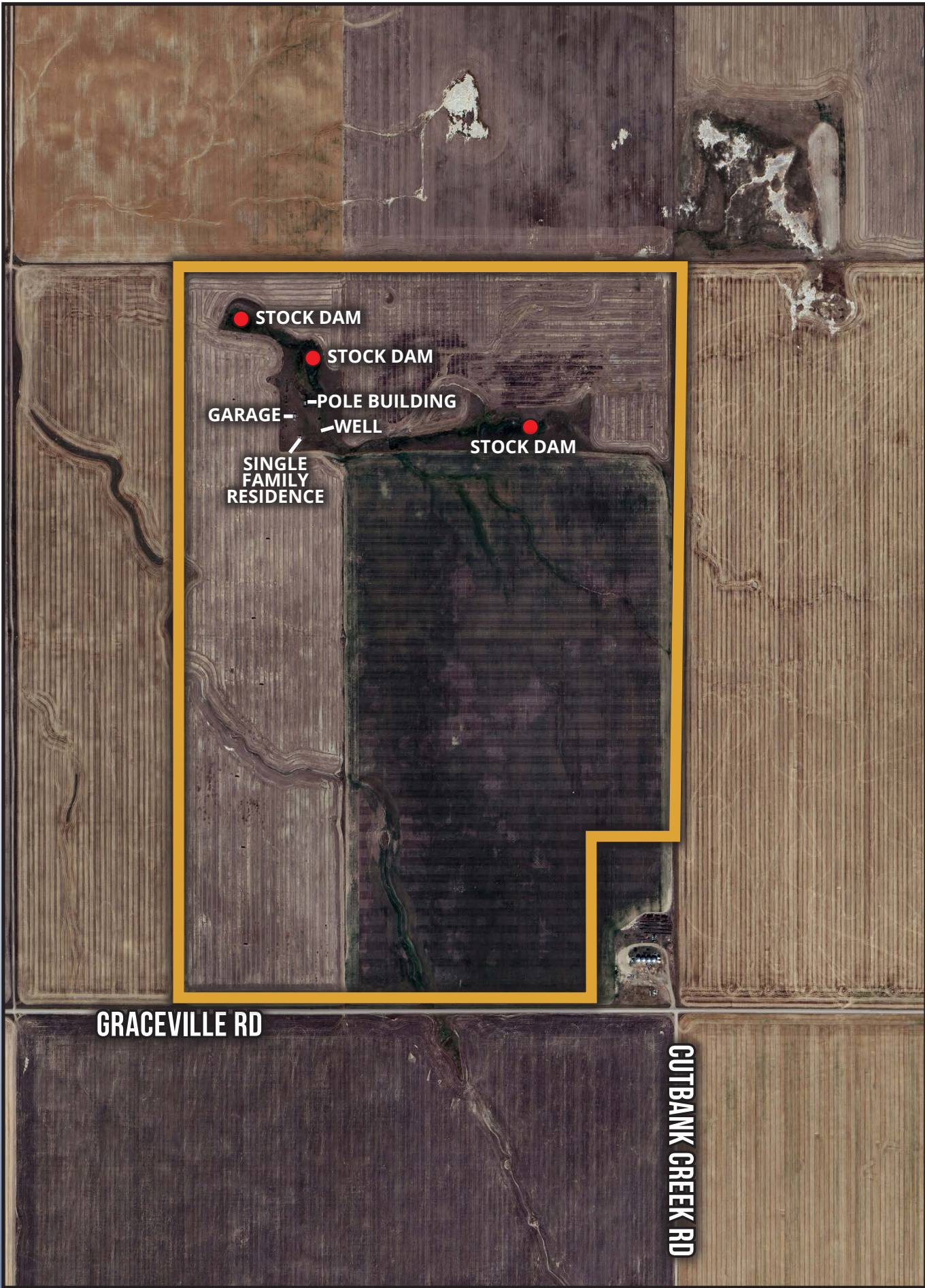
There is a homestead on the property consisting of a 576 ± square-foot single-family residence, a 288 ± square-foot wood-frame garage, and a 384 ± square-foot wood-frame pole building. These improvements are being conveyed in as-is condition, and the current landowner does not warrant or guarantee their condition or usability. The residence is currently unoccupied.

This is a non-irrigated farm asset, and there are no irrigation water rights located on the property or included in the sale of this tract.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information prior to closing.

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STOCK DAM

STOCK DAM

GARAGE

POLE BUILDING

WELL

SINGLE
FAMILY
RESIDENCE

STOCK DAM

GRACEVILLE RD

CUTBANK CREEK RD

TRACT 6

Tract 6 consists of 20.00 ± deeded acres on one tax parcel, located northeast of Geraldine, Montana. The total acres included in the sale of this tract are subject to a pending boundary line adjustment to be completed by the Seller prior to closing.

The tract includes 15.00 ± cropland acres, per the Chouteau County FSA, and a 5.00 ± acre grain bin storage site. Improvements include four 25,000 ± bushel grain bins with full-floor aeration and center unloading, along with two 3,200 ± bushel smooth-wall hopper-bottom seed bins. The bin site is conveniently located along a gravel county road, providing reliable, year-round access for grain hauling and operations. The bin site represents a valuable infrastructure component for grain storage and handling in the area, with electric service on the property and fiber-optic connectivity in the area, offering potential for expanded operational capabilities.

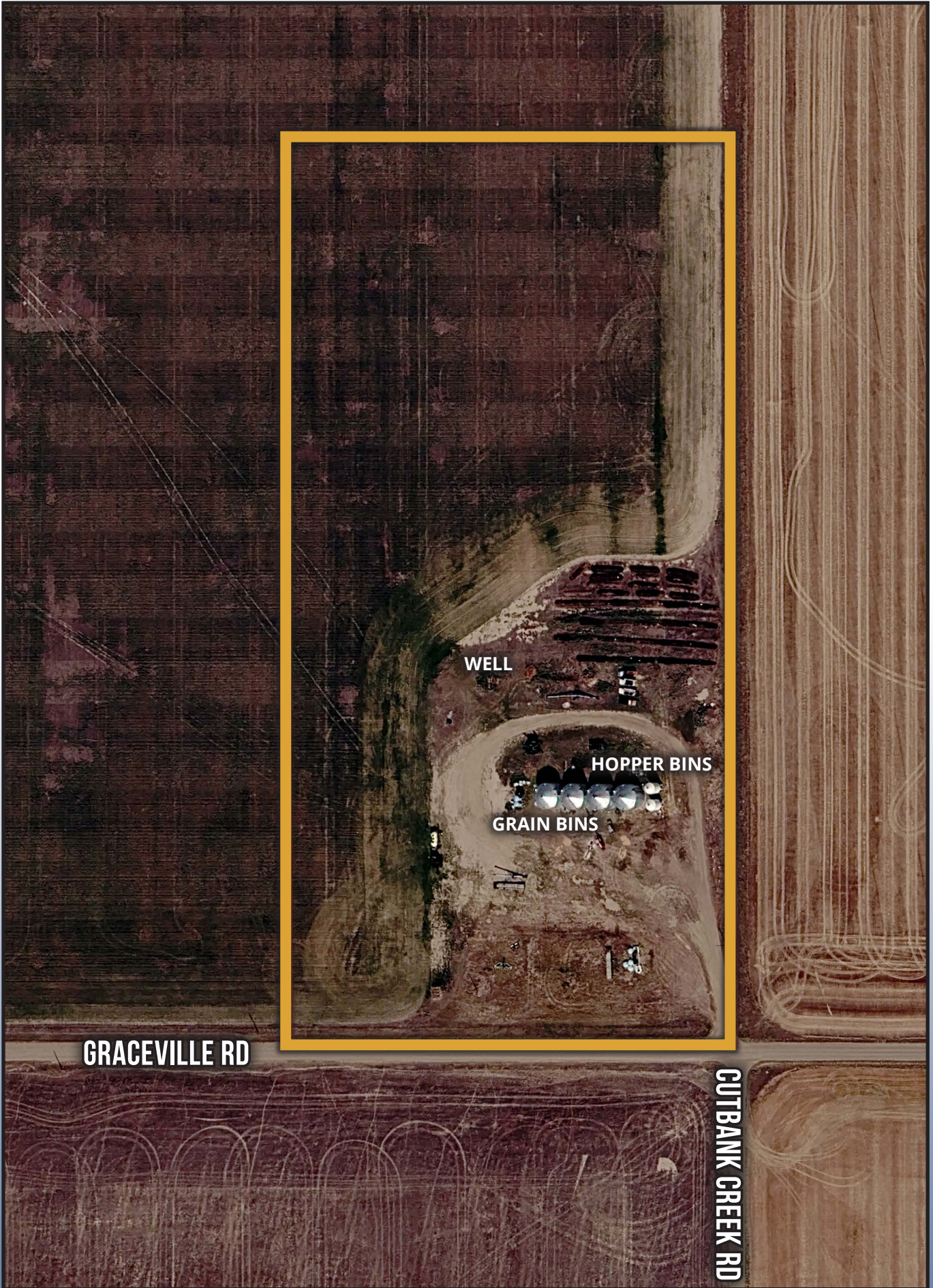
There is a 360-foot livestock well, drilled in 2019, with a reported output of approximately 18 gallons per minute. There is currently no pump installed on the well.

The cropland acres are currently planted to spring wheat, and the historical crop rotation has included winter and spring wheat, chickpeas, barley, lentils, and canola. This is a non-irrigated farm asset, and there are no irrigation water rights located on the property or included in the sale of this tract.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information prior to closing.

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WELL

HOPPER BINS

GRAIN BINS

GRACEVILLE RD

CUTBANK CREEK RD

TRACT 7

Tract 7 consists of 160.00 ± deeded acres on one tax parcel, located northeast of Geraldine, Montana. The property includes 46.52 ± cropland acres, per the Chouteau County FSA, and 113.48 ± grassland acres. All grassland acres are perimeter fenced for livestock grazing and are supported by a stock dam with associated livestock water rights.

The current landowner has historically utilized this tract for livestock grazing, and the existing fencing, water infrastructure, and forage base support its continued use as a functional grazing unit.

In addition, the combination of year-round water, native grasses, and natural cover creates an attractive habitat for a variety of wildlife species. The mix of cropland and grassland provides both forage and bedding areas, making this tract well-suited for seasonal hunting and recreational use.

This is a non-irrigated farm asset, and there are no structures located on the property or included in the sale of this tract.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information prior to closing.

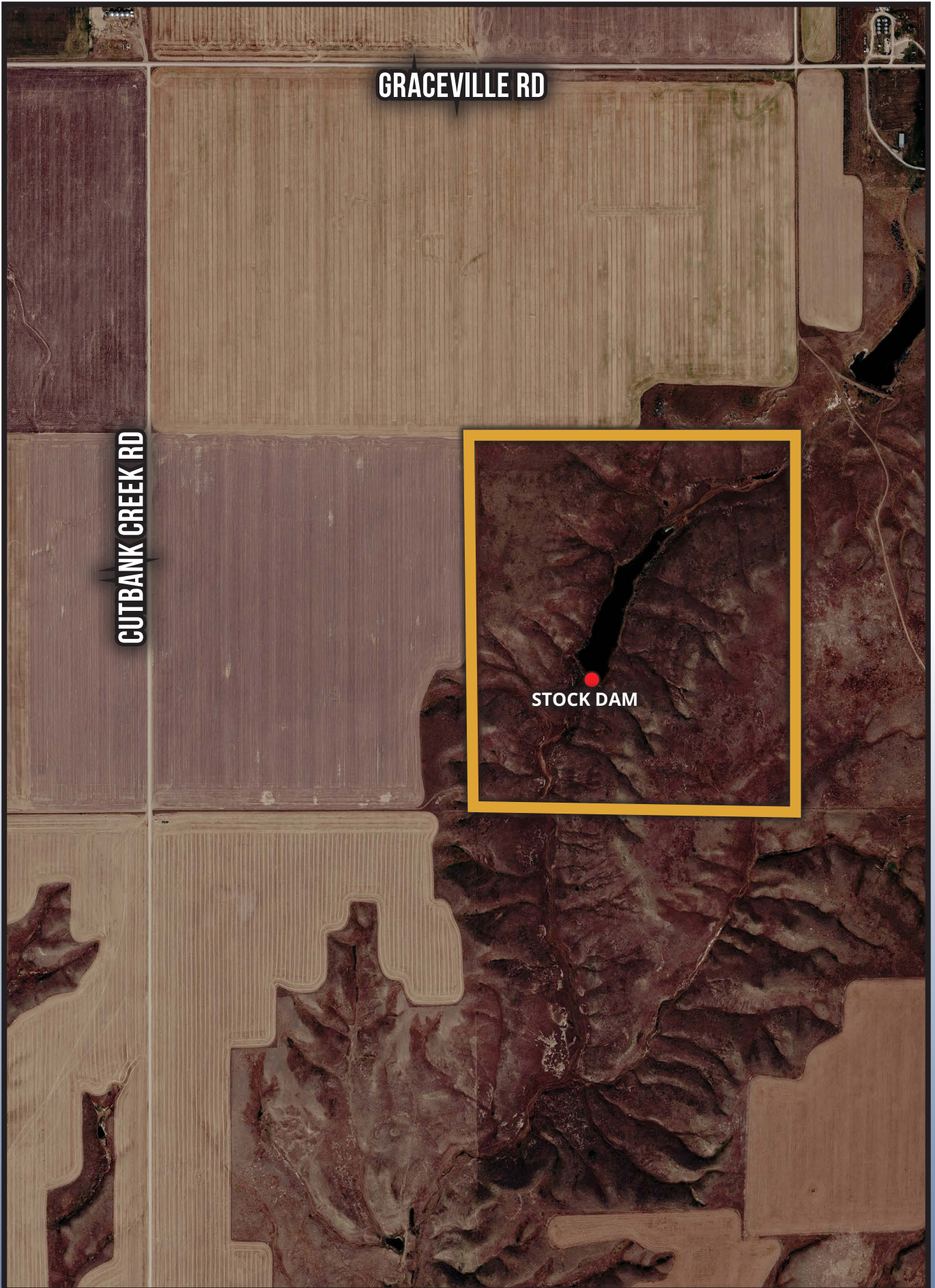
Access to the data room containing production records and other confidential information will be granted upon execution of a Non-Disclosure Agreement.



GRACEVILLE RD

CUTBANK CREEK RD

STOCK DAM



TRACT 8

Tract 8 consists of 480.00 ± deeded acres on one tax parcel, located northeast of Geraldine, Montana. The property includes 382.37 ± cropland acres, per the Chouteau County FSA, and 97.63 ± grassland acres.

The cropland acres are currently planted to spring wheat, and the historical crop rotation has included winter and spring wheat, chickpeas, barley, lentils, and canola. Farmers in this region typically rotate pulse crops with small grains to help break pest and disease cycles, promote soil health, and improve moisture utilization.

This is a non-irrigated farm asset, and there are no structures located on the property or included in the sale of this tract.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information prior to closing.

Access to the data room containing production records and other confidential information will be granted upon execution of a Non-Disclosure Agreement.



GRACEVILLE RD

CUTBANK CREEK RD

STOCK DAM

STOCK DAM



TRACT 9

Tract 9 consists of 566.69 ± deeded acres split via three tax parcels, located northeast of Geraldine, Montana. The total acres included in the sale of this tract are subject to a pending boundary line adjustment to be completed by the Seller prior to closing.

The property includes 149.78 ± cropland acres, per the Chouteau County FSA, and 396.22 ± grassland acres. All grassland acres are perimeter and cross-fenced for livestock grazing and are supported by two stock dams with associated livestock water rights.

There is a homestead that consists of a 1,456 ± square-foot single-family residence, a 6,720 ± square-foot pole building, and a 2,880 ± square-foot Quonset building with a concrete floor. In addition, there are approximately 25,000 ± bushels of grain storage with aeration. The residence was remodeled in 2025 and has a new roof, siding, windows, and doors. It is currently unoccupied.

The cropland acres are currently planted to spring wheat, and the historical crop rotation has included winter and spring wheat, chickpeas, barley, lentils, and canola. This is a non-irrigated farm asset, and there are no irrigation water rights located on the property or included in the sale of this tract.

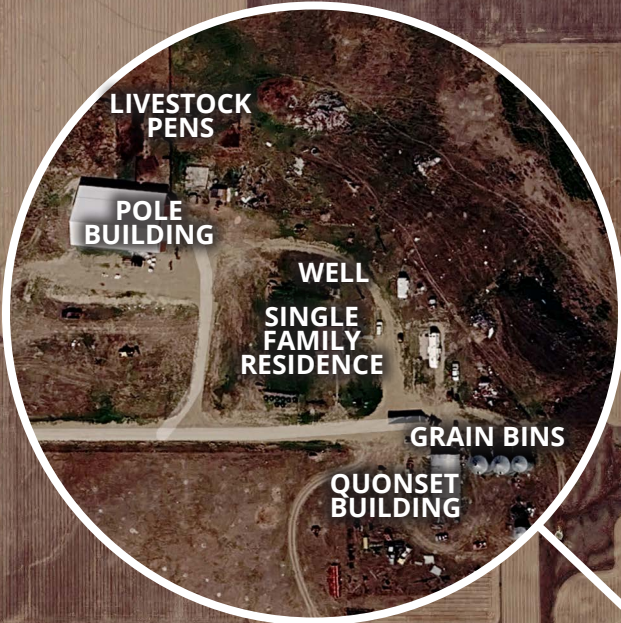
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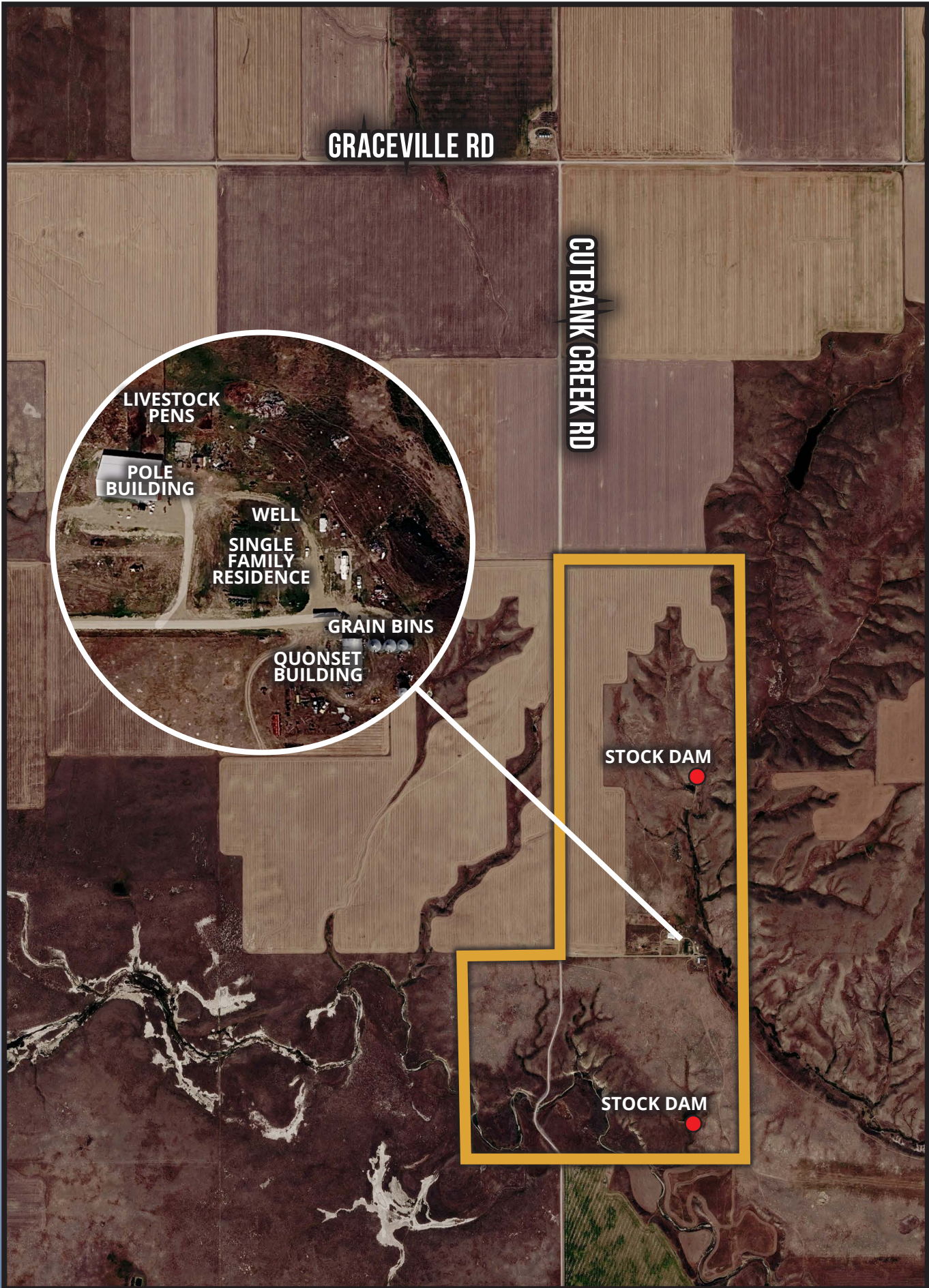
GRACEVILLE RD

CUTBANK CREEK RD



STOCK DAM

STOCK DAM



TRACT 10

Tract 10 consists of 1,277.31 ± deeded acres split via six tax parcels, located northeast of Geraldine, Montana. The total acres included in the sale of this tract are subject to a pending boundary line adjustment to be completed by the Seller prior to closing.

The property includes 375.77 ± cropland acres, per the Chouteau County FSA, and 924.23 ± grassland acres. All grassland acres are perimeter and cross-fenced for livestock grazing and are supported by three stock dams with associated livestock water rights. The scale and layout of the tract are well-suited for a livestock operation seeking expansion potential.

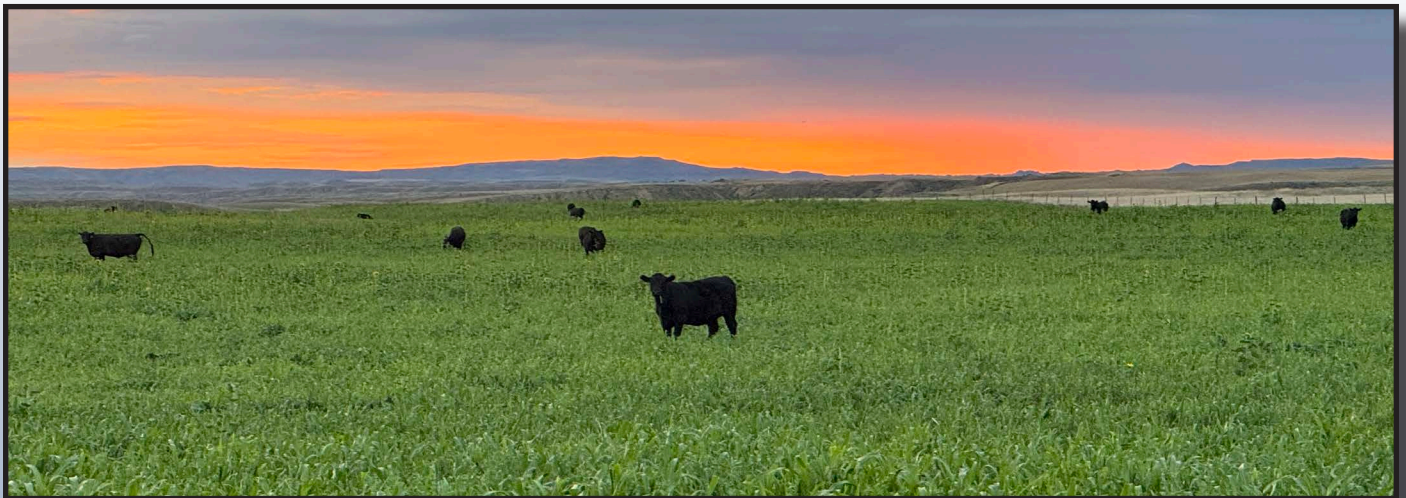
In addition, Flat Creek traverses the property for approximately two miles. This seasonal drainage is part of the Missouri River system and provides a natural water source and habitat for both livestock and wildlife, with mule deer, upland game birds, and other species commonly found throughout the tract.

Power is available to the property; however, there is currently no active meter loop installed.

The cropland acres are currently planted to spring wheat, and the historical crop rotation has included winter and spring wheat, chickpeas, barley, lentils, and canola. This is a non-irrigated farm asset, and there are no irrigation water rights located on the property or included in the sale of this tract.

This information is deemed reliable but not guaranteed. Buyer is responsible for verifying all information prior to closing.

Access to the data room containing production records and other confidential information will be granted upon execution of a Non-Disclosure Agreement.



GRACEVILLE RD

CUTBANK CREEK RD

STOCK DAM

STOCK DAM

SPRING

SPRING

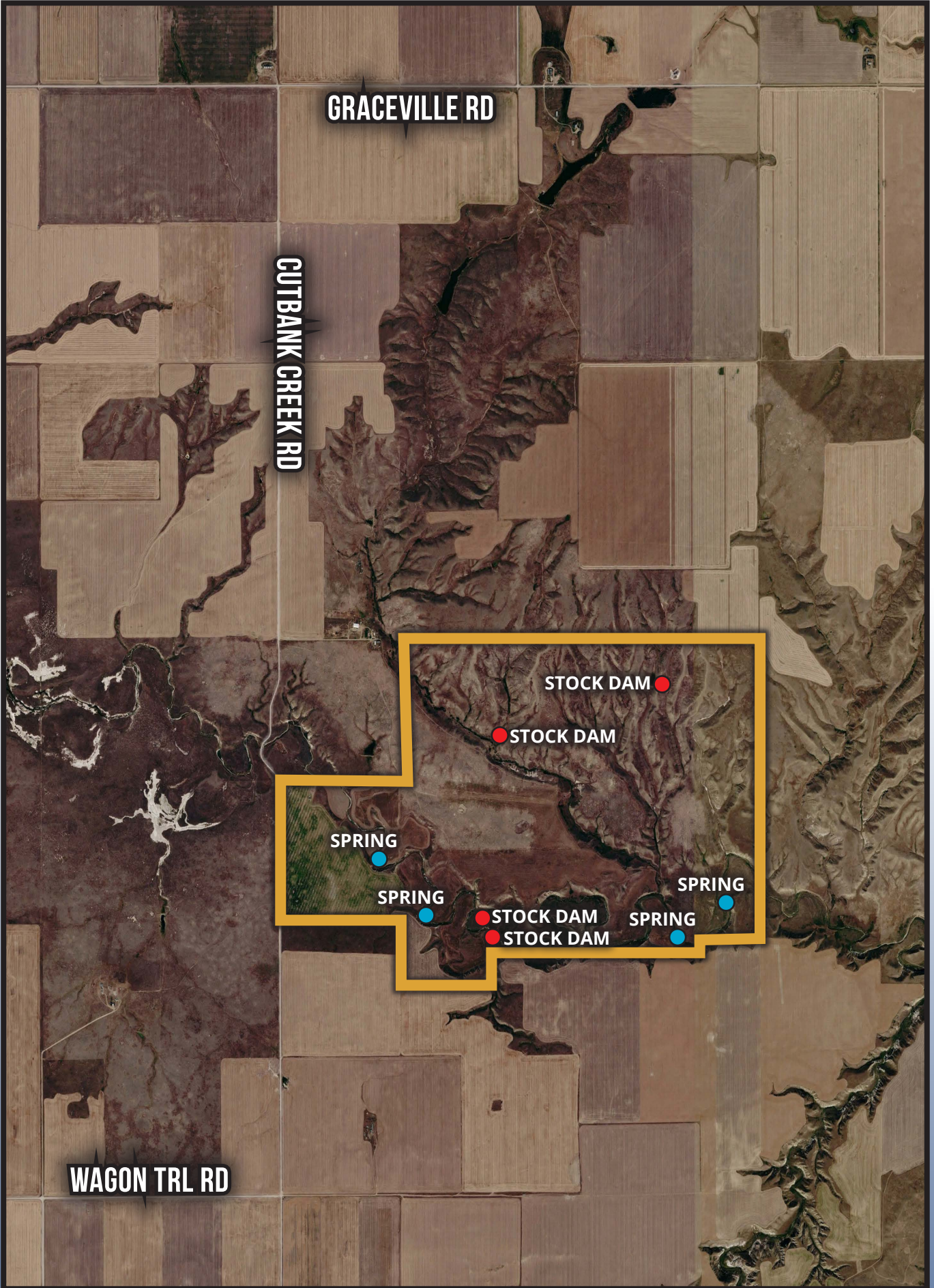
STOCK DAM

STOCK DAM

SPRING

SPRING

WAGON TRL RD



SEALED BIDS DUE TUESDAY, JUNE 16 @ 4:00 PM (PT)

TERMS & CONDITIONS

Notice. The information provided herein represents the extent of the information available from Seller. Bidder understands the Offering Memorandum contains selected information about the property and does not purport to contain all the data a prospective buyer may desire. Bidder agrees to conduct, at their own risk and expense, their own independent inspections, investigations, inquiries, and due diligence concerning the property to verify the accuracy and completeness of any information obtained from the Offering Memorandum. Bidder hereby acknowledges that neither 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 contents herein or the suitability of the information contained herein 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 bidder 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 bid or offer, terminate negotiations, withdraw the property from the market without notice, amend these Terms & Conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow. This information has been obtained from sources believed to be reliable. Seller and Agribusiness Trading Group, Inc. ("Broker") may supplement, revise, or add property information until bids are due. Potential Bidders should continue to monitor the Broker's website to ensure that the Bidder is aware of the most up-to-date information.

Seller Intent. Seller intends to obtain the highest value for the property.

Data Room. Broker has set up an electric data room ("Data Room") where Bidders may examine documents about the sale, including but not limited to existing leases, maps, pro forma title insurance commitments, and reports. Access to the Data Room will be made available to all Bidders upon execution of a Non-Disclosure Agreement to be provided by the Broker.

Agency. Broker is acting exclusively as the agent for the Seller. The Buyer acknowledges they are either representing themselves or have their own representation to assist them in completing a sales transaction.

Broker Participation. A broker representing a Bidder ("Cooperating Broker") who qualifies under the Broker's broker incentive program requirements will be paid under the terms of the program at the Closing of the Property. A Cooperating Broker must complete the registration form with the Broker, as required for this incentive program, 48 hours before the Cooperating Broker's client's bid submission. A Cooperating Broker registration form with complete instructions will be made available upon request by the Cooperating Broker to the Broker.

Bid Submittal Process & Deadline. Sealed Bids, in written or electronic format, for the property will be due no later than 4:00 PM PT, on June 16, 2026, to the following:

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

Sealed Bids for the Property should be submitted on the Sealed Bid Submittal Form found in the Data Room or available by contacting the Broker directly. Handwritten bids, if legible, may be acceptable at the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, negotiate with one or more Bidders, or withdraw the property from the market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding PSA. The Seller shall not be obligated or bound to sell the property until the Seller has entered into a fully executed, definitive PSA. All final offers accepted shall be subject to third-party approval.

Earnest Money. Unless otherwise agreed to between the Seller and Buyer, within five (5) business days of the Effective Date of the PSA, Buyer will deposit with Escrow and Closing Agent, Chouteau County Abstract Company, PO Box 578, Fort Benton, MT 59442, the required Earnest Money Deposit payable in the form of a guaranteed check or wire transfer.

Closing Date. The fully executed PSA will govern the Closing date.

Closing Expenses & Prorations. Buyer and Seller shall share equally all escrow fees and other closing fees and costs. Seller shall pay real estate transfer taxes for the transfer of the Real Property and the premium for a standard owner's title insurance policy to be issued to Buyer in the amount of the Purchase Price allocated to the Real Property. The Buyer will pay any additional title insurance coverage or endorsements requested by the Buyer or its lender(s). Buyer shall pay all recording fees and all applicable use/sales tax on the Personal Property (if any). All real estate taxes accruing through the Closing Date will be prorated as of closing and paid in full by the Seller as a credit to the Buyer on the Settlement Statement. The buyer will be responsible for all real estate taxes after closing.

TERMS & CONDITIONS CONTINUED

Title to Property. Seller shall convey good, marketable, and insurable fee simple title to the Property to Buyer free and clear of all liens and encumbrances, subject to exceptions to be outlined in the PSA. A standard, basic owner's policy of title insurance in the amount equal to the purchase price of the property will be furnished at the Seller's cost. The Buyer shall pay any additional costs, fees, coverages, and endorsements on the title insurance policy. If the Buyer desires further survey information, the Buyer shall be responsible for the cost of such. Title to Real Property shall transfer pursuant to the terms provided in the PSA in a form reasonably acceptable to Seller. Title to Personal Property shall transfer by Bill of Sale subject to the restrictions and reservations provided in the PSA in a form reasonably acceptable to Seller. Seller will cause any water rights if any, appurtenant to the property and owned by the Seller to transfer with the sale of the property.

Leases. The property may be subject to a farm lease(s), and the Buyer will purchase the Property subject to any leases. The Buyer shall agree to assume each respective lease for the property and indemnify and hold the Seller, its officers, members, agents, and employees harmless from and against any claims, liabilities, fees, penalties, or costs resulting, directly or indirectly, from any breach of or default under the respective lease(s) as a result of Buyer's actions or any successor or assign of Buyer. Please contact the Broker for details.

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.

Possession. Possession of the Property will be given at closing, subject to tenant's rights, if any.

Survey. The Seller will not complete a survey of the property before closing. If a potential Bidder or the successful Buyer desires to obtain a survey, it will be at the Bidder's and/or Buyer's sole expense.

Current Use Status. If the Property is in a Current Use Status, the 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.

Governing Law. The PSA to be executed by Seller and Buyer shall be governed by and constructed by the laws of the State where the property is situated.

Disclaimer. By submitting a sealed bid, each Bidder acknowledges, represents, and warrants to Seller and Broker that the Bidder has assessed, or has had the opportunity to evaluate, 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 the Bidder is not relying on, nor influenced by, any statement or representation or warranty of the Real Property and Personal Property. Seller hereby disclaims any warranties of habitability, merchantability, and fitness for a particular purpose, expressed or implied. Unless otherwise expressly agreed to in writing by the Seller, the winning Bidder 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.

Information provided in the Data Room and elsewhere to prospective Bidders is believed to be substantially accurate; however, Bidders shall perform their own investigation to verify all information independently. Each Bidder hereby unconditionally waives and releases Seller and Broker from and against any causes of action, now existing or hereafter arising, which the Bidder may have against Seller or Broker, or their agents, concerning the accuracy or completeness of the information provided.

Acknowledgement. By signing and submitting a bid, including via the Sealed Bid Submittal Form, the Bidder acknowledges and accepts the Terms and Conditions referenced herein. If the Bidder's offer is accepted, the Bidder agrees to enter into a PSA with the Seller upon notification of a successful bid. Seller reserves the right to negotiate any agreements submitted by a Bidder before acceptance.

Thank you in advance for your consideration. If you have questions, please contact:

Adam Woiblet
509.520.6117
Adam@AgTradeGroup.com

	DEEDED
	LEASED

