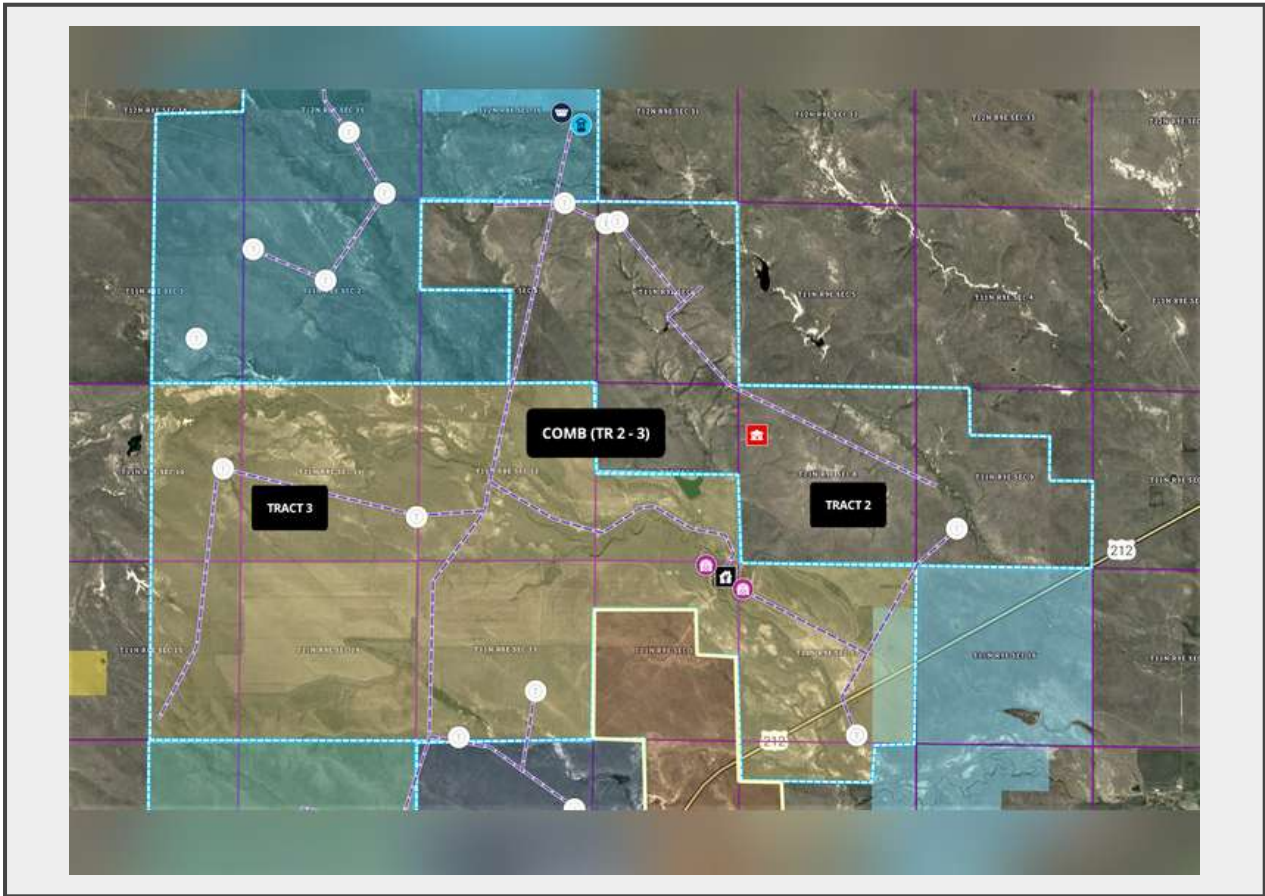


Sale Name: Absolute Auction: Spear S Ranch

LOT 3 - Tract 3



Description

TRACT 3: Main HQ Tract Consisting of 4,254.17 Ac. Deeded + 663 Ac. Leased (120 Ac State & 543 Ac Prvt) 4,917.17 Total Acres; Taxes: \$20,977.08; Comprised of: 1,211.64 Ac. Tillable, HQ Improvements, Live Water on Sulpher Creek, Excellent Grass and extensive Waterline.

Tract 3 includes the Main HQ improvements, consisting of: Ranch house, 80x200 Red-Iron steel livestock barn, (2014), Morton livestock shed, shop/quonset, Calving barns, Pipe Corrals and sorting alley, livestock scale. The HQ Tract is accessed via Gruwell Rd., one-half mile off US Hwy 212. The buyer of Tract 3 shall be entitled to an interest in the Deep Well and water system.

Quantity: 1



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