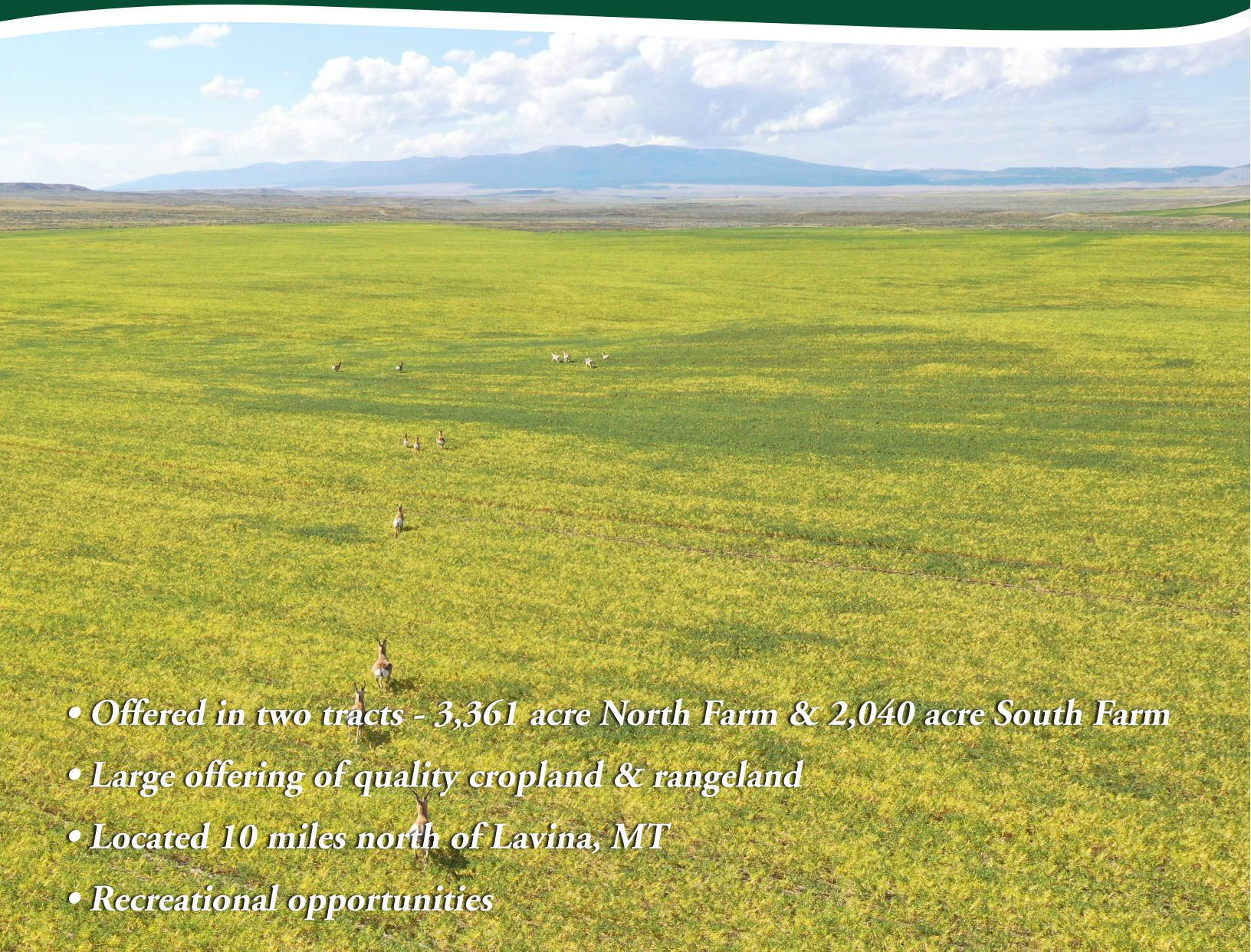


THE GOLDEN VALLEY FARMS

5,401[±] ACRES, GOLDEN VALLEY COUNTY, MT



- *Offered in two tracts - 3,361 acre North Farm & 2,040 acre South Farm*
- *Large offering of quality cropland & rangeland*
- *Located 10 miles north of Lavina, MT*
- *Recreational opportunities*

ONE CHANCE SEALED BID AUCTION

Submit bids on or before July 22, 2026 at noon Mountain Time



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
info@mgw.us.com
(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE GOLDEN VALLEY FARMS

AERIAL MAP



Tract 1, North Farm
3,361+/- acres

Emory Road

Middle Road

Emory Road

Horsethief Road

Tract 2, South Farm
2,040 +/- acres

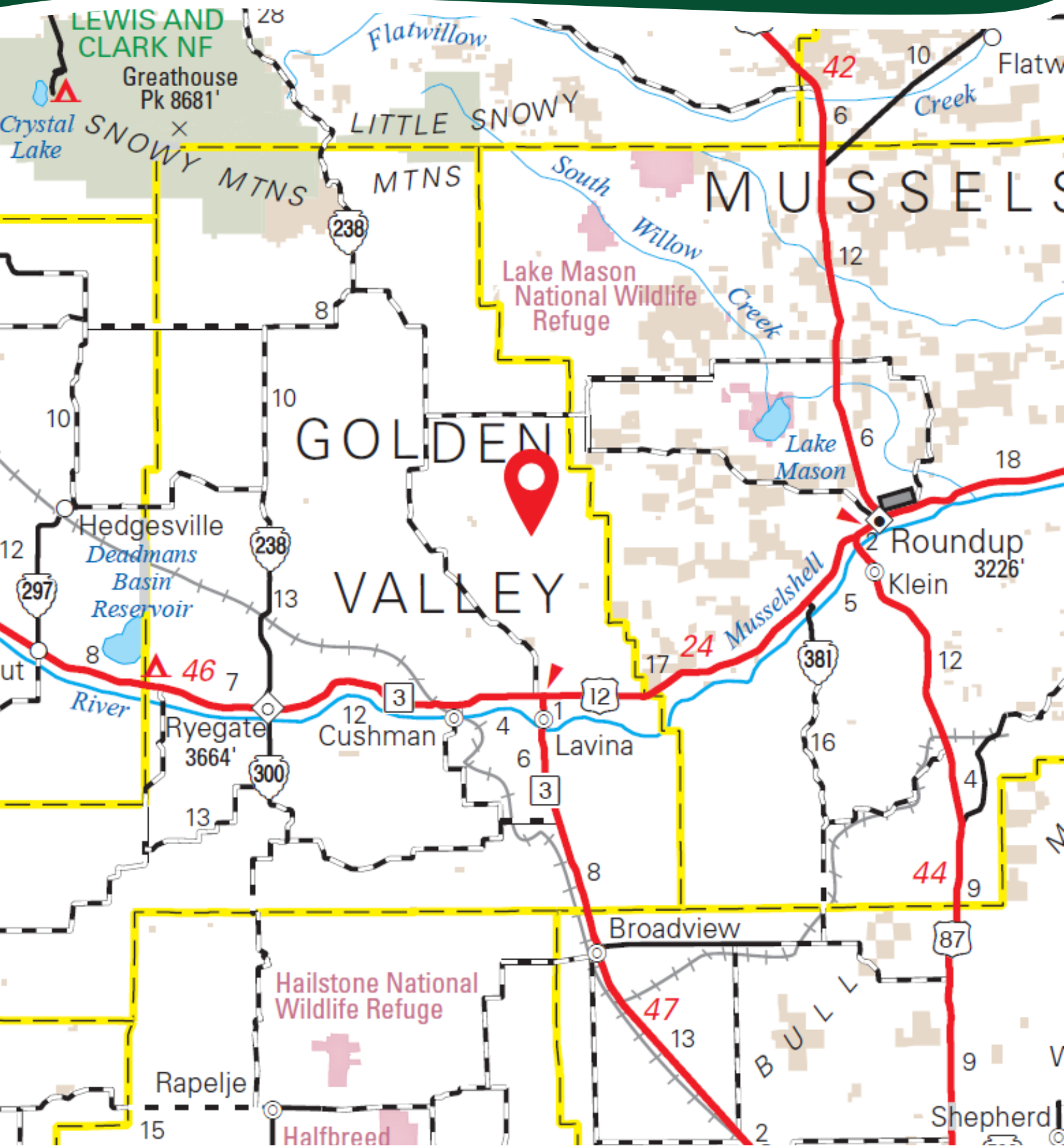


Lavina



THE GOLDEN VALLEY FARMS

HIGHWAY MAP



THE GOLDEN VALLEY FARMS

PROPERTY DETAILS

DATE & TIME OF AUCTION	One Chance Sealed Bid auction, with bids due by noon Mountain Time on Wednesday July 22nd, 2026.
AUCTION LOCATION	Please submit bids to info@mgw.us.com or call 815-756-3606 for assistance.
INSPECTION	Please call to schedule an inspection.
LOCATION	The subject farm is located approximately 45 miles northwest of Billings-Logan International Airport. Nearby towns include: Lavina (7 1/2 miles south), Ryegate (16 1/2 miles southwest), and Roundup (16 7/8 miles east).
FRONTAGE	Tract 1 has approximately 3 1/2 miles of road frontage on Middle Road. Tract 2 has approximately 3 miles of road frontage on Emory Road and 1 mile on Cactus Lane.
MAJOR HIGHWAYS	U.S. Route 12 is 7 miles south, Montana Highway 3 is 7 1/8 miles south and U.S. Route 87 is 16 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Golden Valley North Farm is located in Sections 4 & 5, Township 8 North – Range 22 East (Lavina Township) and in Sections 31 & 32, Township 9 North – Range 22 East (Lavina Township). The Golden Valley South Farm is located in Part of Sections 14, 22, 23 and 25, Township 8 North – Range 22 East (Lavina Township), all in Golden Valley County, Montana.
TOTAL ACRES	There are a total of 5,400.9 acres more or less, according to the Golden Valley County Assessor. The Golden Valley North Farm has approximately 3,360.9 acres and The Golden Valley South Farm has approximately 2,040 acres.
CROPLAND ACRES	The Golden Valley North Farm has approximately 2,815.06 cropland acres according to the Golden Valley County FSA, with a weighted average National Commodity Crop Productivity Index (NCCPI) of 13.2. The Golden Valley South Farm has approximately 1,773.14 cropland acres according to the Golden Valley County FSA, with a weighted average National Commodity Crop Productivity Index (NCCPI) of 13.1.
TOPOGRAPHY	The topography of the subject farm is level to very rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.

THE GOLDEN VALLEY FARMS

PROPERTY DETAILS

POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
TAXES	The 2025 real estate taxes on The Golden Valley North Farm totaled \$3,126.03 and the tax parcel numbers are: #53-1713-04-1-01-01-0000, #53-1713-05-1-01-01-0000, #53-1814-31-1-01-01-0000, & #53-1814-32-1-01-01-0000. The 2025 real estate taxes on The Golden Valley South Farm totaled \$1,336.91 and the tax parcel numbers are: #53-1713-14-1-01-01-0000, #53-1713-22-1-01-01-0000, #53-1713-23-1-01-01-0000, & #53-1713-25-1-01-01-0000.
COMMENTS	The Central Montana Regional Water Authority is currently installing a water line in the area. A connection point will be installed on Tract 1, along Middle Road, as shown in the Appendix. The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Steven Diedrich at Martin, Goodrich & Waddell, Inc. at 815-756-3606.

THE GOLDEN VALLEY FARMS

AUCTION TERMS & CONDITIONS

AGENCY	Martin, Goodrich & Waddell, Inc. (MGW) and its representatives are agents of the Seller.
BIDDING INFORMATION	All interested buyers are required to make sealed bids on a purchase agreement provided by Martin, Goodrich & Waddell, Inc. To request the bid packet, please call sale manager Steven Diedrich at 815-756-3606. To be considered, all sealed bids shall be emailed to info@mgw.us.com on or before Wednesday, July 22, 2026 at noon Mountain Time. The Seller will accept or reject all bids by Friday, July 24, 2026 at noon Mountain Time. The auction is sealed-bid only and there will not be advance bidding. Bidding is not conditional upon financing.
EARNEST MONEY ESCROW	Any successful bidder is required to make a 10% down payment of the accepted bid price, with the balance due at closing. The earnest money payment may be submitted by wire transfer.
CLOSING & POSSESSION	The closing date shall be on or before August 21, 2026. The purchase agreement is between the Seller and Buyer only and cannot be assigned to a third party without the written consent of the Seller. Possession is subject to the rights of any tenants in possession.
REAL ESTATE TAXES	The 2025 real estate taxes due and payable in 2026 shall be paid by the Seller. The 2026 real estate taxes shall be prorated between the Seller and Buyer through the date of closing. All subsequent year taxes shall be paid by the Buyer.
CROPS & EXPENSES	The 2026 cash rent shall be prorated between the Seller and Buyer through the date of closing. The current farm lease runs through September 20, 2027.
CONVEYANCE	At closing, Seller shall convey and transfer the property to Buyer by warranty deed, appropriate assignment, land trust, or other similar acceptable instrument of conveyance. At the same time, the balance of the purchase price then due shall be paid and all documents relative to the transaction shall be signed and delivered.

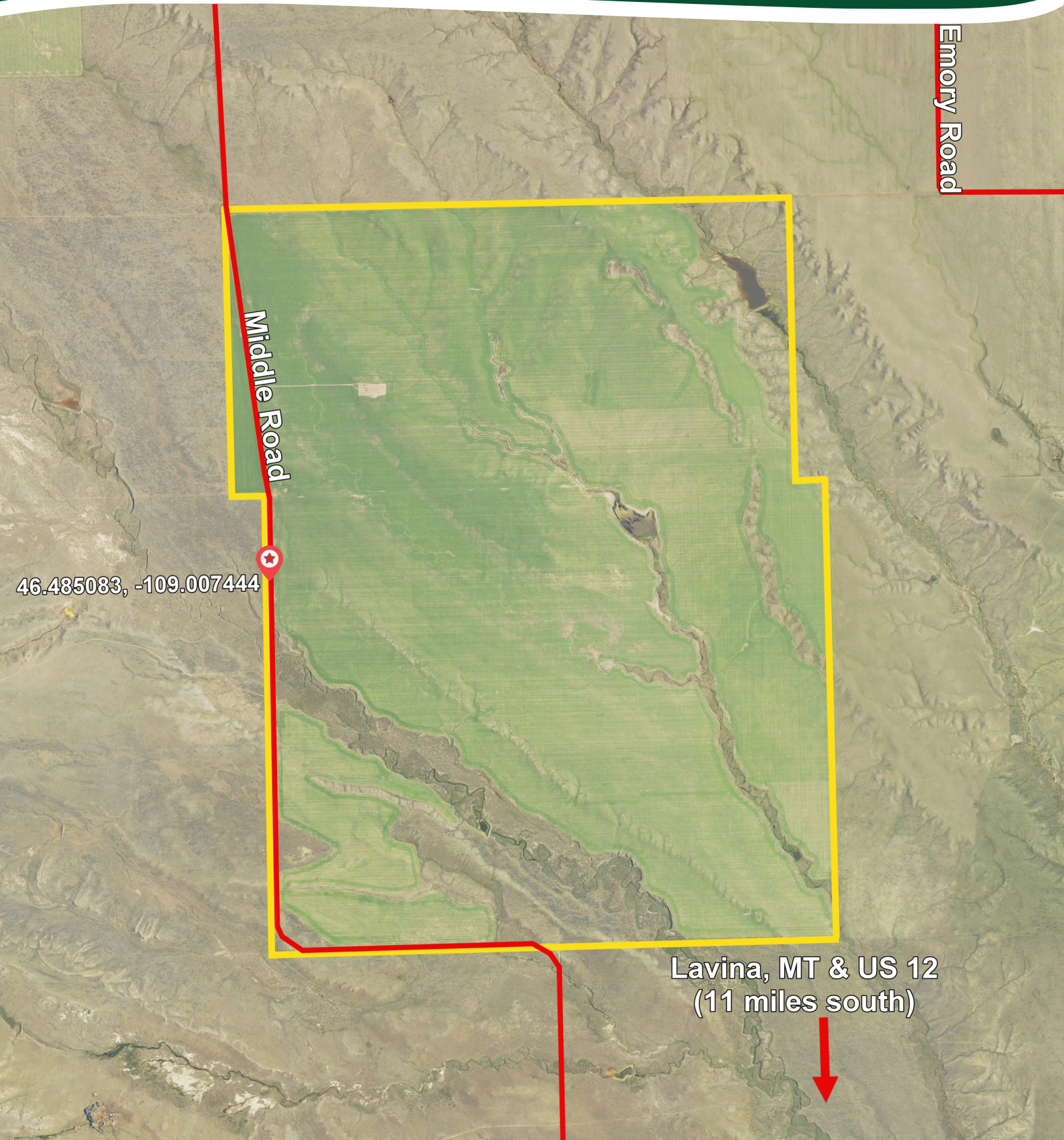
THE GOLDEN VALLEY FARMS

AUCTION TERMS & CONDITIONS

TITLE EVIDENCE	At closing, Seller shall furnish a commitment and Owner's Title Guaranty Policy for the amount of the purchase price at the Seller's expense.
MINERAL RIGHTS	The Buyer will receive and the Seller will convey all mineral rights that the Seller owns relating to the property.
DISCLAIMER & ABSENCE OF WARRANTIES	Announcements made the day of the auction supersede any previously made statements or material provided, whether printed or oral. Advertised information is subject to the terms and conditions of the purchase agreement between the Seller and Buyer. All provided maps, data, acreages, and images are approximate, and no liability for its accuracy is assumed by the Seller or Seller's agent. The Buyer shall be responsible for conducting their own independent inspection and due diligence concerning the property. The property is being sold "as is" and "where is" with no warranty or representation, either expressed or implied, concerning the property is made by the Seller or Seller's agent.

GOLDEN VALLEY NORTH

TRACT 1 AERIAL MAP



Emory Road

Middle Road

46.485083, -109.007444

Lavina, MT & US 12
(11 miles south)

GOLDEN VALLEY NORTH

TRACT 1 PROPERTY PHOTOS



GOLDEN VALLEY NORTH

TRACT 1 PROPERTY PHOTOS



GOLDEN VALLEY NORTH

TRACT 1 PROPERTY PHOTOS



GOLDEN VALLEY NORTH

TRACT 1 SOILS INFORMATION

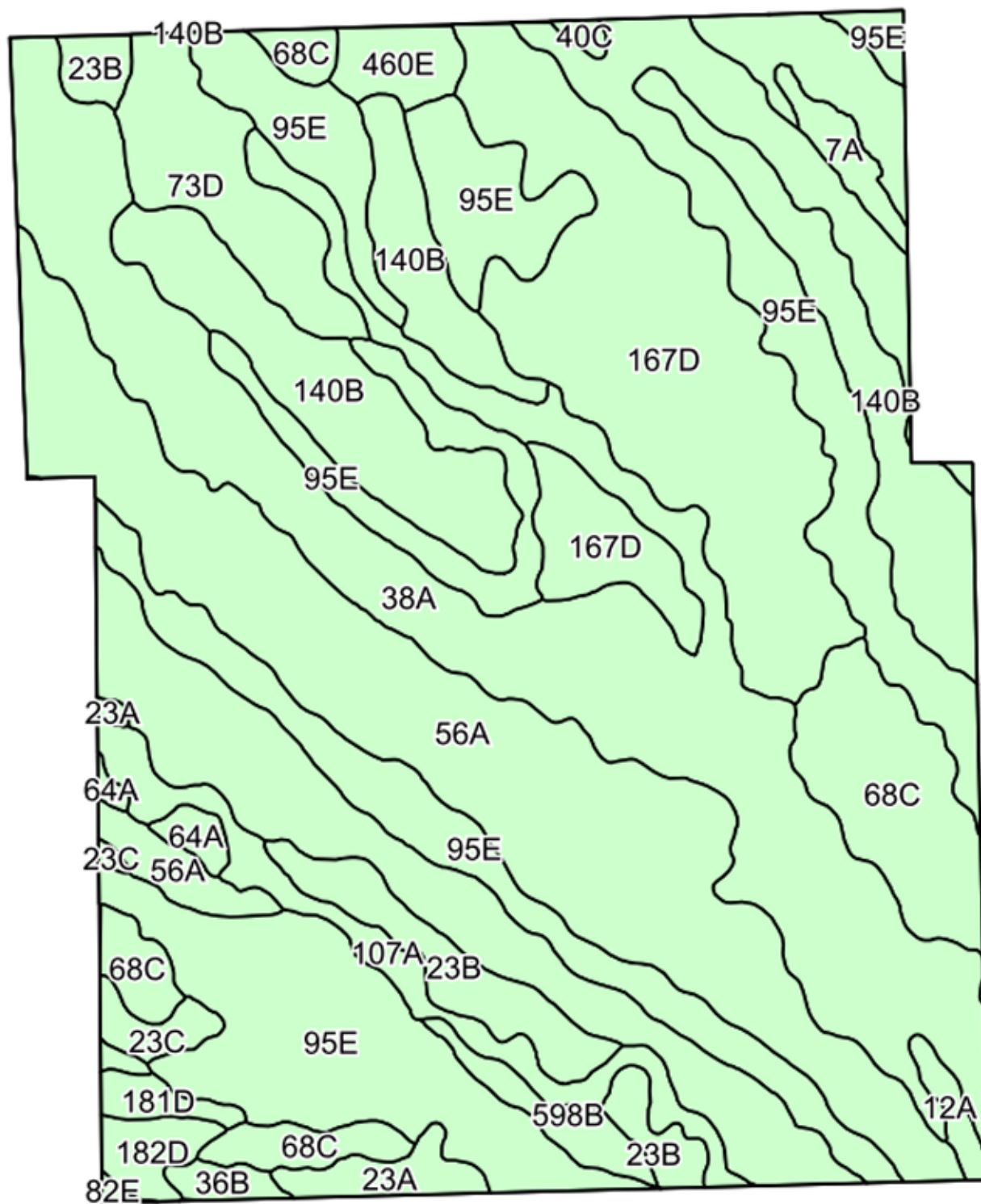
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	NCCPI OVERALL
56A	Crago-Musselshell-Attewan complex	669.43	14
95E	Yawdim-Crago complex	555.29	8
38A	Kobase-Zatoville silty clay loams	485.61	16
167D	Yawdim-Orinoco silty clay loams	399.81	12
140B	Kobase-Megonot silty clay loams	303.44	17
68C	Megonot-Yawdim silty clay loams	169.43	14
73D	Abor-Yawdim complex	97.46	14
460E	Yawdim-Abor complex	30.19	10
23B	Gerdrum-Vanda-Creed complex	22.77	14
23A	Gerdrum-Vanda complex	20.27	12
182D	Cabbart-Delpoint loams	14.18	13
181D	Cabbart-Crago-Delpoint complex	11.54	12
36B	Yamacall-Delpoint loams	11.07	17
23C	Gerdrum-Creed loams	9.66	15
12A	Havre-Harlake complex	7.97	17
40C	Kobase silty clay loam	4.59	18
7A	Lostriver silty clay	1.74	13
107A	Lostriver-Bullhook complex	0.50	13
64A	Marvan-Vanda silty clays	0.11	12
WEIGHTED AVERAGE:			13.2

**Soils data provided by USDA and NRCS, based on FSA cropland acres.*

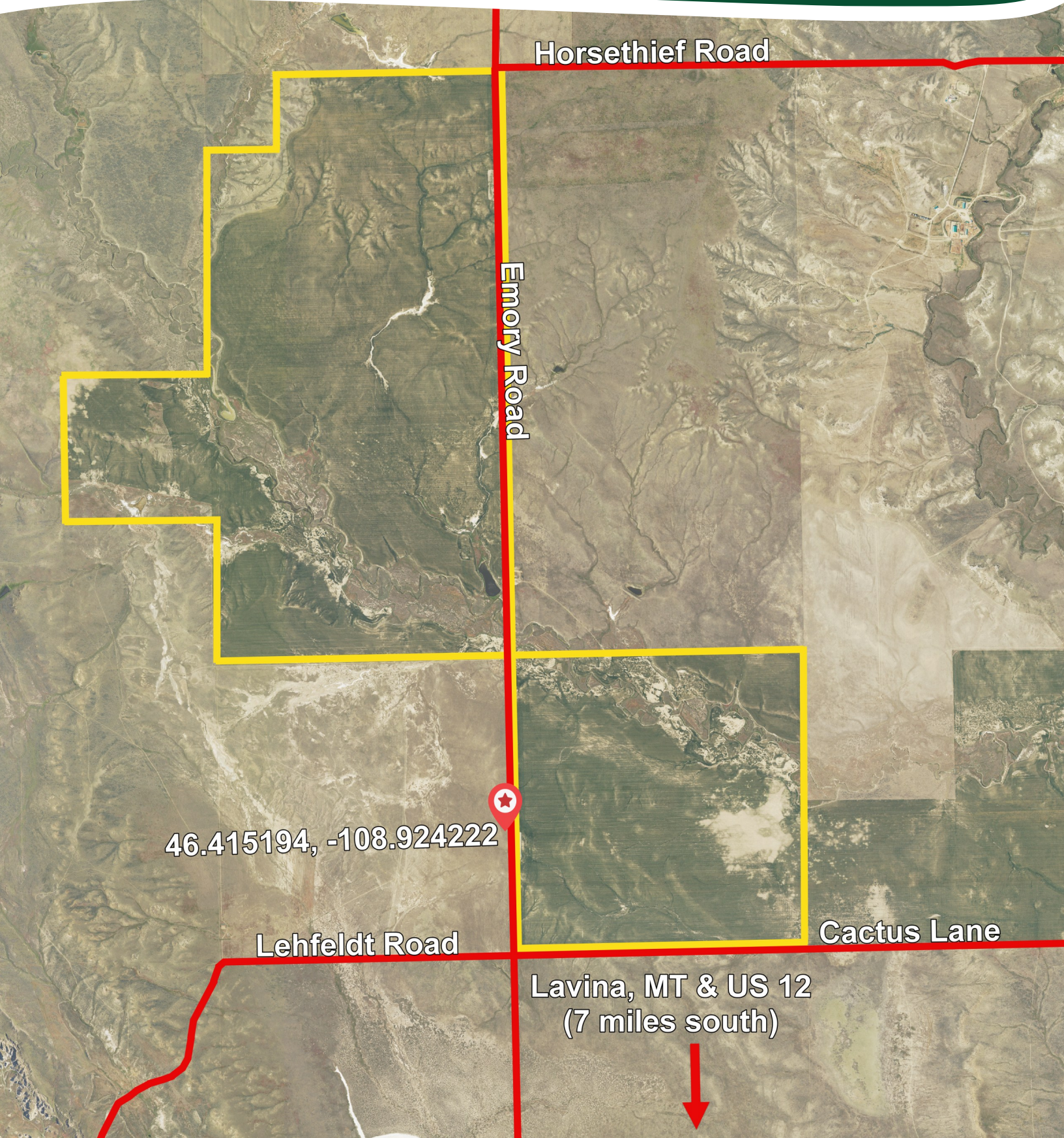
GOLDEN VALLEY NORTH

TRACT 1 SOILS MAP



GOLDEN VALLEY SOUTH

TRACT 2 AERIAL MAP



Horsethief Road

Emory Road

46.415194, -108.924222

Lehfelddt Road

Cactus Lane

Lavina, MT & US 12
(7 miles south)

GOLDEN VALLEY SOUTH

TRACT 2 PROPERTY PHOTOS



GOLDEN VALLEY SOUTH

TRACT 2 PROPERTY PHOTOS



GOLDEN VALLEY SOUTH

TRACT 2 PROPERTY PHOTOS



GOLDEN VALLEY SOUTH

TRACT 2 SOILS INFORMATION

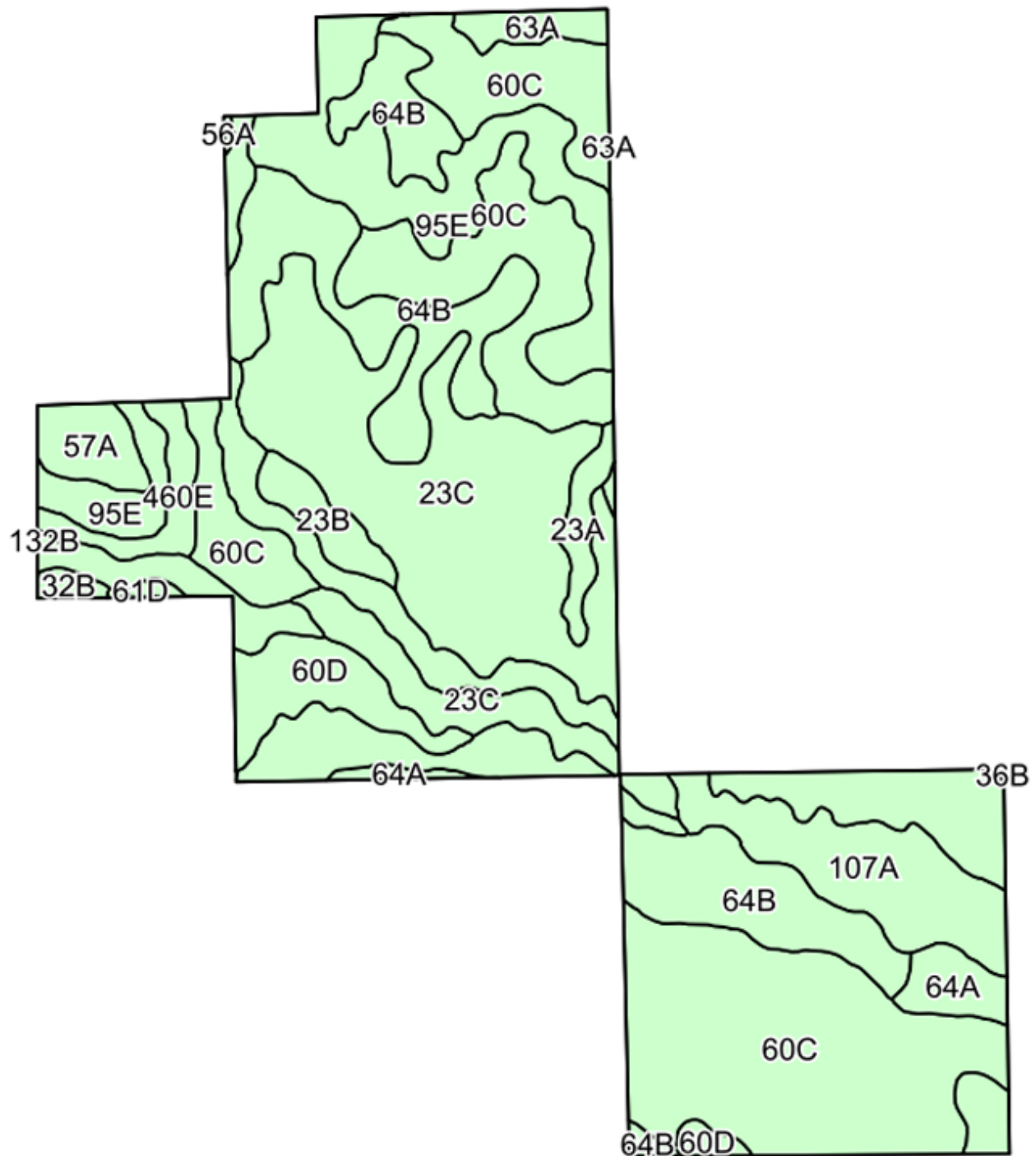
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	NCCPI OVERALL
60C	Abor-Neldore silty clays	620.12	13
23C	Gerdrum-Creed loams	406.23	15
64B	Marvan silty clay	264.90	13
95E	Yawdim-Crago complex	143.34	8
107A	Lostriver-Bullhook complex	98.01	13
60D	Neldore-Abor silty clays	69.44	13
64A	Marvan-Vanda silty clays	49.82	12
57A	Attewan loam	32.21	17
23A	Gerdrum-Vanda complex	31.69	12
460E	Yawdim-Abor complex	25.40	10
63A	Marias silty clay	21.05	15
32B	Twilight sandy loam	7.76	16
23B	Gerdrum-Vanda-Creed complex	2.06	14
132B	Twilight-Blacksheep sandy loams	0.96	14
36B	Yamacall-Delpoint loams	0.15	17
WEIGHTED AVERAGE:			13.1

**Soils data provided by USDA and NRCS, based on FSA cropland acres.*

GOLDEN VALLEY SOUTH

TRACT 2 SOILS MAP



THE GOLDEN VALLEY FARMS

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS
2. FSA-156EZs
3. TOPOGRAPHY MAPS
4. WETLANDS MAPS
5. PIPELINE MAP
6. WATER LINE CONNECTION MAP
7. TRACT 1 PRELIMINARY TITLE COMMITMENT ([LINK HERE](#))
8. TRACT 2 PRELIMINARY TITLE COMMITMENT ([LINK HERE](#))

For more information, please visit MGW.us.com
or contact us at 815-756-3606

Steven Diedrich, Broker License # RRE-BRO-LIC-118796



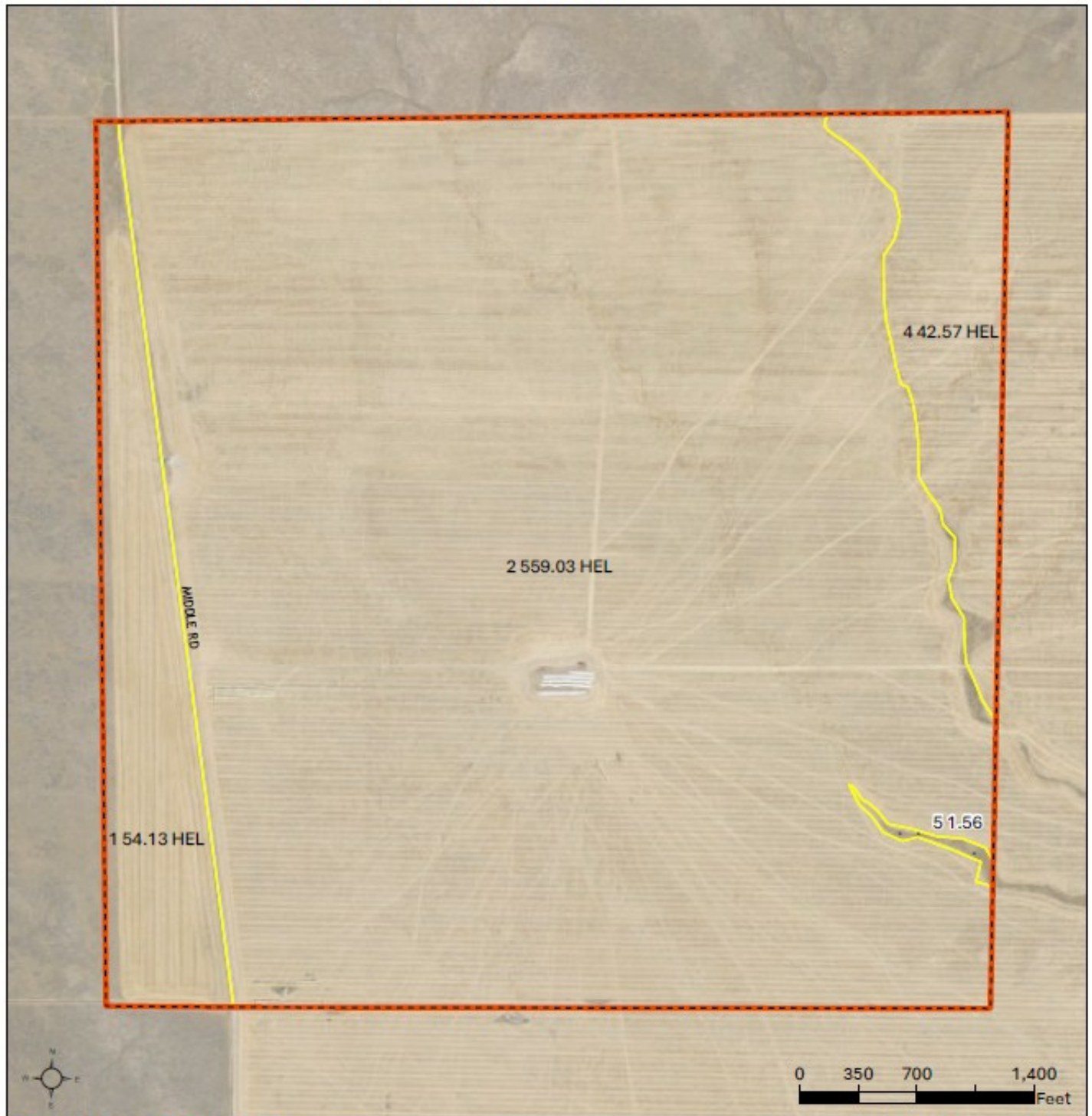
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

Golden Valley County, Montana

TRACT 1



Cropland Tract Boundary
 Rangeland Wetlands

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 655.73 acres

2026 Program Year
Map Created March 23, 2026

2021/2023 NAIP

Farm **1204**

Tract **390**

31-9N-22E

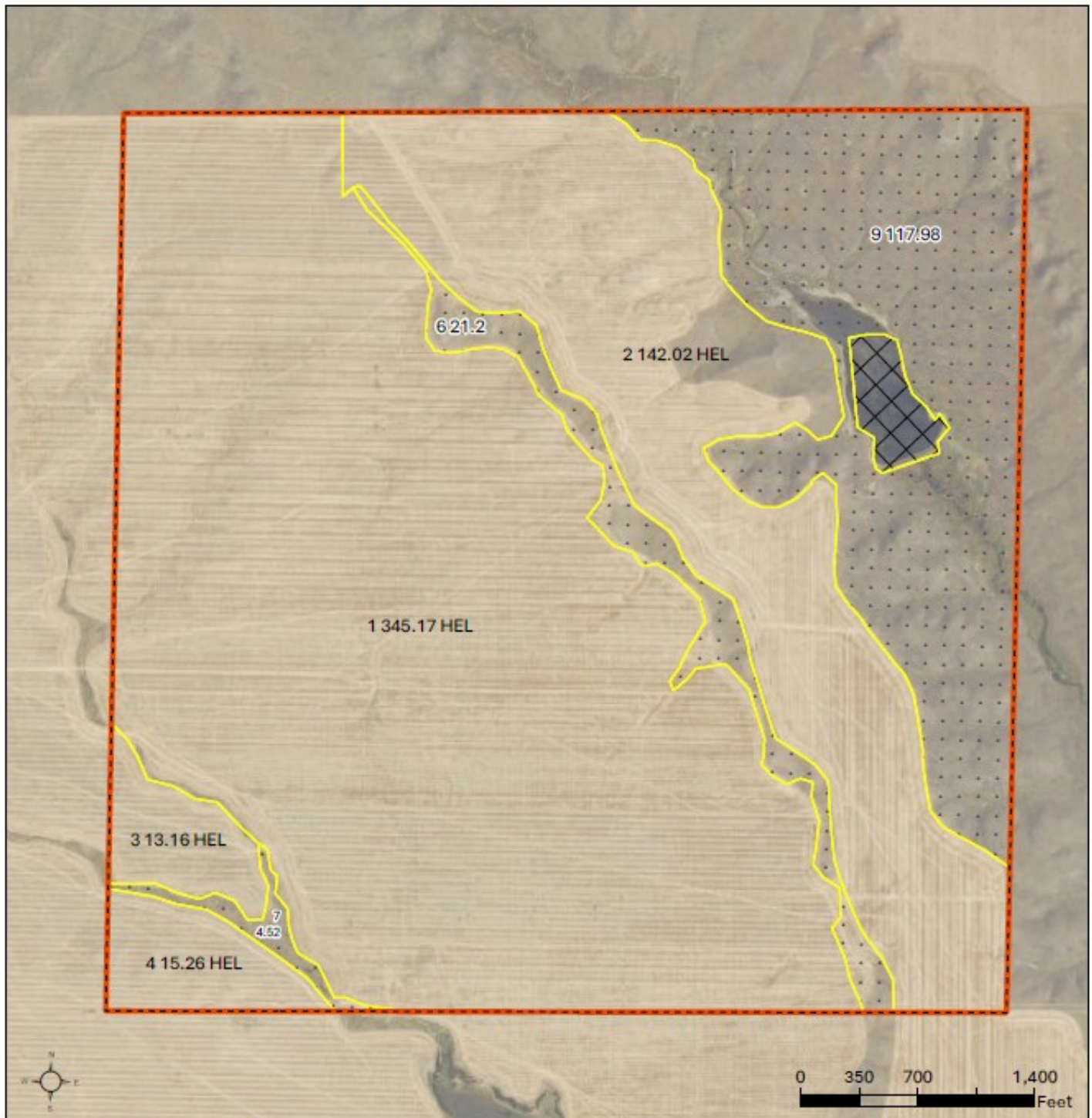
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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TRACT 1



Yellow Cropland Yellow with X Other Ag
Yellow with dots Rangeland Dashed orange Tract Boundary

Wetland Determination Identifiers

- Red dot Restricted Use
- Yellow triangle Limited Restrictions
- Green Exempt from Conservation
- Green Compliance Provisions

Tract Cropland Total: 515.61 acres

2026 Program Year

Map Created March 23, 2026

2021/2023 NAIP

Farm 1204

Tract 391

32-9N-22E

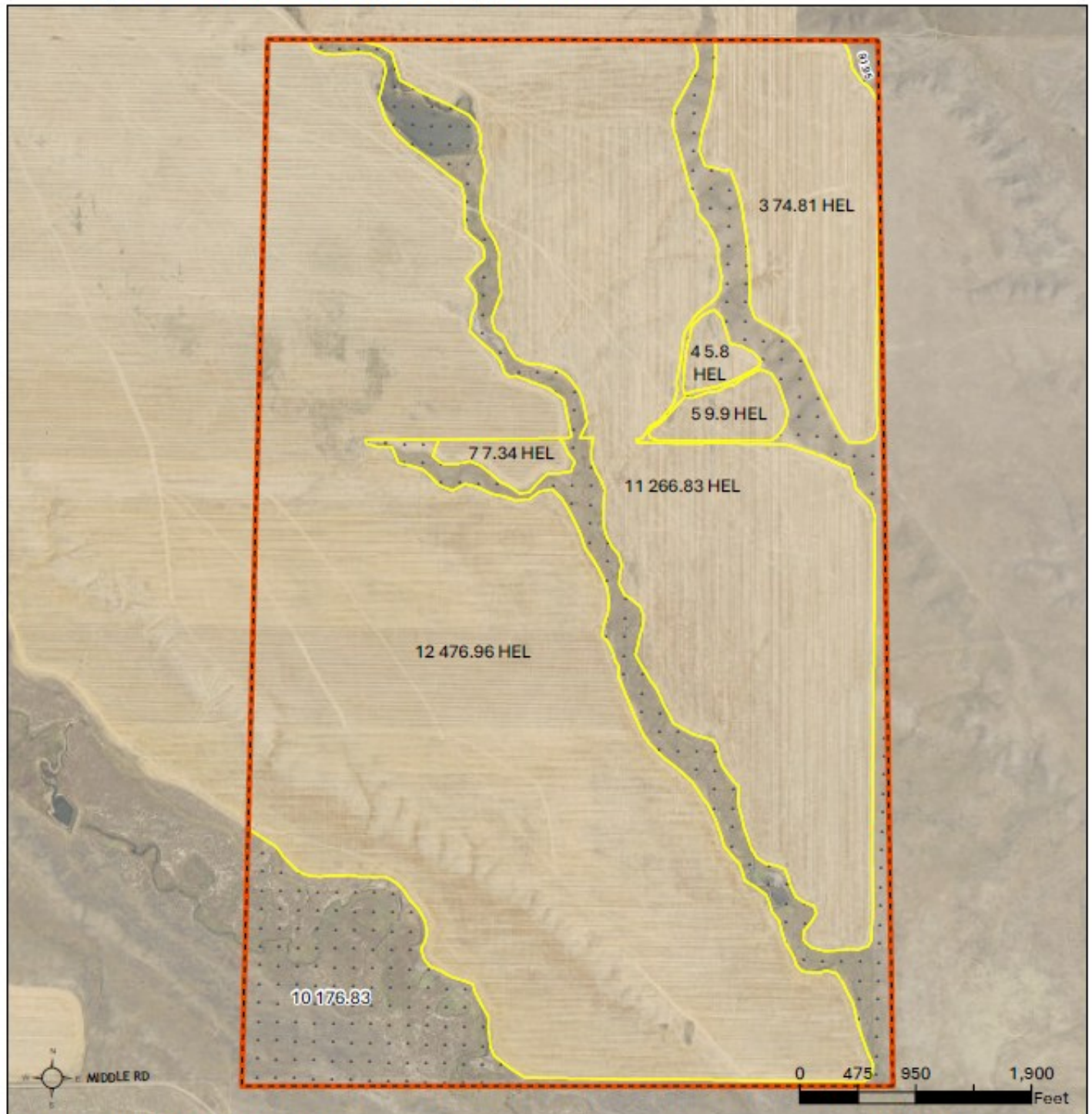
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United States
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Golden Valley County, Montana

TRACT 1



 Cropland Tract Boundary
 Rangeland Wetlands

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 841.64 acres

2026 Program Year
Map Created March 23, 2026

2021/2023 NAIP

Farm **1204**

Tract **2982**

4-8N-22E

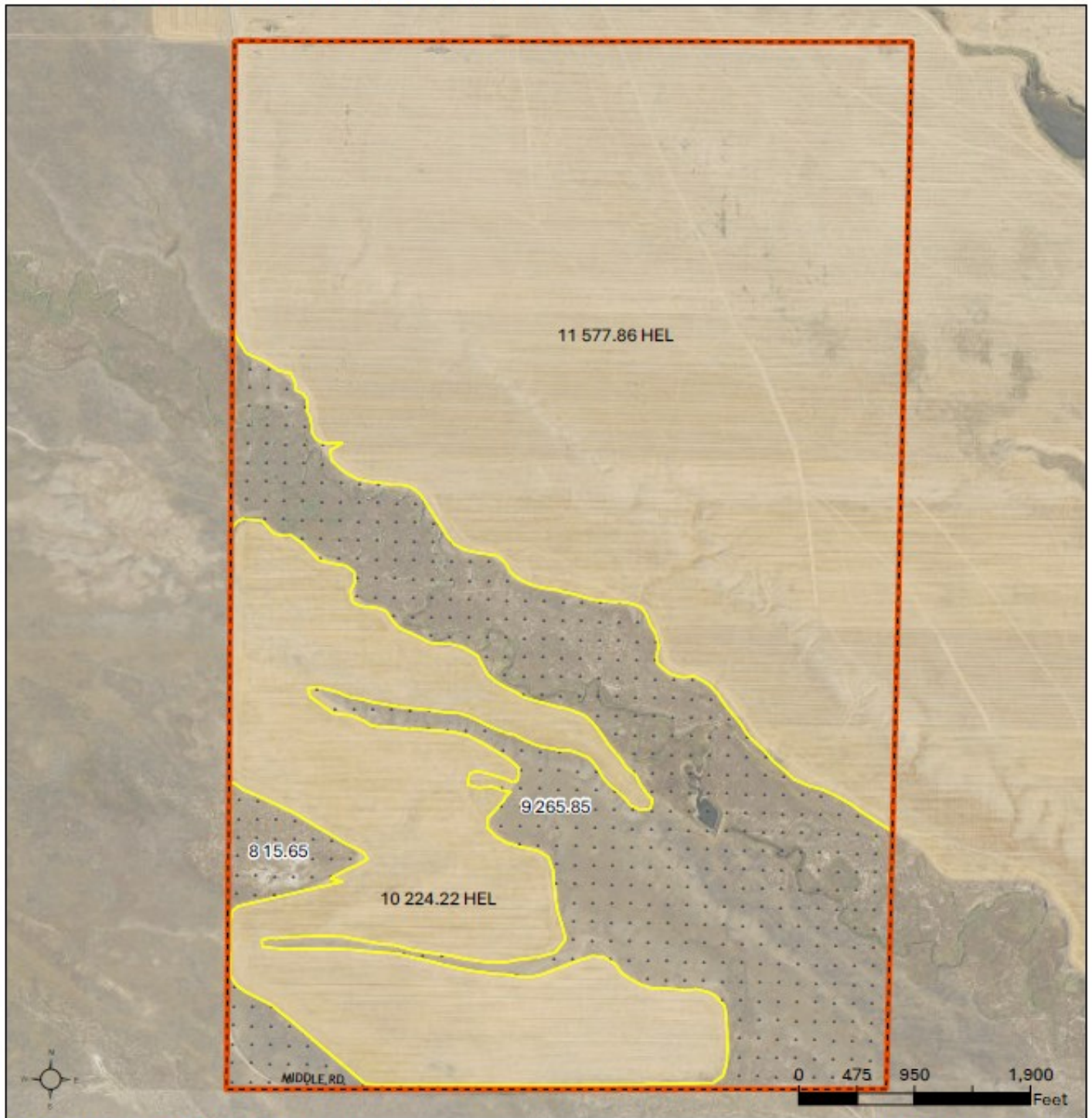
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Golden Valley County, Montana

TRACT 1



Cropland Tract Boundary
 Rangeland Wetlands

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 802.08 acres

2026 Program Year
Map Created March 23, 2026

2021/2023 NAIP

Farm 1204

Tract 2983

5-8N-22E

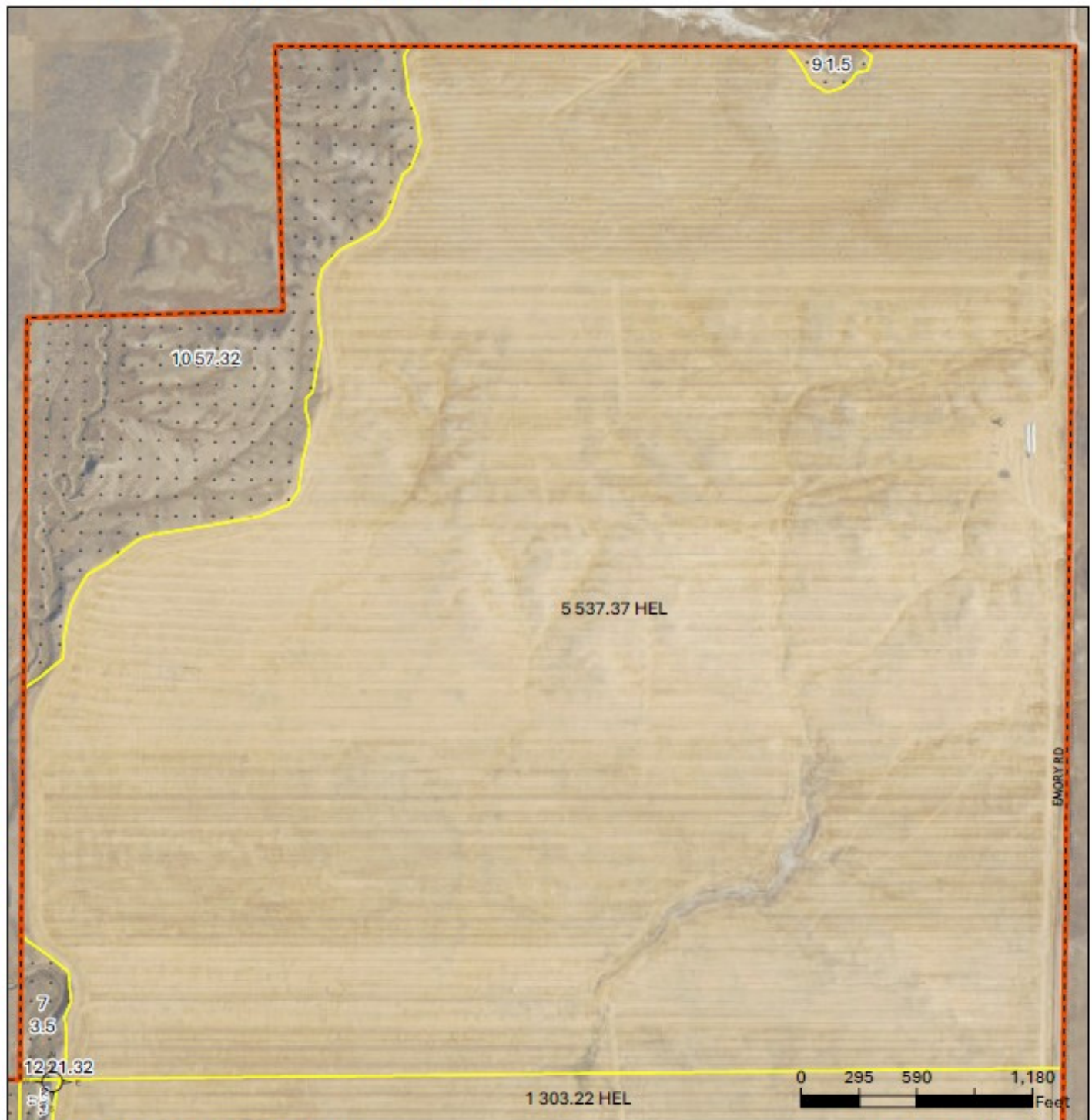
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Golden Valley County, Montana

TRACT 2



Yellow line Cropland Red dashed line Tract Boundary
Yellow dotted line Rangeland Wetlands

Wetland Determination Identifiers

- Red dot Restricted Use
- Yellow triangle Limited Restrictions
- Green square Exempt from Conservation
- Green square Compliance Provisions

Tract Cropland Total: 1161.89 acres

2026 Program Year
Map Created March 23, 2026

2021/2023 NAIP

Farm 1204

Tract 2796

14-8N-22E

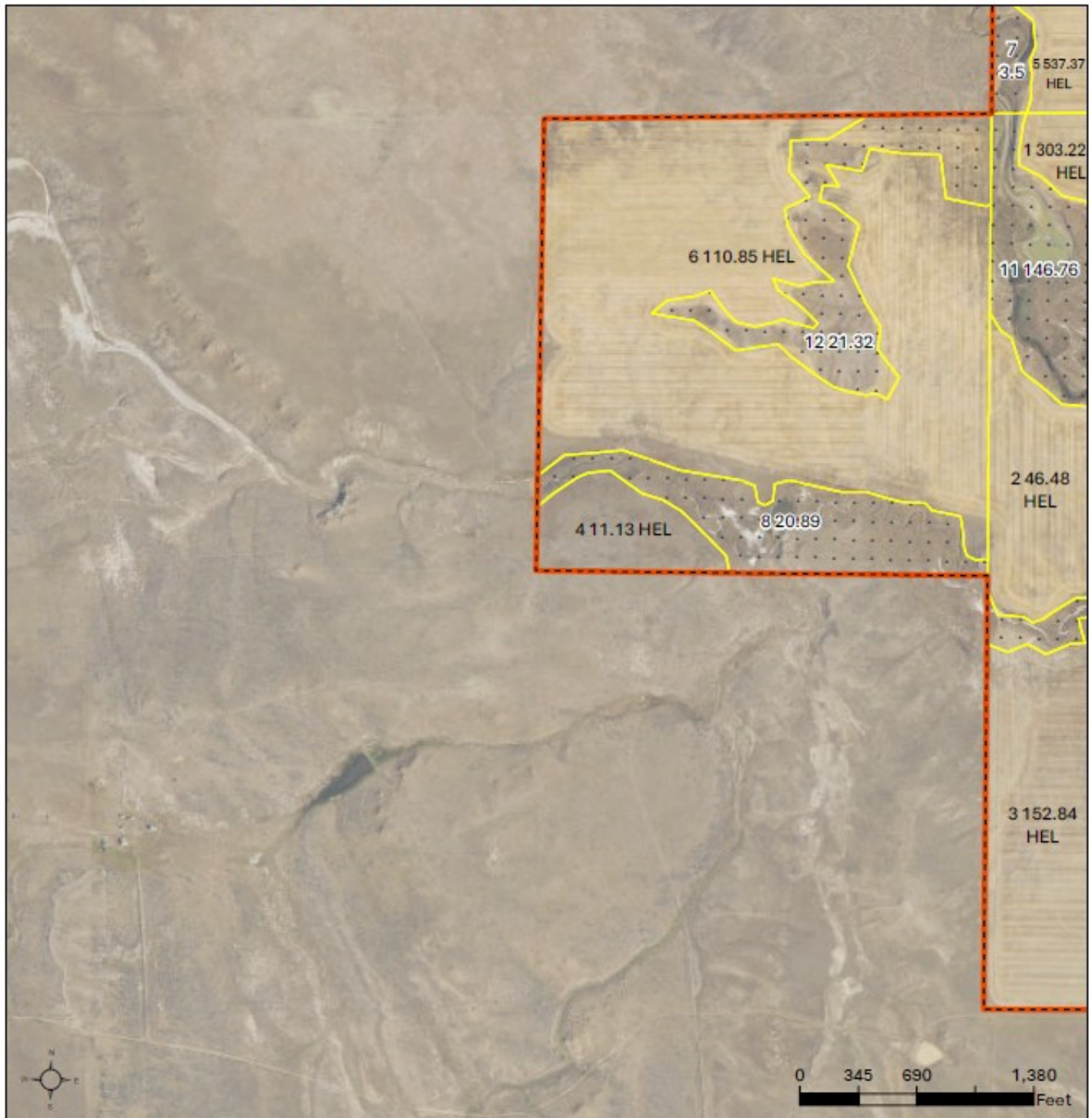
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Golden Valley County, Montana

TRACT 2



Yellow outline: Cropland Orange outline: Tract Boundary

Yellow outline with dots: Rangeland Wetlands

Wetland Determination Identifiers

- Red dot: Restricted Use
- Yellow triangle: Limited Restrictions
- Green square: Exempt from Conservation
- Green square: Compliance Provisions

Tract Cropland Total: 1161.89 acres

2026 Program Year

Map Created March 23, 2026

2021/2023 NAIP

Farm 1204

Tract 2796

22-8N-22E

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Golden Valley County, Montana

TRACT 2



Yellow outline: Cropland
Red dashed line: Tract Boundary
Stippled area: Rangeland Wetlands

Wetland Determination Identifiers

- Red circle: Restricted Use
- Yellow triangle: Limited Restrictions
- Green square: Exempt from Conservation
- Blue square: Compliance Provisions

Tract Cropland Total: 1161.89 acres

2026 Program Year
Map Created March 23, 2026

2021/2023 NAIP

Farm 1204

Tract 2796

23-8N-22E

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Golden Valley County, Montana

TRACT 2



Cropland Tract Boundary
 Rangeland Wetlands

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 611.25 acres

2026 Program Year
Map Created March 23, 2026

2021/2023 NAIP

Farm 1204

Tract 3079

25-8N-22E

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MONTANA
GOLDEN VALLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1204

Prepared : 5/15/26 12:36 PM CST

Crop Year : 2026

See Page 5 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 30-037-2016-33
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
5,485.48	4,588.20	4,588.20	0.00	0.00	0.00	0.00	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	4,588.20	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1,773.14	0.00	25	

TOTAL **1,773.14** **0.00**

NOTES

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Tract Number : 390

Description : 31 9N 22E
FSA Physical Location : MONTANA/GOLDEN VALLEY
ANSI Physical Location : MONTANA/GOLDEN VALLEY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
657.29	655.73	655.73	0.00	0.00	0.00	0.00	0.0

MONTANA
GOLDEN VALLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1204

Prepared : 5/15/26 12:36 PM CST

Crop Year : 2026

Tract 390 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	655.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

Tract Number : 391

Description : 32 9N 22E
FSA Physical Location : MONTANA/GOLDEN VALLEY
ANSI Physical Location : MONTANA/GOLDEN VALLEY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
665.89	515.61	515.61	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	515.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

TRACT 1 & 2

MONTANA
GOLDEN VALLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1204

Prepared : 5/15/26 12:36 PM CST

Crop Year : 2026

Tract Number : 2796

Description : 14, 22, 23-8-22
FSA Physical Location : MONTANA/GOLDEN VALLEY
ANSI Physical Location : MONTANA/GOLDEN VALLEY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,413.18	1,161.89	1,161.89	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	1,161.89	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1,161.89	0.00	25
TOTAL	1,161.89	0.00	

NOTES

Tract Number : 2982

Description : 4 8N 22E ALL
FSA Physical Location : MONTANA/GOLDEN VALLEY
ANSI Physical Location : MONTANA/GOLDEN VALLEY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,020.42	841.64	841.64	0.00	0.00	0.00	0.00	0.0

MONTANA
GOLDEN VALLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1204

Prepared : 5/15/26 12:36 PM CST

Crop Year : 2026

Tract 2982 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	841.64	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES

Tract Number : 2983

Description : 5 8 22
FSA Physical Location : MONTANA/GOLDEN VALLEY
ANSI Physical Location : MONTANA/GOLDEN VALLEY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,083.58	802.08	802.08	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	802.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES

MONTANA
GOLDEN VALLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1204
Prepared : 5/15/26 12:36 PM CST
Crop Year : 2026

Tract Number : 3079

Description : 25-8N-22E
FSA Physical Location : MONTANA/GOLDEN VALLEY
ANSI Physical Location : MONTANA/GOLDEN VALLEY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : 30-037-2011-13

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
645.12	611.25	611.25	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	611.25	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	611.25	0.00	25
TOTAL	611.25	0.00	

NOTES

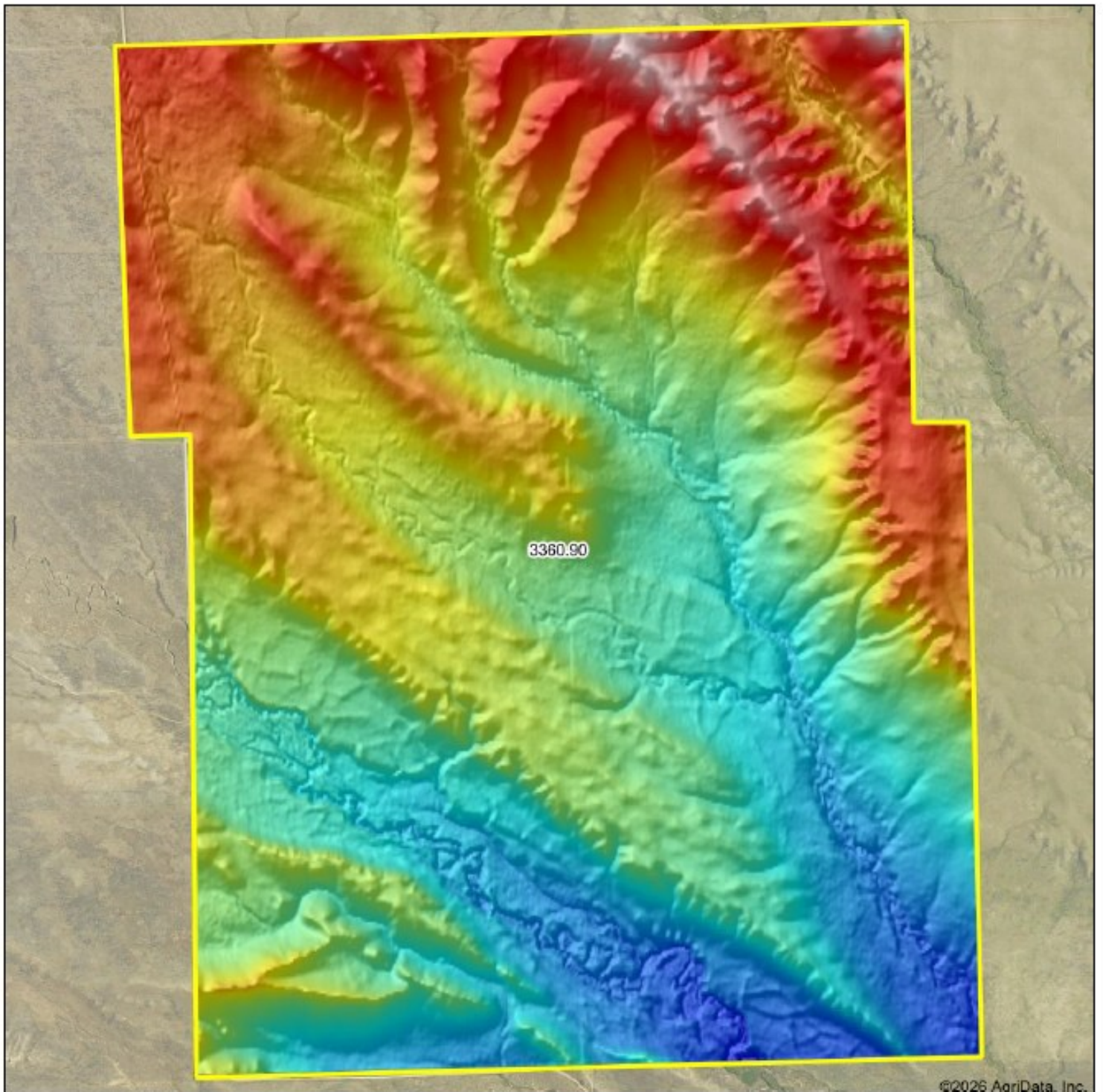
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TOPOGRAPHY HILLSHADE MAP

TRACT 1



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Low Elevation High



Source: USGS 10 meter dem

Interval(ft): 0

Min: 3,715.3

Max: 3,905.9

Range: 190.6

Average: 3,800.2

Standard Deviation: 36.55 ft

0ft 2089ft 4177ft



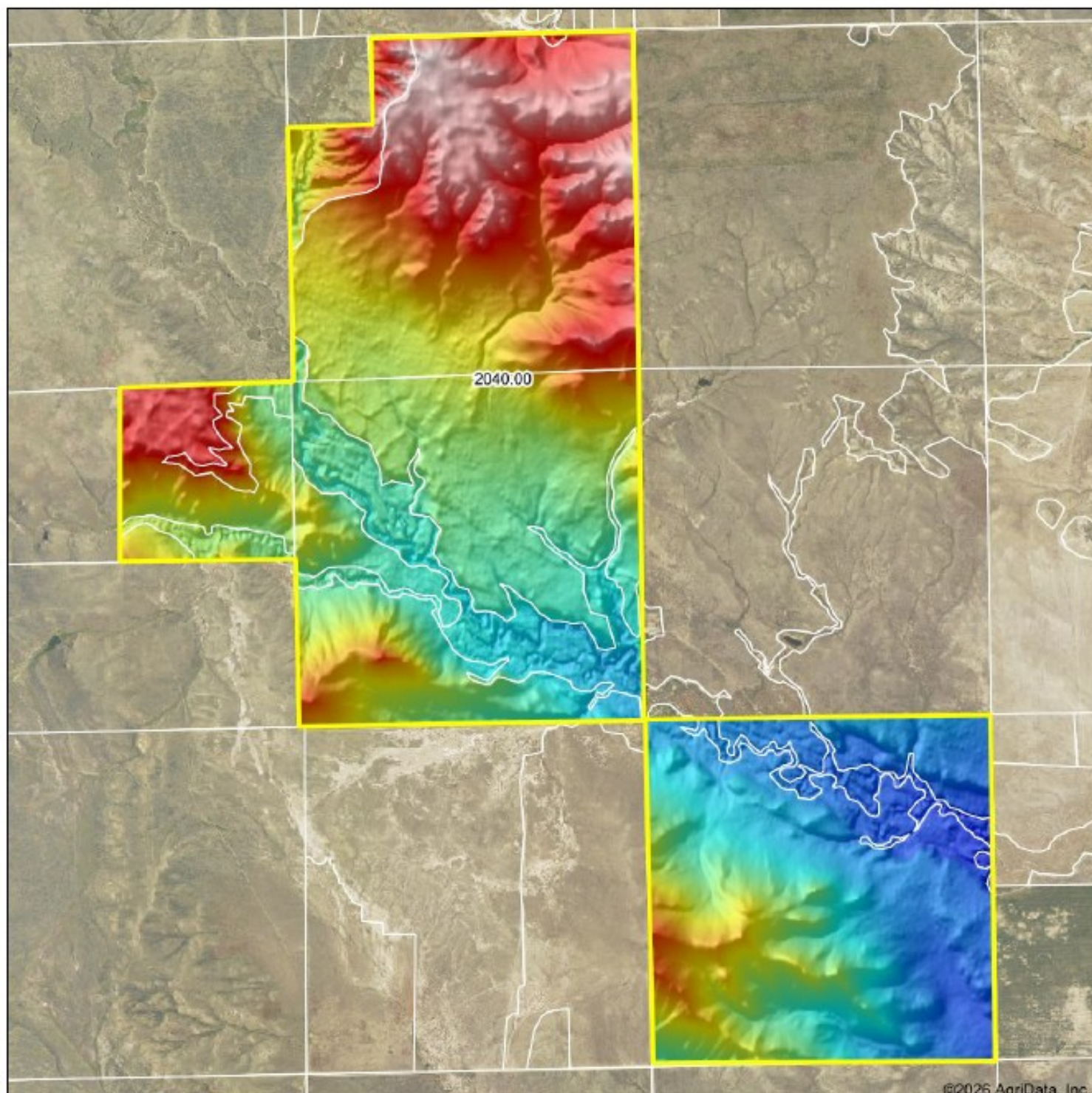
5/18/2026

5-8N-22E
Golden Valley County
Montana

Boundary Center: 46.485608, -108.988099

TOPOGRAPHY HILLSHADE MAP

TRACT 2



©2026 AgriData, Inc.

Low Elevation High



Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 0
Min: 3,566.2
Max: 3,756.0
Range: 189.8
Average: 3,651.1
Standard Deviation: 44.59 ft

0ft 2378ft 4757ft



5/18/2026

23-8N-22E
Golden Valley County
Montana

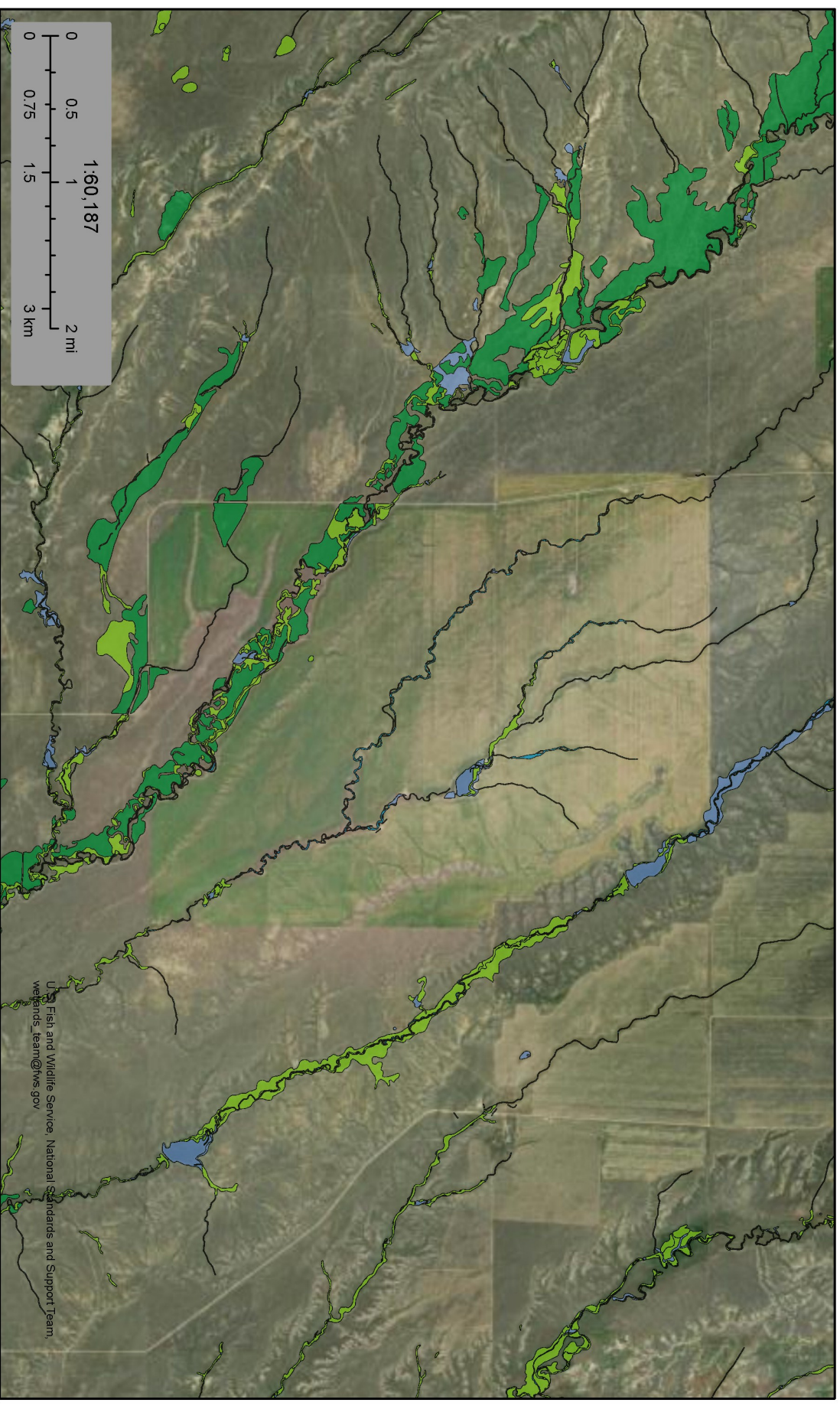
Boundary Center: 46.429991, -108.929493



U.S. Fish and Wildlife Service

National Wetlands Inventory

Golden Valley North Farm - Wetlands Map



June 11, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

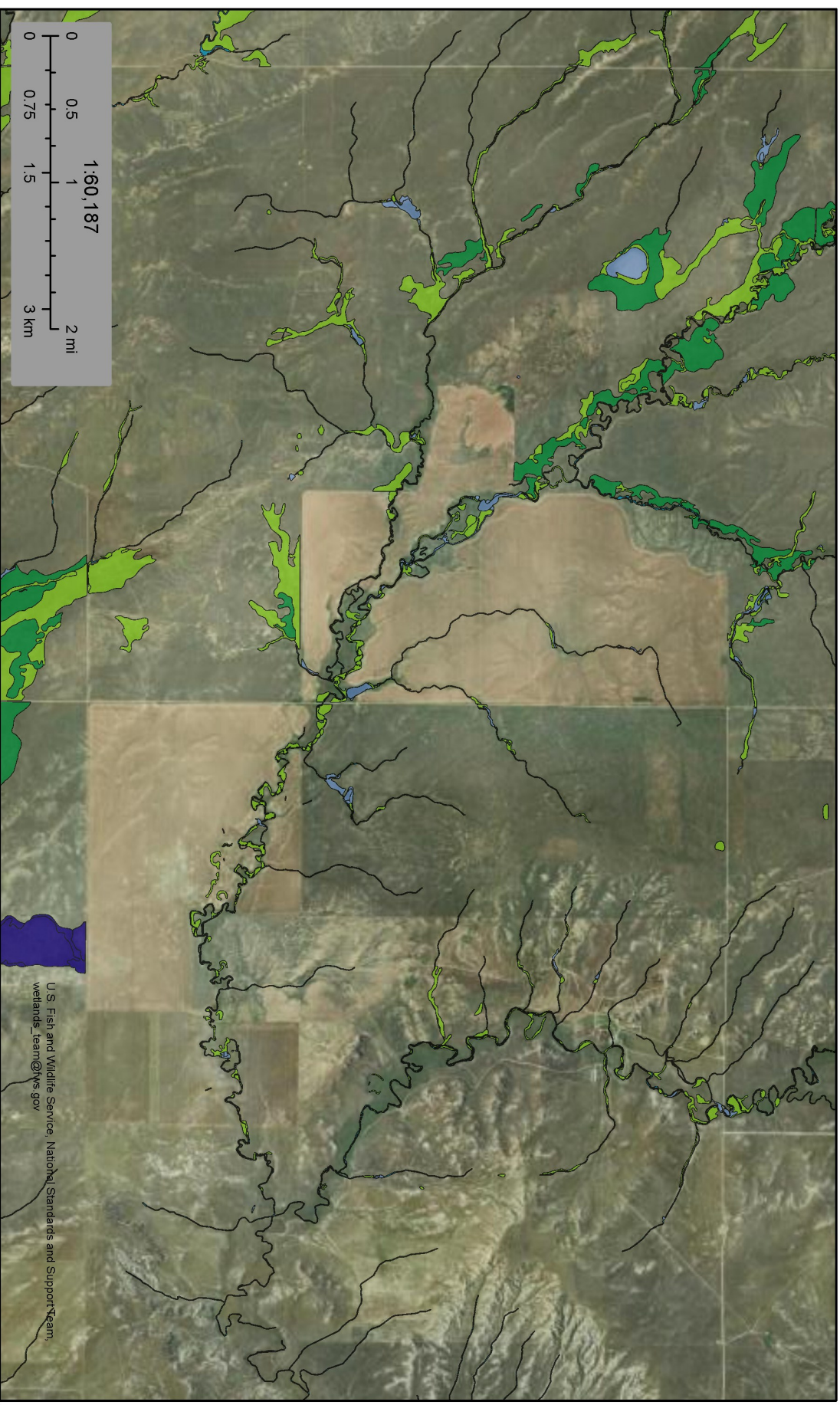
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



U.S. Fish and Wildlife Service
National Wetlands Inventory

Golden Valley South Farm - Wetlands Map



June 11, 2026

Wetlands

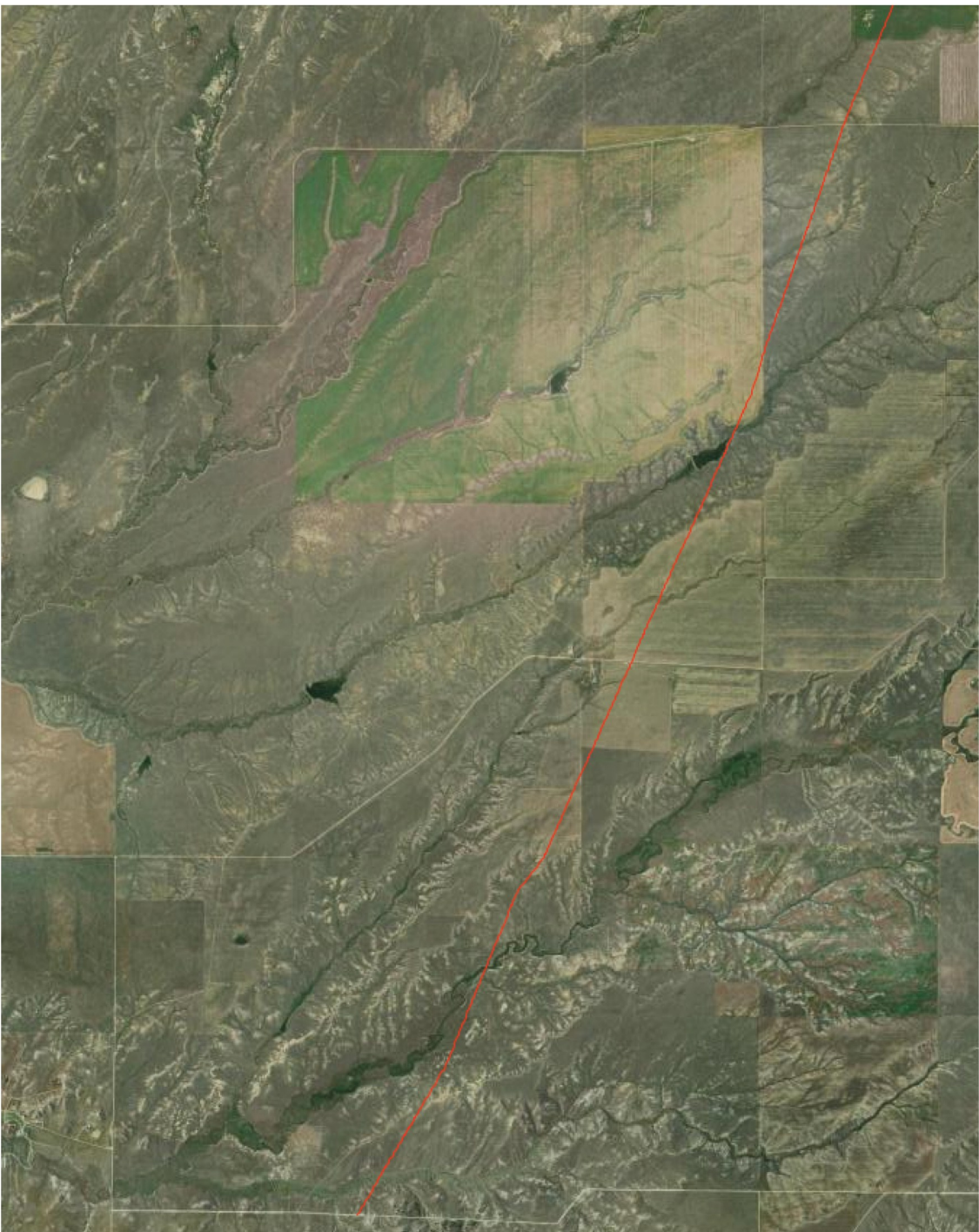
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

NATIONAL PIPELINE MAPPING SYSTEM



Legend

-  Gas Transmission Pipelines
-  Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for consulting a professional engineer prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to nprms@dot.gov.

Projection: Web Mercator

Datum: WGS84

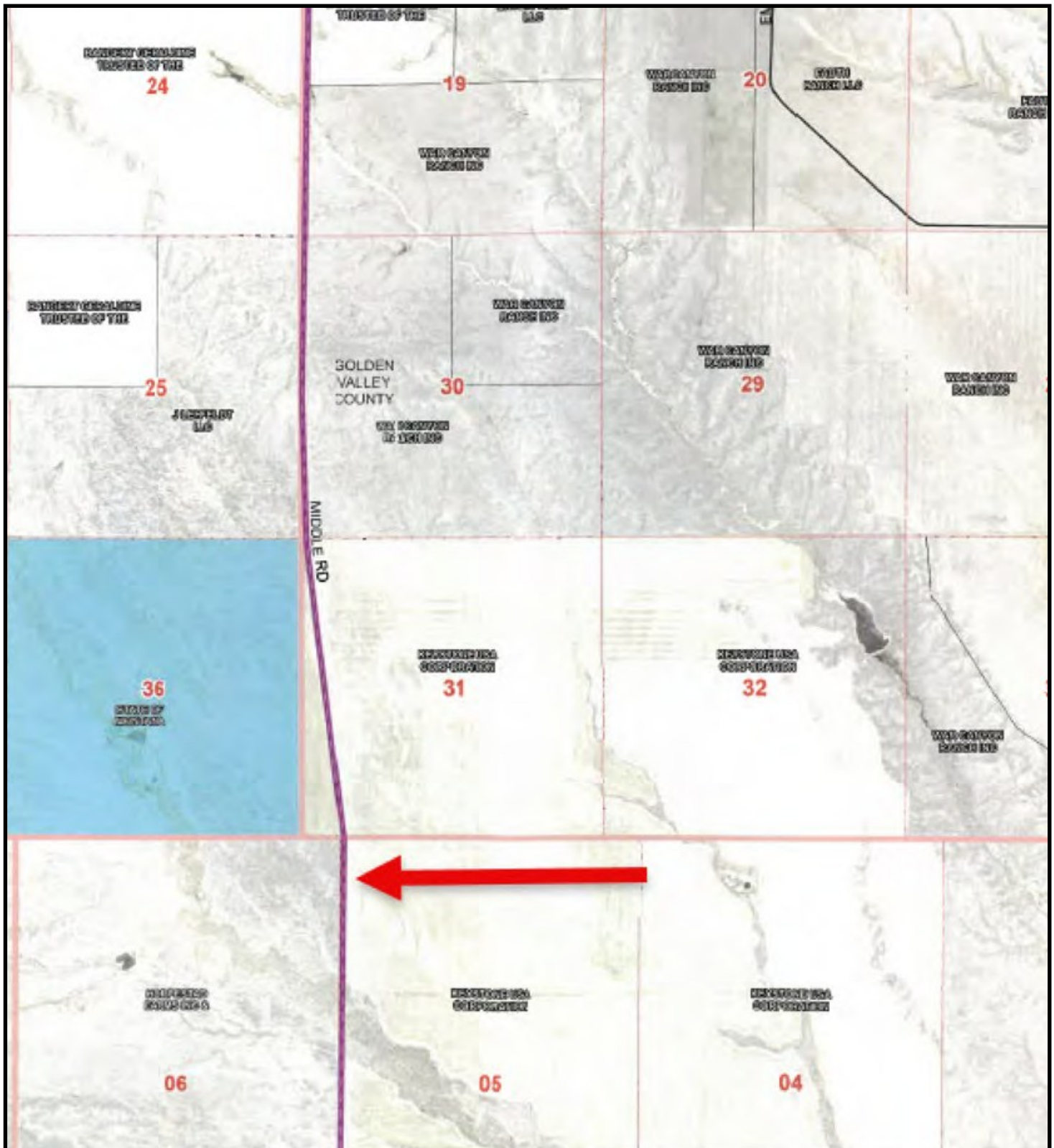
Map produced by the Public Viewer application at www.nprms.primis.dot.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Jun 11, 2026



WATER LINE CONNECTION MAP





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