



ELBOW CREEK RANCH

RED LODGE, CARBON COUNTY, MONTANA

\$6,612,200 | 3,833± ACRES

**RANCH**
I N V E S T O R

RANCH SUMMARY

Listing Price: \$6,612,200

Address: Selms & Elbow Creek Road

Acres: 3,833± total accessible acres

Zoned: Agriculture

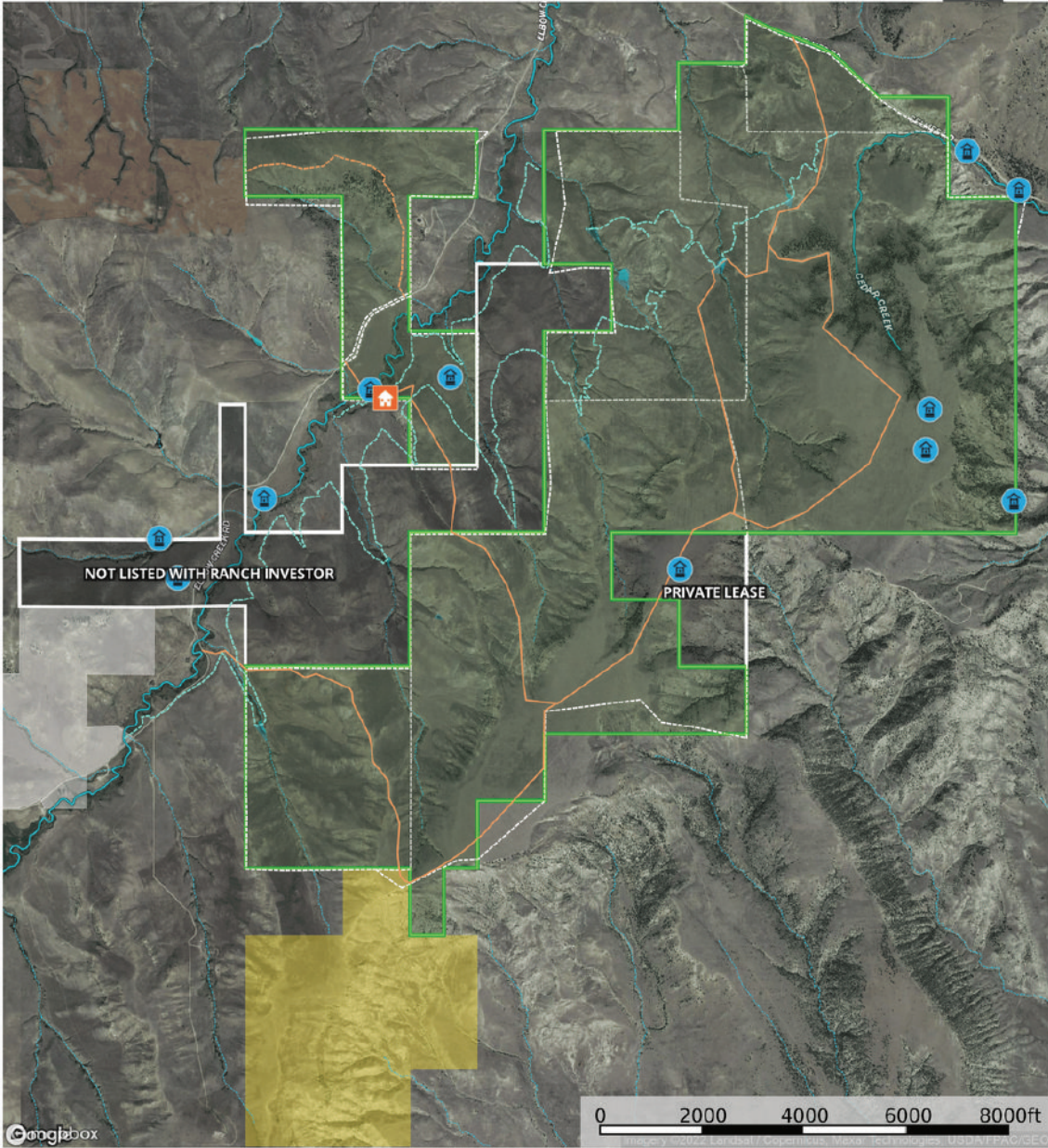
Location: Red Lodge, MT

Taxes 2021: \$1,820.59

Consisting of 3,007± deeded acres and located in one of the most biologically diverse areas of the nation, the Elbow Creek Ranch is known for its wildlife including Boone and Crockett trophy bull elk, bobcats, mountain lions, upland game bird, and both white-tail & mule deer. Water to the property is provided by a stock tank filled by an 80 foot deep well, multiple stock reservoirs, and springs. The habitat is owner-rated for year-round grazing of 150 pairs but has historically been used for summer grazing, and for many years the owners have leased an additional 120± acres of landlocked/unfenced private pasture on a year-to-year basis. Its close proximity and easy access to Red Lodge and Billings, Montana, as well as private access to 706± acres of landlocked BLM make this an exceptionally unique offering. See map for details on an additional 640 acres contiguous to this ranch not listed by Ranch Investor.

STATE LOCATION MAP

Elbow Creek Ranch
Montana, AC +/-



- | | | | | | | | | | |
|----------------|------------|-------------------|-------------------|--------------|-------|------------------|------------------------|----------------------|-------------|
| House | Well | Road / Trail | Homesteader ditch | Primary Road | Fence | Private Lease | Not Listed with Ranch | Pond / Tank | Option 1 |
| Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements | Stream, Intermittent | River/Creek |
| Water Body | | | | | | | | | |

Colter DeVries
P: 4064251027 colter@ranchinvestor.com 1921 1st Ave N. Billings MT 59101

M The information contained herein was obtained from sources deemed to be reliable. Magright Services makes no warranties or guarantees as to the completeness or accuracy thereof.

To schedule a showing or request more information, give Colter a call. He'd be happy to help make your dreams come true.



Colter DeVries

Broker/Owner

Accredited Land Consultant (ALC) -
REALTORS LAND INSTITUTE
ASFMRA - Professional Farm & Ranch
Management
ASFMRA - Advisory & Consulting



(406) 425-1027

Colter@Ranchinvestor.com

Montana RRE-BRO-LIC-71136
Wyoming RE-15238
Colorado FA. 100094023



@RanchInvestor



@RanchInvestors



@Ranch Investor



@Coltjames



American Society
of Farm Managers
& Rural Appraisers

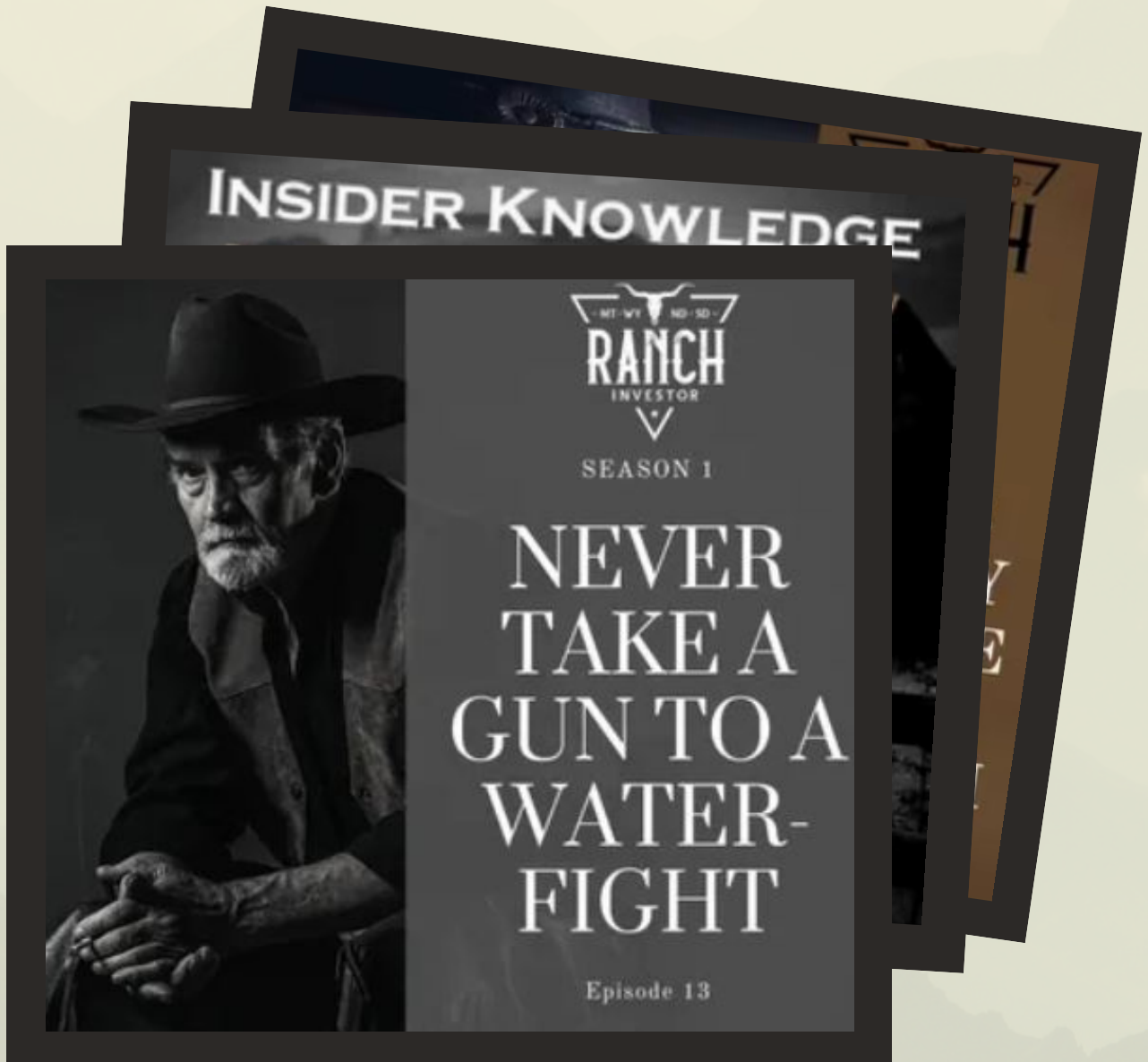




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Ranch Investor

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Season 1 Episode 13

How do you maximize the value of your water rights, if you have any water rights at all? Do you even know if these have intrinsic value or are they simple smoke-and-mirrors?.....

IMPORTANT NOTICE
RELATIONSHIPS/CONSENTS IN REAL ESTATE TRANSACTIONS
(COMBINED EXPLANATION AND DISCLOSURE)

Definition of Terms and Description of Duties

A **“Seller Agent”** is obligated to the **Seller** to:

- act solely in the best interests of the seller, except that a seller agent, after written disclosure to the seller and with the seller’s written consent, may represent multiple sellers of property or list properties for sale that may compete with the seller’s property without breaching any obligation to the seller;
- obey promptly and efficiently all lawful instructions of the seller;
- disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent with a buyer or another seller;
- safeguard the seller’s confidences;
- exercise reasonable care, skill, and diligence in pursuing the seller’s objectives and in complying with the terms established in the listing agreement;
- fully account to the seller for any funds or property of the seller that comes into the seller agent’s possession; and comply with all applicable federal and state laws, rules, and regulations.

A **“Seller Agent”** is obligated to the **Buyer** to:

- disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller;
- disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- act in good faith with a buyer and a buyer agent; and
- comply with all applicable federal and state laws, rules, and regulations.

A **“Buyer Agent”** is obligated to the **Buyer** to:

- act solely in the best interests of the buyer, except that a buyer agent, after written disclosure to the buyer and with the buyer’s written consent, may represent multiple buyers interested in buying the same property for similar properties to the property in which the buyer is interested or show properties in which the buyer is interested to other prospective buyers without breaching any obligation to the seller;
- obey promptly and efficiently all lawful instructions of the buyer;
- disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent with another buyer or seller;
- safeguard the buyer’s confidences;
- exercise reasonable care, skill, and diligence in pursuing the buyer’s objectives and in complying with the terms established in the Buyer/Broker agreement;
- fully account to the buyer for any funds or property of the buyer that comes into the buyer agent’s possession; and
- comply with all applicable federal and state laws, rules, and regulations.

A **“Buyer Agent”** is obligated to the **Seller** to:

- disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer;
- disclose to a seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the buyer;
- act in good faith with a seller and a seller agent; and
- comply with all applicable federal and state laws, rules, and regulations.

DUAL AGENCY IF A SELLER AGENT IS ALSO REPRESENTING A BUYER, OR A BUYER AGENT IS ALSO REPRESENTING A SELLER WITH REGARD TO A PROPERTY, THEN A DUAL AGENCY RELATIONSHIP MAY BE ESTABLISHED. IN A DUAL AGENCY RELATIONSHIP, THE DUAL AGENT IS EQUALLY OBLIGATED TO BOTH THE SELLER AND THE BUYER. THESE OBLIGATIONS MAY PROHIBIT THE DUAL AGENT FROM ADVOCATING EXCLUSIVELY ON BEHALF OF THE SELLER OR BUYER AND MAY LIMIT THE DEPTH AND DEGREE OF REPRESENTATION THAT YOU RECEIVE. A BROKER OR A SALESPERSON MAY NOT ACT AS A DUAL AGENT WITHOUT THE SIGNED, WRITTEN CONSENT OF BOTH THE SELLER AND THE BUYER

A **“Dual Agent”** is obligated to a Seller in the same manner as a seller agent and is obligated to a buyer in the same manner as a buyer agent, except that a dual agent:

- has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and
- may not disclose the following information without the written consent of the person whom the information is confidential:
 - (i) the fact that the buyer is willing to pay more than the offered purchase price;
 - (ii) the fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
 - (iii) factors motivating either party to buy or sell; and
 - (iv) any information that a party indicates in writing to the dual agent is to be kept confidential.

A **“Statutory Broker”** is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- disclose to:
 - (i) a buyer or a buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller; and
 - (ii) a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer;
- exercise reasonable care, skill, and diligence in putting together a real estate transaction; and
- comply with all applicable federal and state laws, rule and regulations.

A **“Dual Agent”** is obligated to a Seller in the same manner as a seller agent and is obligated to a buyer in the same manner as a buyer agent, except that a dual agent:

- has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and
- may not disclose the following information without the written consent of the person whom the information is confidential:
 - (i) the fact that the buyer is willing to pay more than the offered purchase price;
 - (ii) the fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
 - (iii) factors motivating either party to buy or sell; and
 - (iv) any information that a party indicates in writing to the dual agent is to be kept confidential.

An **“Adverse Material Fact”** means a fact that should be recognized by a broker or salesperson as being of enough significance as to affect a person’s decision to enter into a contract to buy or sell real property and may be a fact that:

- (i) materially affects the value, affects structural integrity, or presents a documented health risk to occupants of the property; and
- (ii) materially affects the buyer’s ability or intent to perform the buyer’s obligations under a proposed or existing contract.

“Adverse material fact” does not include the fact that an occupant of the property has or has had a communicable disease or the property was the site of a suicide or felony.

Disclosures/Consents

The undersigned Broker or Salesperson hereby discloses the relationship(s) as checked below, and the undersigned Seller or Buyer acknowledges receipt of such disclosure(s) and consents to the relationship(s) disclosed.

Seller Agent

- By checking this box, the undersigned consents to the Broker or Salesperson representing multiple sellers of property that may compete with the Seller's property.

Buyer Agent

- By checking this box, the undersigned consents to the Broker or Salesperson representing multiple buyers interested in similar properties at the same time.

Statutory Broker

- Dual Agent** (by checking this box, the undersigned consents to the Broker or Salesperson acting as a dual representative.)

Broker and/or Salesperson Date

Seller Buyer Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business day. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.