

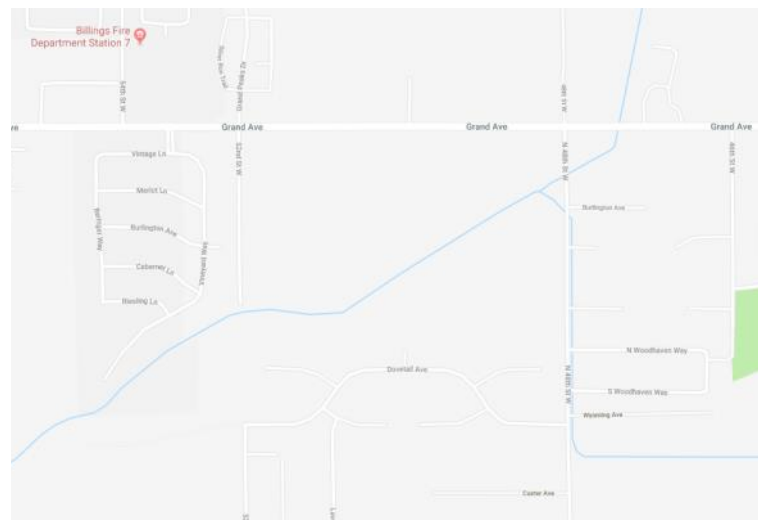
Development Land FOR SALE



5000 Block of Grand Ave Tract 1C, COS 2990

PROPERTY HIGHLIGHTS

- South West Corner - 52nd Street West and Grand Ave.
- 17.521 Acres—763,214 sq. ft.
- Current Zoning: Ag Open (A1)
- Property is Red on the City annexation map eligible to apply for annexation now.
- Level land on the south side of Grand Ave.
- 878 feet of frontage by 873 feet deep.
- City water and sewer in Grand Ave.
- Great North West Billings location.
- Full Price: \$1,576,890 (\$2.07 psf.)



Blaine Poppler
(406) 671-0399

blaine@cbcmontana.com

5000 Block Grand Ave, Billings, MT 59106

FOR SALE

CERTIFICATE OF SURVEY No. 2990
 BEING THE NE 1/4 OF SECTION 4, T. 1 S., R. 25 E., P.M.M.
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : DISTRICT COURT, YELLOWSTONE COUNTY
 PREPARED BY : ENGINEERING, INC.
 SCALE: 1" = 200'

JULY, 1998
 BILLINGS, MONTANA

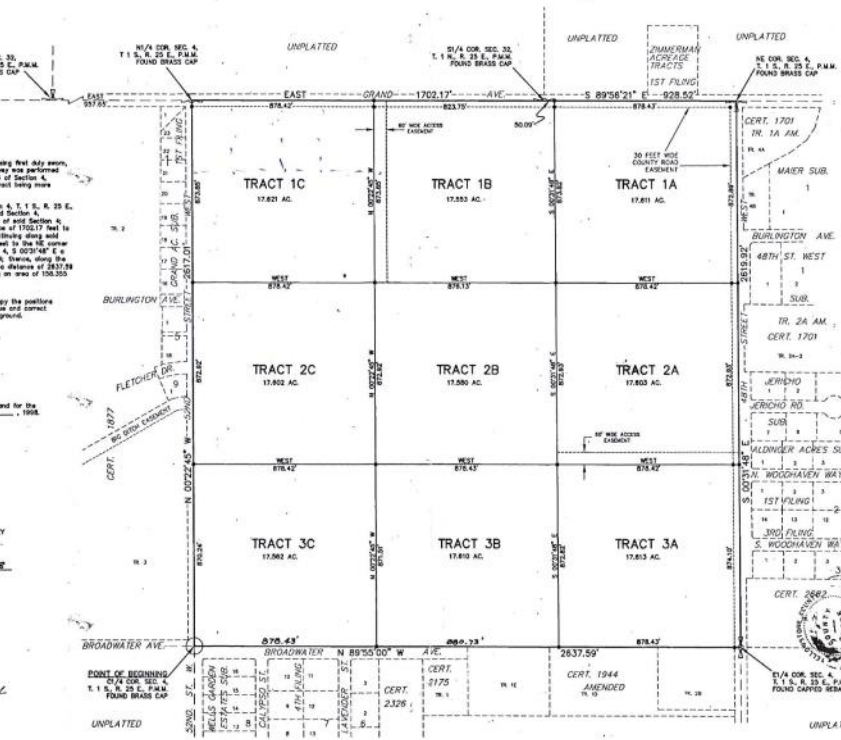
BASIS OF BEARINGS - SOUTH LINE OF THE SW 1/4 OF SECTION 32,
 T. 1 N., R. 25 E., P.M.M. BEING DUE EAST
 * SET 5/8" X 18" REBAR WITH CAP MARKED "DING INC BLS MT."



CERTIFICATE OF SURVEYOR
 STATE OF MONTANA)
 County of Yellowstone)
 I, the undersigned, a Montana Registered Land Surveyor, being that duly sworn, deponent and sworn that during the month of July, 1998, a survey was performed under the supervision of a tract of land situated in the NE 1/4 of Section 4, T. 1 S., R. 25 E., P.M.M., Yellowstone County, Montana, said land being more particularly described as follows, to wit:
 Beginning of a point which is the CV 1/4 corner of Section 4, T. 1 S., R. 25 E., P.M.M. (thence along the north-south mid-section line of said Section 4, N 00°22'45" in a distance of 3812.01 feet to the 10 1/4 corner of said Section 4, thence along the north line of said Section 4, EAST a distance of 1702.17 feet to the CV 1/4 corner of Section 4, T. 1 S., R. 25 E., P.M.M. (thence, continuing along said north line of Section 4, S 89°56'21" E a distance of 828.52 feet to the NE corner of said Section 4, thence along the east line of said Section 4, S 02°28'48" E a distance of 2818.92 feet to the CV 1/4 corner of said Section 4, thence along the east-south mid-section line of said Section 4, N 89°56'21" W a distance of 2837.28 feet to the point of beginning, said described tract containing an area of 158.355 acres.
 That the monuments of suitable size were set and occupy the positions shown thereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.
 Dated this 17th day of July, 1998.
 ENGINEERING, INC.
 By: *Walter H. Hild*
 Montana Registration No. 22662
 Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 17th day of July, 1998.
Debra
 Notary Public in and for the State of Montana
 Residing at Billings, Montana
 My commission expires December 6, 2002.

CERTIFICATE OF EXAMINING LAND SURVEYOR
 I hereby certify that the hereto attached CERTIFICATE OF SURVEY meets the conditions imposed by the Statute Subdivision and Platting Act 76-3-41 (2)(a).
 July 21, 1998
 County Land Surveyor

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSISTANTS HAVE BEEN PAID FOR MONTANA CODE ANNOTATED 76-3-811-19.76-3-801-19.
 DATE: 7-21-98
 YELLOWSTONE COUNTY TREASURER
 BY: *Stephen Schmidt*
 COUNTY



PURPOSE OF SURVEY - TRACTS CREATED BY COURT ORDER
 The purpose of this division of land is to divide the NE 1/4 of Section 4, T. 1 S., R. 25 E., P.M.M. in accordance with Montana Territorial Judging District Court, Yellowstone County Order No. CV 88-402 dated May 15, 1995. This division of land is awarded from parcel C-8 subdivision pursuant to Section 76-3-201, M.C.A. and A.R.M. 17.36.020(1)(c).
Raymond Knowlton
 Attorney for Ray Knowlton
Raymond Knowlton
 County Attorney for the Estate of Raymond Knowlton
Raymond Knowlton
 Attorney for August Kopper
Raymond Knowlton
 Attorney for Yellowstone County
 Approved as to form

STATE OF MONTANA)
 County of Yellowstone)
 On this 17th day of July, 1998, before me a Notary Public in and for the State of Montana, personally appeared Joseph B. Hornum known to me to be the person who signed the foregoing instrument as the Attorney for Ray Knowlton and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.
 Notary Public in and for the State of Montana
 Residing at Billings, Montana
 My commission expires 12/06/2002

STATE OF MONTANA)
 County of Yellowstone)
 On this 17th day of July, 1998, before me a Notary Public in and for the State of Montana, personally appeared Kenneth O. Palmer known to me to be the person who signed the foregoing instrument as the Attorney for August Kopper and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.
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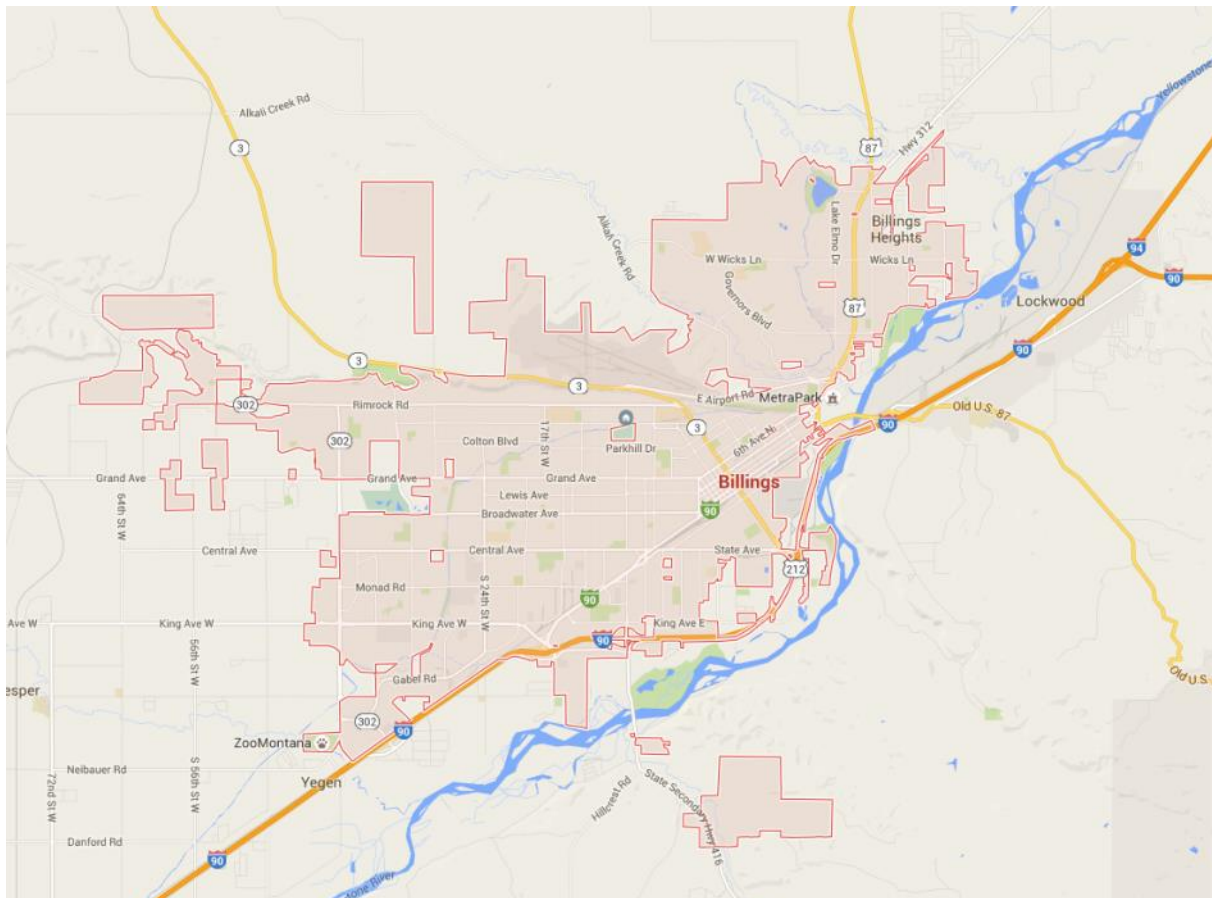
STATE OF MONTANA)
 County of Yellowstone)
 On this 21st day of July, 1998, before me a Notary Public in and for the State of Montana, personally appeared Kenneth O. Palmer known to me to be the person who signed the foregoing instrument as the Attorney for Yellowstone County and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.
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 Residing at Billings, Montana
 My commission expires 12/06/2002

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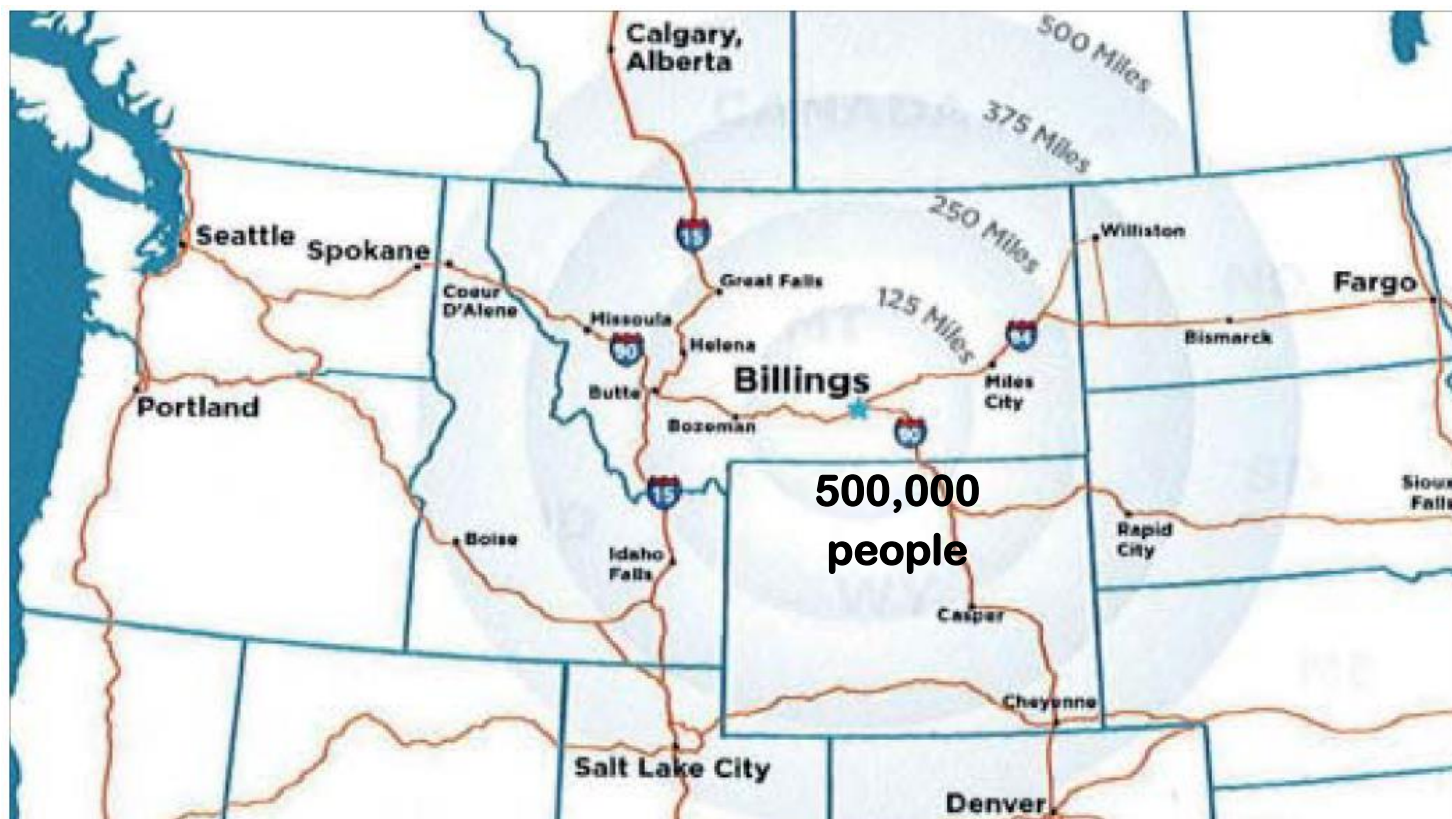
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ABOUT MONTANA

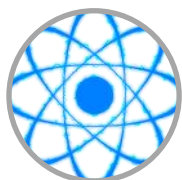
- Largest city in Montana is Billings
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
 - Montana is the 4th lowest in country
- No sales tax
 - Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
 - Compared to rest of Montana
- Favorable business climate
 - Montana ranked 6th out of 50 states



MONTANA TRADE AREA



BILLINGS INDUSTRY



ENERGY

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.



HEALTHCARE

Billings is home to two-state -of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Health grades for excellence in patient safety. These hospitals are the largest employers in the community and the state.



REGIONAL HEADQUARTERS

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.

BILLINGS INDUSTRY



DATA CENTERS & IT SERVICES

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.



MANUFACTURING

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.



WAREHOUSING

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.

CONTACT INFORMATION

For more information, please contact:

Blaine Poppler

COLDWELL BANKER COMMERCIAL

CBS

1215 24th St West

Billings, MT 59102

(406) 671-0399

blaine@cbcmontana.com