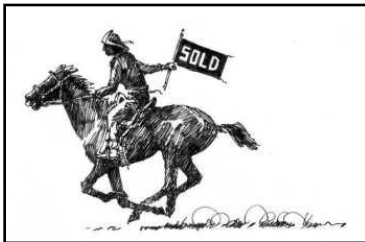


Rimrock Equestrian Center

Billings, Montana 59106



For additional details, contact:

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Rimrock Equestrian Center

LOCATION & ACCESS: Rimrock Equestrian Center is located 12 miles north of Billings, MT, with access off Highway 3 and Molt Road.

AREA FEATURES: Located only minutes from Montana's largest city known as "Montana's Trailhead" and Logan International Airport, this property is in close proximity to all of Billings' shopping, dining, and recreational amenities. Billings is also home to the coveted Billings Livestock Commission Horse Sales, Northern International Livestock Exposition and Rodeo, Wrangler Team Roping Championships and Finals, and many other equestrian events.

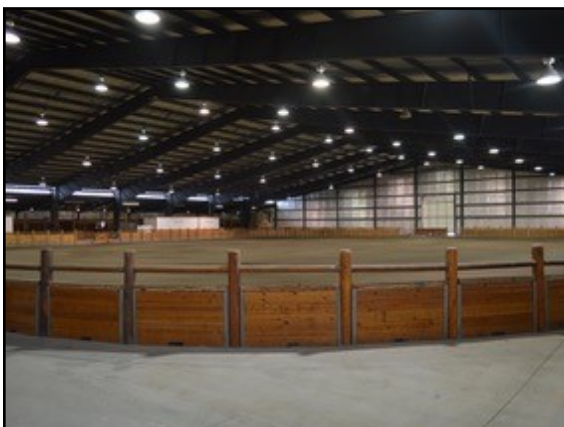
ELEVATION: 3,873 feet.

WATER: House—3,300 gallon cisterns
Barn—30,000 gallon concrete cistern

IMPROVEMENTS:

Main Barn:

- ◆ 50,000 sq. ft. (set up with arena in the middle and shed rows down each side)
- ◆ 170' x 196' riding arena
- ◆ 32 Stalls with automatic waterers
- ◆ 4 Tack Rooms
- ◆ 2 Feed Rooms
- ◆ 2 Heated Wash Bays
- ◆ 2 Laundry Rooms with toilets and sinks
- ◆ Handicap Accessible Public Restrooms
- ◆ 3 Offices
- ◆ Seating Area (Constructed for viewing area to be added above offices at south end)



IMPROVEMENTS:

Accessory Barn:

- ◆ 40' x 144'
- ◆ 22 Stalls with automatic waterers
- ◆ Storage / Tack Room

Other Outbuildings:

- ◆ 30' x 40' Shop
- ◆ 30' x 40' Storage Building
- ◆ 10' x 12' Storage Shed

Ranch Home:

- ◆ 2,928 sq. ft. log home built in 2007
- ◆ 3 Bedrooms
- ◆ 2 Full Baths
- ◆ Open Concept Main Floor
- ◆ Loft Living Area
- ◆ Unfinished Full Basement roughed in for 2 bedrooms & 1 bath
- ◆ Electric Heat Pump & Pellet Stove

ACREAGE: Total Deeded Acres—154.38

- ◆ Perimeter Fenced
- ◆ Fenced Paddocks with Automatic Waterers



TAXES: \$14,968.62 for 2018.

PRICE: \$999,900

TERMS: Cash or New Loan.

BROKER COMMENTS: Rimrock Equestrian Center has the potential to be the equestrian hub of Billings with limitless possibilities for hosting events of all kinds, boarding, etc. Owner has been working with Schools of Mines and a potential well location has been identified in the Northwest corner of the property. This property has tons of potential and is priced to sell quickly.



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.