

Ursus Montana Realty LLC



LITTLE MUDDY CREEK RANCH
WATER RIGHTS AND IMPROVEMENTS

HISTORICAL USE

INITIALLY, DATING BACK 22 YEARS, THE RANCH WAS UNDER TWO CRP CONTRACTS. BOTH WERE PLANTED IN APRIL 2000. CONTRACT 326A WAS 2,033 ACRES. IT EXPIRED SEPTEMBER 30, 2014. CONTRACT 586B WAS 1,292 ACRES. IT EXPIRED SEPTEMBER 30, 2017.

NOVEMBER AND DECEMBER OF 2014 A PORTION OF THE EXPIRED CONTRACT 326A WAS GRAZED. THERE WERE 273 COWS ON THE LAND FOR THE 2-MONTH PERIOD.

FROM MARCH 30, 2015, UNTIL NOVEMBER 30, 2015, THERE WERE 162 PAIR, 75 YEARLINGS AND 6 BULLS ON THE EXPIRED CRP CONTRACT 326A.

IN 2016 189 PAIR, 6 BULLS, AND 75 YEARLINGS GRAZED THE EXPIRED CRP CONTRACT 326A FROM MARCH 30 UNTIL NOVEMBER 30.

FROM MARCH 31, 2017, UNTIL OCTOBER 1, 2017, 190 PAIR, 9 BULLS AND 94 YEARLINGS GRAZED THE EXPIRED CRP CONTRACT 326A. AN EARLY SNOWSTORM FORCED THE COWS OFF THE PASTURE EARLY THIS PARTICULAR YEAR.

IN 2018 CRP CONTRACT 586B EXPIRED OPENING THE ADDITIONAL REMAINING PASTURE FOR GRAZING. 320 PAIR, 9 BULLS AND 56 HEIFERS GRAZED THE RANCH FROM MAY 12 UNTIL DECEMBER 4.

DURING 2019 320 PAIR AND 14 BULLS GRAZED FROM MAY 22 UNTIL DECEMBER 9.

IN 2020 257 PAIR, 36 COWS, 10 YEARLINGS AND 9 BULLS GRAZED FROM MAY 17 TO OCTOBER 20. A HEAVY SNOWSTORM FORCED THE COWS OFF EARLY IN 2020.

MOST RECENTLY IN 2021 101 PAIR, 21 YEARLINGS AND 3 BULLS GRAZED THE RANCH FROM MAY 14 THROUGH OCTOBER 25. BY OCTOBER 25 ANOTHER 159 COWS AND 2 MORE BULLS WERE ADDED. THE 260 COWS, 21 YEARLINGS AND 5 BULLS WERE ON THE PASTURE UNTIL JANUARY 29, 2022.

PRIOR TO THE CRP CONTRACTS OF 2000, THE RANCH WAS IN WHEAT WHEN THE CURRENT OWNERS PURCHASED IT IN 1999. THE PLC YIELD IS 46.

AS AN INVESTMENT PROPERTY THE CURRENT OWNERS HAVE BEEN HAPPY WITH THE INCOME GENERATED FROM CRP AND THEN GRAZING. THEIR GOAL WAS ALWAYS TO NOT OVERGRAZE, ONE COULD ANTICIPATE WITH PROPER PASTURE ROTATION THE RANCH COULD ACCOMMODATE MORE LIVESTOCK THAN PREVIOUSLY CARRIED.

THE RANCH PROVIDES 7 WATER SOURCES ALONG WITH ROUGHLY 4 MILES OF LITTLE MUDDY CREEK FLOWING THROUGH. A BREAKDOWN OF THE 7 WATER IMPROVEMENTS ARE AS FOLLOWS:

SOURCE 1#: LITTLE MUDDY CREEK STOCK WATER RIGHTS

July 7, 2022
41QJ 210089-00

Page 1 of 2
General Abstract

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 41QJ 210089-00 STATEMENT OF CLAIM
Version: 3 -- POST DECREE
Version Status: ACTIVE
Owners: DUROCHER, ROBERT E & COLLEEN STEWART TRUST
% ROBERT E & COLLEEN STEWART DUROCHER TRUSTEES
400 GORDON RD
VAUGHN, MT 59487-9547
Priority Date: DECEMBER 31, 1898
Enforceable Priority Date: DECEMBER 31, 1898
Type of Historical Right: USE
Purpose (use): STOCK
Maximum Flow Rate: A SPECIFIC FLOW RATE HAS NOT BEEN DECREED BECAUSE THIS USE CONSISTS OF STOCK DRINKING DIRECTLY FROM THE SOURCE, OR FROM A DITCH SYSTEM. THE FLOW RATE IS LIMITED TO THE MINIMUM AMOUNT HISTORICALLY NECESSARY TO SUSTAIN THIS PURPOSE.
Maximum Volume: THIS RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCK WATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.
Source Name: LITTLE MUDDY CREEK
Source Type: SURFACE WATER
Point of Diversion and Means of Diversion:
ID Govt Lot Qtr Sec Sec Twp Rge County
1 SESE 23 19N 1W CASCADE
Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
2 S2 24 19N 1W CASCADE
Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
3 NE 26 19N 1W CASCADE
Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
4 NW 30 19N 1E CASCADE
Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
5 SE 30 19N 1E CASCADE
Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
6 N2N2 32 19N 1E CASCADE
Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
CLAIM 41QJ 210089-00 INCLUDES A SMALL ONSTREAM RESERVOIR LOCATED IN THE NESW OF SEC 30, T19N, R1E.
Period of Use: JANUARY 1 to DECEMBER 31
Place of Use:
ID Acres Govt Lot Qtr Sec Sec Twp Rge County
1 SESE 23 19N 1W CASCADE
2 S2 24 19N 1W CASCADE
3 NE 26 19N 1W CASCADE
4 NW 30 19N 1E CASCADE
5 SE 30 19N 1E CASCADE
6 N2N2 32 19N 1E CASCADE
Geocodes/Valid: 02-2889-23-4-01-01-0000 - Y 02-2889-24-3-01-01-0000 - Y
02-2889-25-1-01-01-0000 - Y 02-2889-26-1-01-01-0000 - Y
02-2890-29-1-01-01-0000 - Y 02-2890-30-1-01-01-0000 - Y
02-2890-32-1-01-01-0000 - Y

Remarks:
THE POINT OF DIVERSION AND PLACE OF USE WERE AMENDED BY THE WATER COURT PURSUANT TO SECTION 85-2-233(6), MCA.
STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.
NOTICE OF WATER RIGHT TRANSFER RECEIVED 04/08/1999.
OWNERSHIP UPDATE RECEIVED
OWNERSHIP UPDATE TYPE DOR # 131066 RECEIVED 04/03/2015.
OWNERSHIP UPDATE TYPE DOR # 233406 RECEIVED 04/23/2021.

July 7, 2022
41QJ 123352-00

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General Abstract

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 41QJ 123352-00 STATEMENT OF CLAIM
Version: 1 -- ORIGINAL RIGHT
Version Status: ACTIVE
Owners: DUROCHER, ROBERT E & COLLEEN STEWART TRUST
% ROBERT E & COLLEEN STEWART DUROCHER TRUSTEES
400 GORDON RD
VAUGHN, MT 59487-9547
Priority Date: DECEMBER 31, 1910
Enforceable Priority Date: DECEMBER 31, 1910
Type of Historical Right: USE
Purpose (use): STOCK
Maximum Flow Rate: A SPECIFIC FLOW RATE HAS NOT BEEN DECREED BECAUSE THIS USE CONSISTS OF STOCK DRINKING DIRECTLY FROM THE SOURCE, OR FROM A DITCH SYSTEM.
Maximum Volume: THIS RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCK WATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.
Source Name: LITTLE MUDDY CREEK
Source Type: SURFACE WATER
Point of Diversion and Means of Diversion:
ID Govt Lot Qtr Sec Sec Twp Rge County
1 S2SW 29 19N 1E CASCADE
Period of Diversion: SEPTEMBER 1 TO FEBRUARY 1
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
2 NW 30 19N 1E CASCADE
Period of Diversion: SEPTEMBER 1 TO FEBRUARY 1
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
3 SE 30 19N 1E CASCADE
Period of Diversion: SEPTEMBER 1 TO FEBRUARY 1
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
4 N2 32 19N 1E CASCADE
Period of Diversion: SEPTEMBER 1 TO FEBRUARY 1
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
5 SESE 23 19N 1W CASCADE
Period of Diversion: SEPTEMBER 1 TO FEBRUARY 1
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
6 S2 24 19N 1W CASCADE
Period of Diversion: SEPTEMBER 1 TO FEBRUARY 1
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
7 NE 26 19N 1W CASCADE
Period of Diversion: SEPTEMBER 1 TO FEBRUARY 1
Diversion Means: LIVESTOCK DIRECT FROM SOURCE
Period of Use: SEPTEMBER 1 to FEBRUARY 1
Place of Use:
ID Acres Govt Lot Qtr Sec Sec Twp Rge County
1 S2SW 29 19N 1E CASCADE
2 NW 30 19N 1E CASCADE
3 SE 30 19N 1E CASCADE
4 N2 32 19N 1E CASCADE
5 SESE 23 19N 1W CASCADE
6 S2 24 19N 1W CASCADE
Place of Use:
ID Acres Govt Lot Qtr Sec Sec Twp Rge County
7 NE 26 19N 1W CASCADE
Geocodes/Valid: 02-2889-23-4-01-01-0000 - Y 02-2889-24-3-01-01-0000 - Y
02-2889-26-1-01-01-0000 - Y 02-2890-29-1-01-01-0000 - Y
02-2890-30-1-01-01-0000 - Y 02-2890-32-1-01-01-0000 - Y
02-2890-32-1-04-01-0000 - Y

Remarks:
STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.
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OWNERSHIP UPDATE RECEIVED
OWNERSHIP UPDATE TYPE DOR # 131066 RECEIVED 04/03/2015.
OWNERSHIP UPDATE TYPE DOR # 233406 RECEIVED 04/23/2021.

SOURCE #2: ARTESIAN WELL

COMING INTO THE RANCH FROM THE OLD ULM-CASCADE ROAD TRAVEL PAST CORRALS, CONTINUE STRAIGHT AND THE WELL AND FOUR TANKS ARE ON THE RIGHT SIDE OF THE ROAD.



SOURCE #3: DEVELOPED SPRING

CONTINUE GOING STRAIGHT PAST ARTESIAN WELL TOWARD SUN RIVER-CASCADE ROAD. THE SPRING AND 2 TANKS ARE OFF TO THE LEFT ABOUT ½ MILE BEFORE YOU REACH SUN RIVER-CASCADE ROAD. CURRENTLY THE WATER IS MANUALLY PUMPED IN AS CATTLE NEED IT BUT IT CAN BE EASILY IMPROVED WITH A SOLAR PUMP.



SOURCE #4. DEVELOPED SPRING WITH SOLAR PUMP

COMING IN FROM OLD ULM-CASCADE ROAD GO PAST THE CORRALS AND TRAVEL STRAIGHT. TURN RIGHT AT INTERSECTION IN THE ROAD HEADING TOWARD FAIRHAVEN COLONY. OFF TO THE RIGHT WHERE THE LARGE POWER LINES MEET THE ROAD YOU CAN SEE THE SOLAR PANELS. THERE ARE TWO WATER TANKS.



SOURCE #5; YEAR ROUND SPRING

FROM THE SOLAR PUMP AT SOURCE #4 FOLLOW THE CHANNEL EAST TO THE LONE TREE. THE SOURCE OF THE SPRING IS JUST BEYOND THE TREE.



SOURCE #6 FAIRHAVEN HUTTERITE COLONY WELL EASEMENT

CONTINUING FROM SOURCE #5 FOLLOW THE ROAD TOWARDS THE PROPERTY BOUNDARY WITH FAIRHAVEN COLONY. JUST INSIDE THE PROPERTY BOUNDARY, OFF TO THE RIGHT, YOU WILL SEE 3 TANKS. THE SOLAR PANELS ARE DIRECTLY ACROSS THE FENCE ON FAIRHAVEN PROPERTY. SURVEYS PUT THE WELL ACROSS THE FENCE ON COLONY PROPERTY. THERE IS AN EASEMENT TO USE THE WELL.

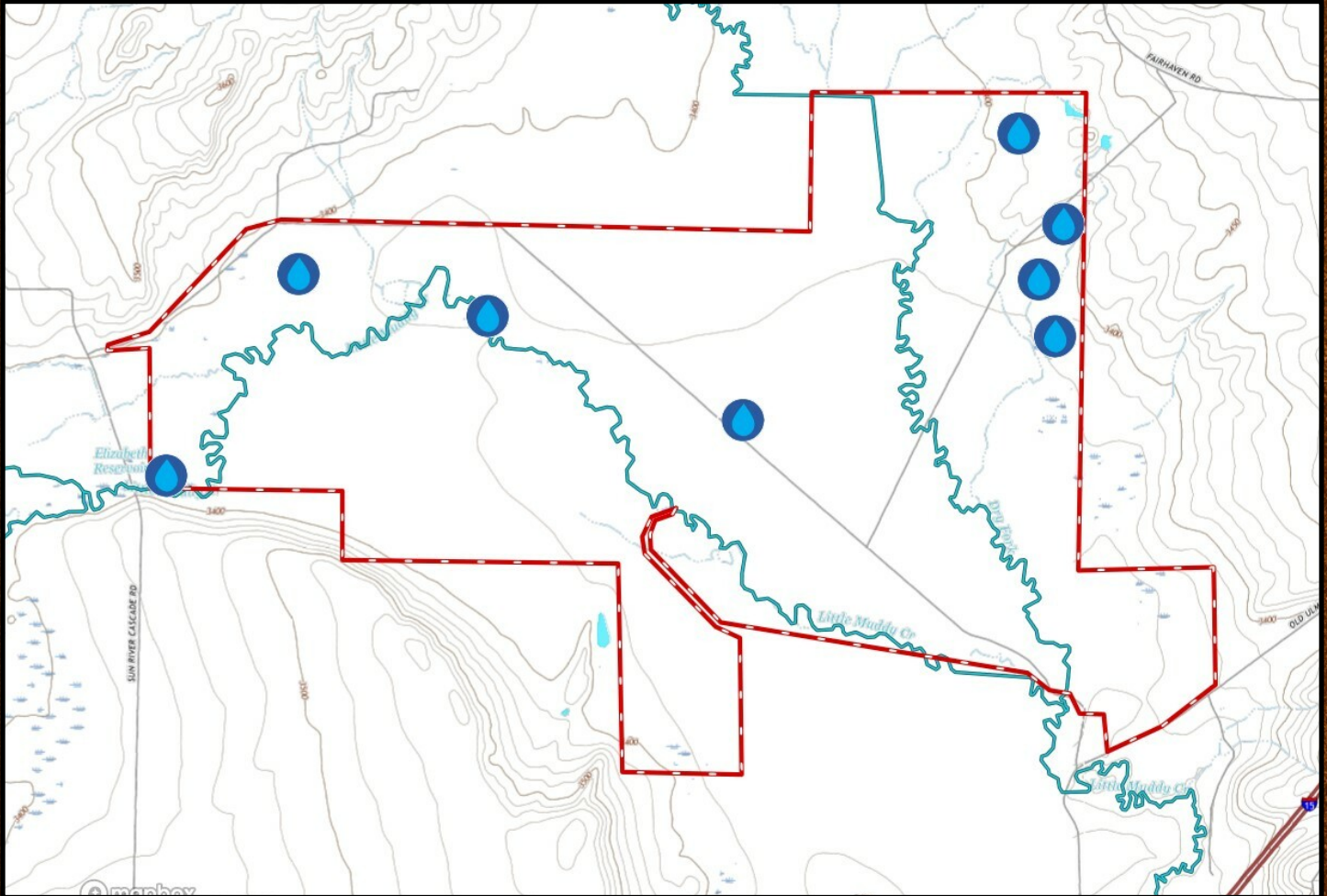


SOURCE #7 DEVELOPED SPRING RUNNING INTO POND

FROM THE PROPERTY BOUNDARY WITH FAIRHAVEN COLONY TRAVEL TOWARDS THE SOUTH, GO PAST THE NEIGHBORING WELL TANKS ON YOUR LEFT, TURN RIGHT JUST BEFORE THE POWER POLES AND START PARALLELING THE ROAD. THERE IS A TRAIL THROUGH THE ROCKY, HILLY "BADLANDS" AREA. PAST THE ROCKY AREA YOU WILL DROP DOWN INTO A GRASSY AREA, YOU CAN SEE THE NEIGHBORING BUILDINGS ACROSS THE FENCE.



THE MAP BELOW OUTLINES THE LOCATIONS OF THE IMPROVED WATER SOURCES



FOR ADDITIONAL INFORMATION
OR TO SCHEDULE A SHOWING OF
LITTLE MUDDY CREEK RANCH

PLEASE CONTACT:

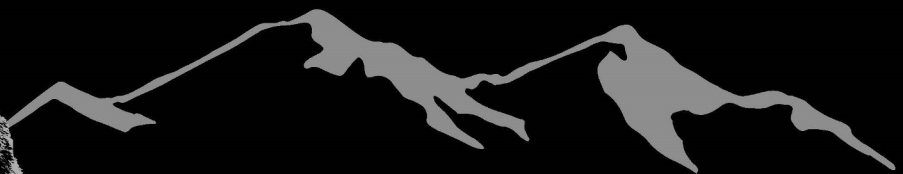
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