

THE McCONE FARM

2,537[±] ACRES, McCONE COUNTY, MT



- *Large offering of quality cropland & rangeland*
- *Located 17 road miles northwest of Circle, MT*
- *Recreational opportunities*
- *Onsite well water*
- *Improved with a Quonset shed and grain bins*

ONE CHANCE SEALED BID AUCTION

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



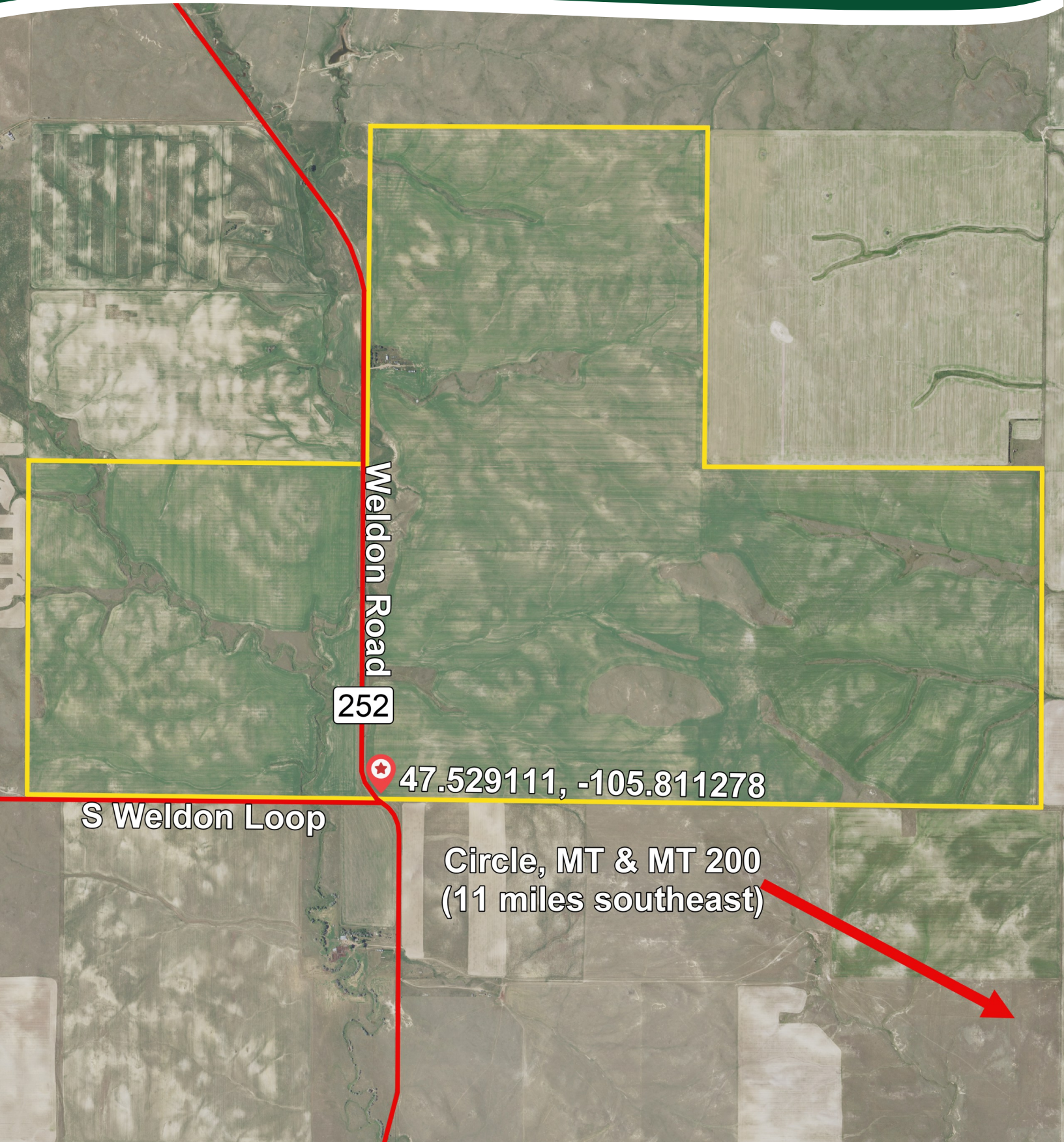
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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

Real Estate • Farm Management • Appraisals • Consulting

THE McCONE FARM

AERIAL MAP



Weldon Road

252



47.529111, -105.811278

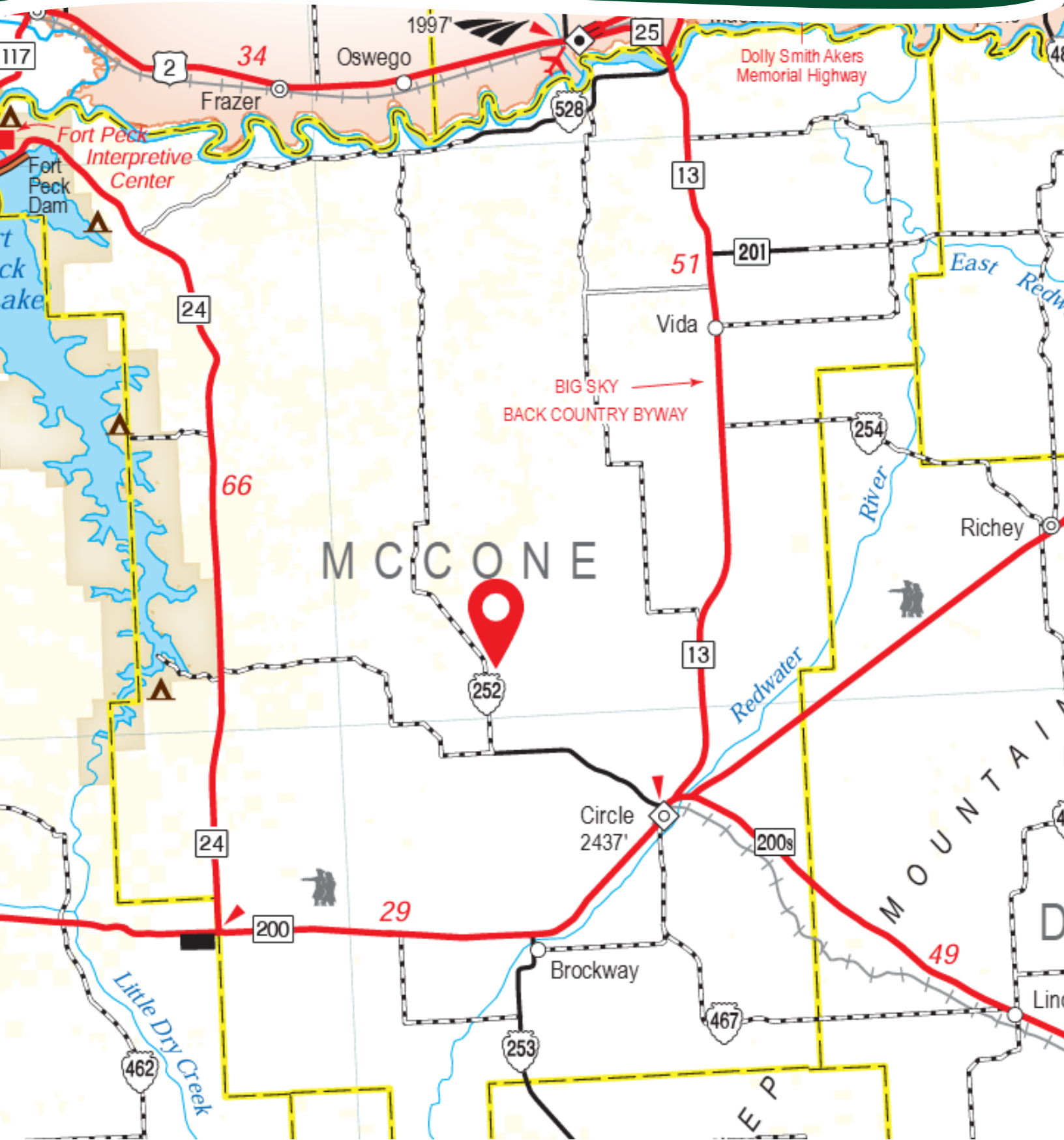
S Weldon Loop

Circle, MT & MT 200
(11 miles southeast)



THE McCONE FARM

HIGHWAY MAP



THE McCONE FARM

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 176 miles northeast of Billings-Logan International Airport. Nearby towns include: Circle (11 miles southeast), Brockway (15 3/4 miles south), Vida (23 1/2 miles northeast), and Miles City (80 miles south).
FRONTAGE	There is approximately 1 1/2 miles of road frontage on Weldon Road (Hwy 252) and 1 mile on S Weldon Loop.
MAJOR HIGHWAYS	Montana Highway 13 is 11 miles east, Montana Highway 200 is 11 1/2 miles southeast, and Montana Highway 24 is 15 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The McCone Farm is located in Parts of Sections 27, 33, 34 & 35, Township 21 North – Range 46 East (Circle Township), McCone County, Montana.
TOTAL ACRES	There are approximately 2,536.69 deeded acres.
CROPLAND ACRES	There are approximately 2,393.66 cropland acres according to the Daniels County FSA. The weighted average National Commodity Crop Productivity Index (NCCPI) is 24.9.
SOIL TYPES	Major soil types found on this farm include Cambert loam and Bryant-Cambert complex.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
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.

THE McCONE FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$7,585.50. The tax parcel numbers are: #41-3191-33-1-01-01-0000, #41-3191-27-3-02-01-0000, #41-3191-34-2-03-01-0000, & #41-3191-35-1-01-01-0000.
COMMENTS	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 McCONE FARM

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, 2026.
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 McCONE FARM

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.

THE McCONE FARM

PROPERTY PHOTOS



THE MCCONE FARM

PROPERTY PHOTOS



THE McCONE FARM

SOILS INFORMATION

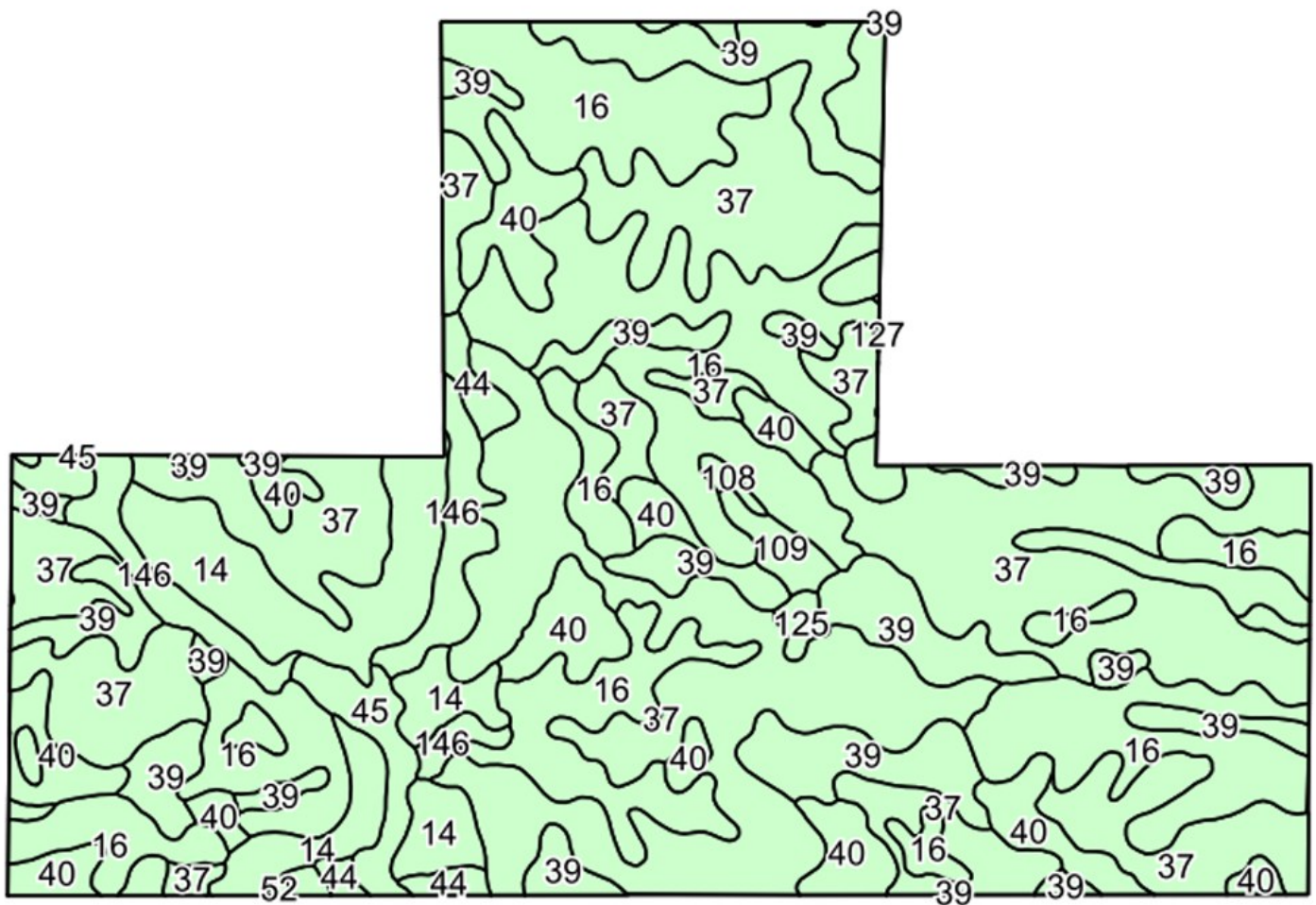
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	NCCPI OVERALL
37	Cambert loam	973.50	24
16	Bryant-Cambert complex	634.60	28
39	Cambert-Cabba loams	322.56	20
40	Cambert-Dast-Cabba complex	195.74	20
14	Bryant silt loam	166.13	33
146	Typic Ustorthents-Typic Ustifluvents	42.83	24
109	Macar loam	16.51	27
44	Cherry silt loam	15.13	30
45	Cherry-Havrelon-Trembles complex	10.90	28
125	Shambo loam	7.98	25
108	Macar loam	4.61	29
100	Lisk sandy loam	1.70	24
25	Cabba loam	1.04	12
127	Shambo-Cambert loams	0.32	28
52	Dast fine sandy loam	0.11	20
WEIGHTED AVERAGE:			24.9

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

THE McCONE FARM

SOILS MAP



THE McCONE FARM

IMPROVEMENTS



40'x60' Quonset
w/concrete floors
& electrical service

Grain bins:
1,600 bu
1,600 bu
1,300 bu
1,300 bu

Grain bins:
6,600 bu total

Grain bins:
4x6,000 bu

Grain bins:
6,700 bu total

Weldon Road

THE McCONE FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS MAP
5. 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

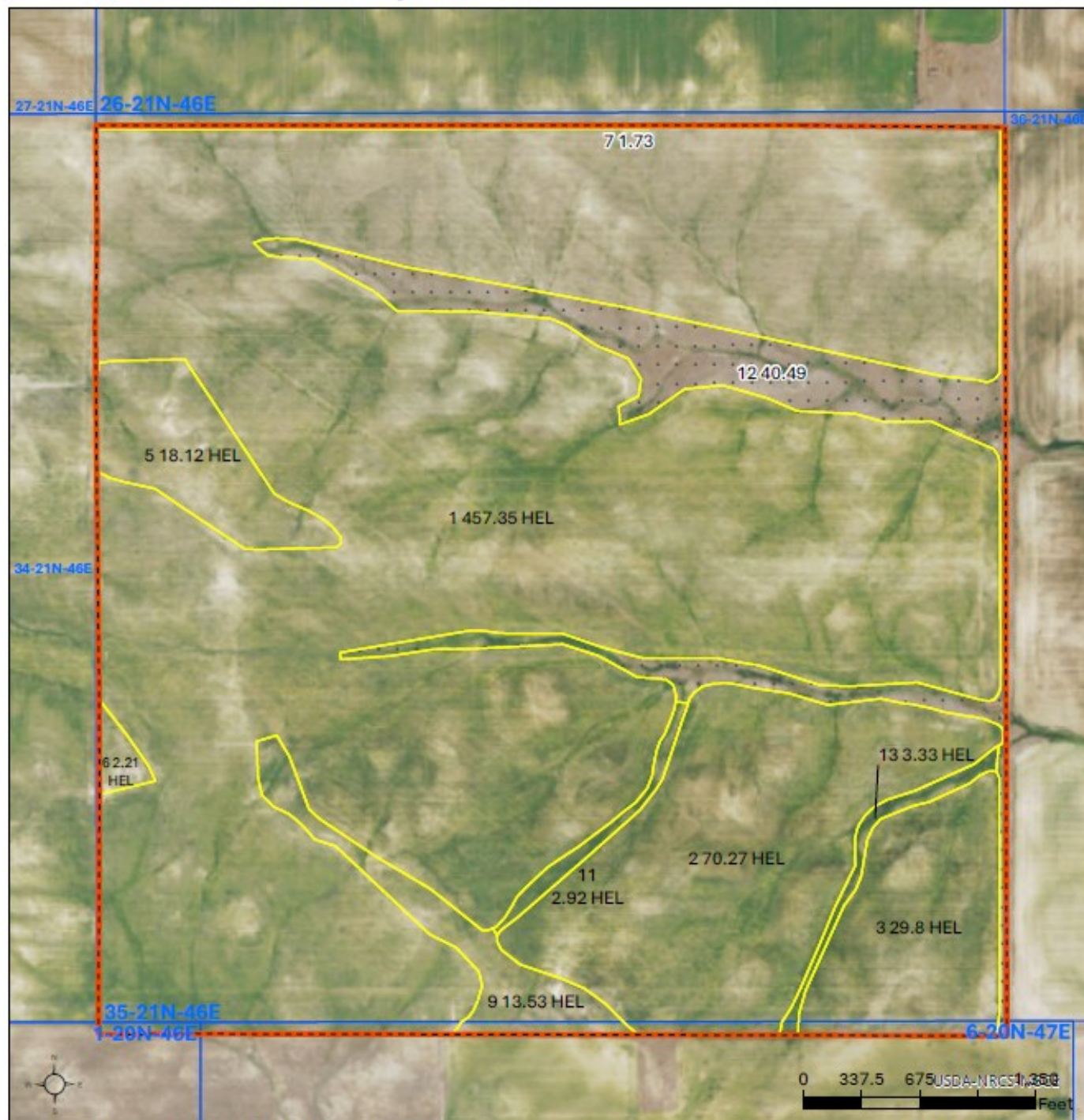


MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

Daniels County, Montana



Cropland Tract Boundary
 Rangeland Wetlands

Wetland Determination Identifiers

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

Tract Cropland Total: 597.53 acres

2026 Program Year

Map Created May 08, 2026

2025 NAIP

Farm **4617**

Tract **6346**

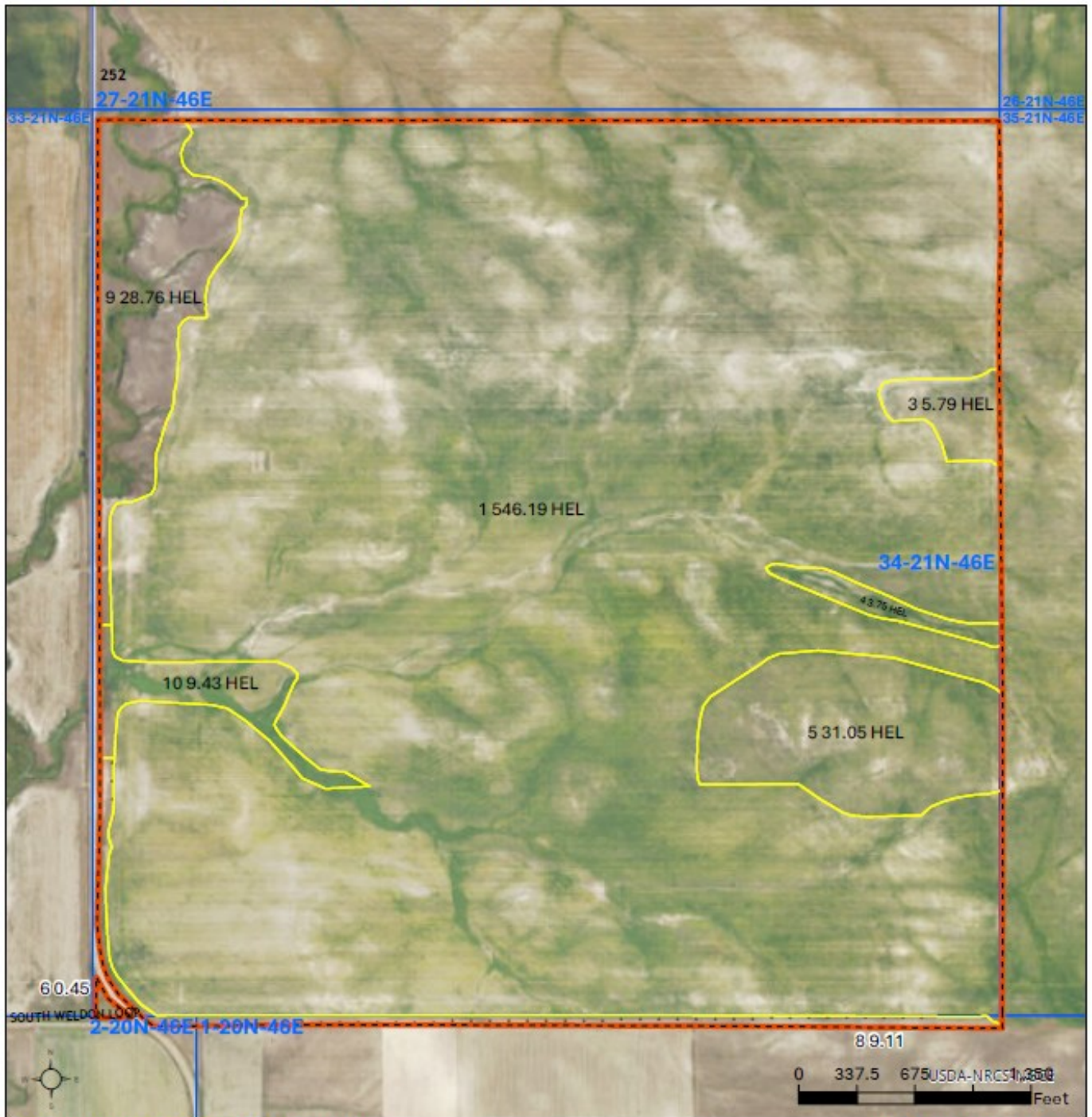
35-21N-46E

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United States
Department of
Agriculture

Daniels County, Montana



- Cropland
- Tract Boundary
- Rangeland Wetlands

Wetland Determination Identifiers

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

Tract Cropland Total: 624.97 acres

2026 Program Year
Map Created May 08, 2026

2025 NAIP

Farm **4617**

Tract **6347**

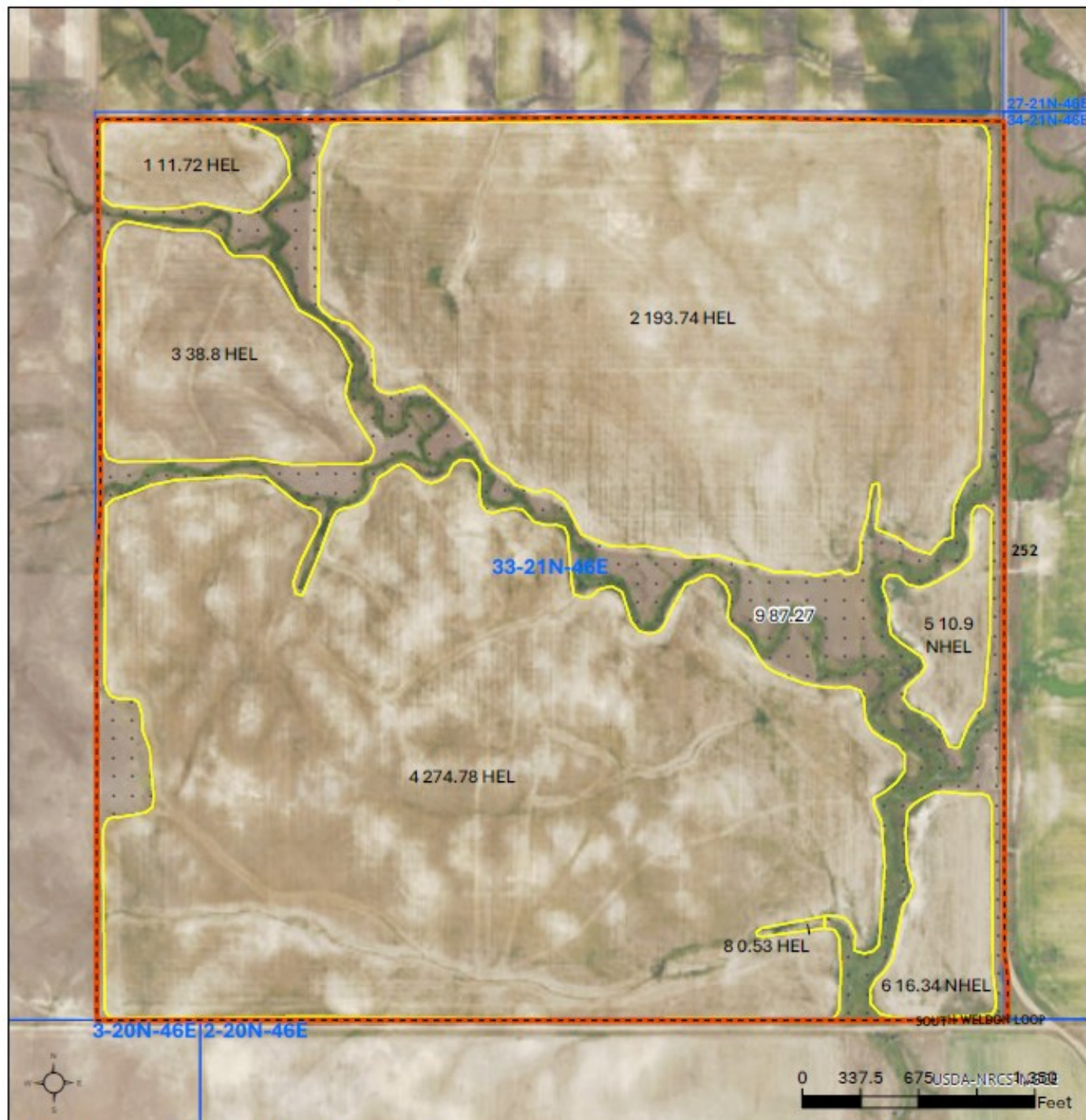
34-21N-46E

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United States
Department of
Agriculture

Daniels County, Montana



□ Cropland □ Tract Boundary
□ Rangeland Wetlands

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

Tract Cropland Total: 546.81 acres

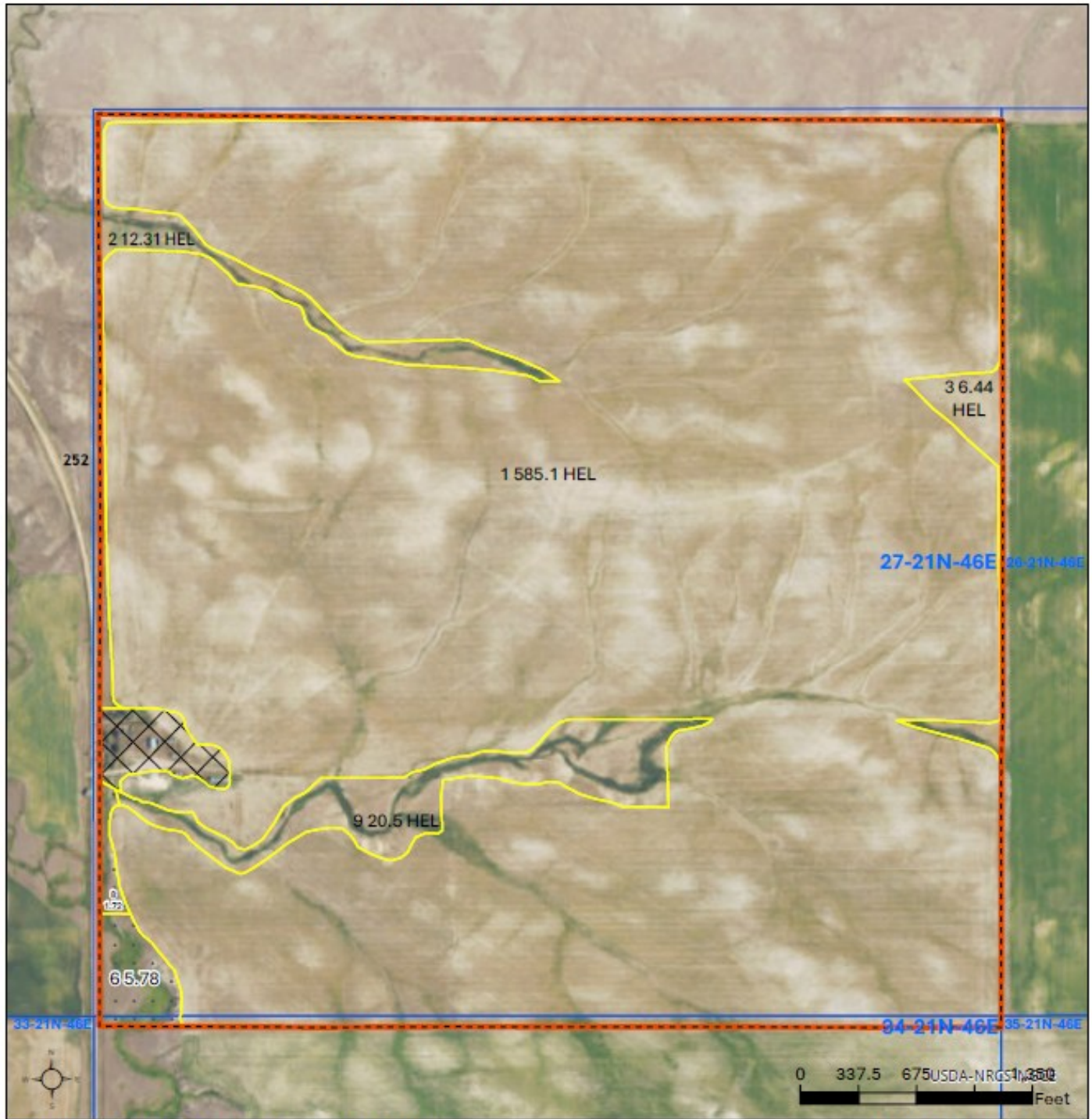
2026 Program Year
Map Created May 08, 2026
2025 NAIP
Farm 4617
Tract 6348
33-21N-46E

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United States
Department of
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Daniels County, Montana



Yellow outline: Cropland Yellow outline with 'X': Other Ag Yellow outline with 'W': Wetlands
Yellow outline with 'R': Rangeland Orange outline: Tract Boundary Yellow outline with 'W': Wetland Determination Identifiers

Wetland Determination Identifiers

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

Tract Cropland Total: 624.35 acres

2026 Program Year
Map Created May 08, 2026
2025 NAIP

Farm 4617

Tract 6349

27-21N-46E

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MONTANA
DANIELS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4617
Prepared : 5/21/26 9:43 AM CST
Crop Year : 2026

See Page 4 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : 2022-30-055-0002855
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
2,546.02	2,393.66	2,393.66	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	2,393.66	0.00			0.00	0.00	0.00	158.14

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, OATS, BARLY	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1,195.00	0.00	24	0
Oats	131.00	0.00	36	
Barley	159.50	0.00	31	
TOTAL	1,485.50	0.00		

NOTES

Tract Number : 6346

Description : ALL 35-21-46
FSA Physical Location : MONTANA/MCCONE
ANSI Physical Location : MONTANA/MCCONE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

MONTANA
DANIELS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4617
Prepared : 5/21/26 9:43 AM CST
Crop Year : 2026

Tract Land Data

Tract 6346 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
639.75	597.53	597.53	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	597.53	0.00	0.00	0.00	0.00	40.11

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	317.20	0.00	24
Oats	68.90	0.00	36
Barley	40.80	0.00	31
TOTAL	426.90	0.00	

NOTES

Tract Number : 6347

Description : ALL 34-21-46
FSA Physical Location : MONTANA/MCCONE
ANSI Physical Location : MONTANA/MCCONE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
634.53	624.97	624.97	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	624.97	0.00	0.00	0.00	0.00	78.78

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	385.30	0.00	24
Oats	34.20	0.00	36

MONTANA
DANIELS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4617
Prepared : 5/21/26 9:43 AM CST
Crop Year : 2026

Tract 6347 Continued ...

TOTAL 419.50 0.00

NOTES

Tract Number : 6348

Description : ALL 33-21-46
FSA Physical Location : MONTANA/MCCONE
ANSI Physical Location : MONTANA/MCCONE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
634.08	546.81	546.81	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	546.81	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	294.20	0.00	24

TOTAL 294.20 0.00

NOTES

Tract Number : 6349

Description : ALL 27-21-46
FSA Physical Location : MONTANA/MCCONE
ANSI Physical Location : MONTANA/MCCONE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :

MONTANA
DANIELS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4617
Prepared : 5/21/26 9:43 AM CST
Crop Year : 2026

Tract 6349 Continued ...

Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
637.66	624.35	624.35	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	624.35	0.00	0.00	0.00	0.00	39.25

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	198.30	0.00	24
Oats	27.90	0.00	36
Barley	118.70	0.00	31
TOTAL	344.90	0.00	

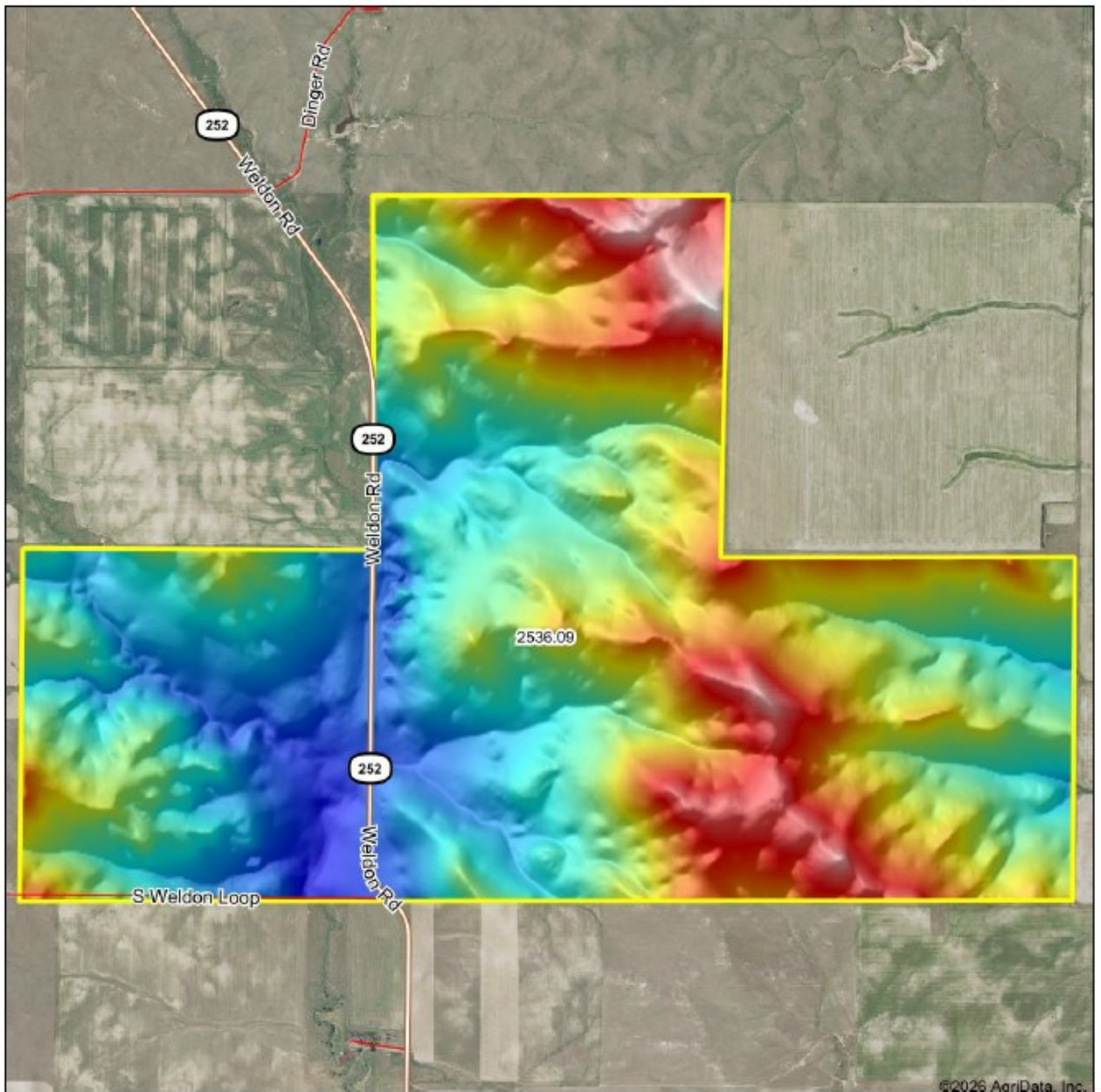
NOTES

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TOPOGRAPHY HILLSHADE MAP



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Low Elevation High

MGW

Maps Provided By

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Source: USGS 10 meter dem

Interval(ft): 0

Min: 2,581.7

Max: 2,804.0

Range: 222.3

Average: 2,670.4

Standard Deviation: 47.01 ft

0ft 2328ft 4656ft



5/15/2026

27-21N-46E
McCone County
Montana

Boundary Center: 47.543447, -105.801611



U.S. Fish and Wildlife Service

National Wetlands Inventory

McCone Farm - Wetlands Map



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

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.

June 11, 2026

Wetlands

- | | | | |
|---|-----------------------------------|---|----------|
|  | Freshwater Emergent Wetland |  | Lake |
|  | Freshwater Forested/Shrub Wetland |  | Other |
|  | Freshwater Pond |  | Riverine |
|  | Estuarine and Marine Deepwater | | |
|  | Estuarine and Marine Wetland | | |



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