



**FIDDLE CREEK**  
**LIVINGSTON, MONTANA**







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**\$4,900,000 | 593± ACRES**

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**LISTING AGENT: B ELFLAND**

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

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**SALES | AUCTIONS | FINANCE | MANAGEMENT**

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## EXECUTIVE SUMMARY

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*Fiddle Creek acreage offers a highly productive irrigated ranch base in the scenic Shields Valley, just 15 minutes from Livingston and 45 minutes from Bozeman, Montana. The 593± acres are characterized by rolling terrain, lush, irrigated fields, and cottonwood trees lining Fiddle Creek and other seasonal water courses. The views of the neighboring Crazy, Bridger, and Absaroka Mountain ranges are spectacular. The ranch holds abundant water rights that provide for the irrigation of 414± acres, with approximately 337± acres sprinkler-irrigated under two Valley pivots. The acreage has strong farming productivity and leasing potential, along with remarkable possibilities for creating a private homesite.*



## LOCATION

Fiddle Creek lies in Shields Valley, approximately 20 minutes north of the lively western town of Livingston, Montana, and 45 minutes east of Bozeman. Bridger Bowl Ski Area is just 35-40 minutes from the ranch gate. Yellowstone National Park is 90 minutes to the south for the more adventurous. There is a jet-capable airstrip near Livingston with commercial air services at Bozeman.

The property is accessed off Shields River Road East, a county road that parallels the Shields River on the east side, with paved Highway 89 on the west side of the river. The area is rural, with high amenity retreat properties interspersed with large ranches.

The small town of Clyde Park (population 300-400) is just a few miles north of Fiddle Creek. Shields Valley High School and Junior High is in Clyde Park, serving the communities of Wilsall, Clyde Park, and the greater Shields Valley.





## LOCALE

The greater area surrounding Fiddle Creek includes some larger private holdings owned by a combination of old-line ranching families and more recent owners who desire to maintain the integrity and privacy of this region. The property sits on the threshold of larger communities with a full line of amenities and services, offering the opportunity for one foot to step into an intimate private landscape while the other stands in a thriving community. Livingston, gateway to the Paradise Valley and Yellowstone National Park, supports numerous art galleries, a wine cellar, a bookstore, a restored McKim, Mead and White railroad depot, gourmet restaurants, theaters, fly shops, and a variety of antique stores. The world-famous Yellowstone River rushes through town and represents the spirit of this exciting small community. Livingston has a rich history in the fly-fishing community and is home to the International Federation of Fly Fishers. The Livingston headquarters hosts educational programs and has an extensive history of fly fishing in its museum and library.



Immediately to the east of the ranch are the Crazy Mountains, locally referred to as the “Crazies.” This “island” mountain range spans roughly 40 miles between the Musselshell and Yellowstone River valleys to the north and south. With peaks rising to over 11,000 feet, this is a truly spectacular range, including a considerable amount of above-tree-line country dotted with high mountain lakes in cirques amongst the peaks. This range lies on the far eastern flank of the Rocky Mountains, with the Great Plains spreading to the east. One can access the national forest from the ranch at numerous trailheads, the closest being Rock Creek, 15 miles from the property.

## GENERAL DESCRIPTION

Fiddle Creek is raw land with no residential or agricultural structures. Currently, in agricultural use, the majority of the acreage is irrigated by two center pivots. To the east, the property ascends, revealing several desirable building sites that command panoramic views of the surrounding mountain ranges.



Fiddle Creek flows through the property from east to west, and the Shields Valley Ditch, the primary irrigation water source in the area, flows north to south. Fiddle Creek's meandering course provides a wetland corridor that is lined with cottonwood trees, willow, and other vegetation.



The variety of topographic change, waterways, irrigated crops, trees, and native grasses is very picturesque. It's a classic river valley setting in southwest Montana with irrigated ranch land enabled by the Shields River, which runs just a few hundred yards west of the property, and majestic mountain peaks overlooking the valley.



## ACREAGE

*593± total deeded acres*



## ACREAGE BREAKDOWN

- 414± total irrigated acres with a combination of decreed water rights and shares in the Lower Shields Valley Ditch Company
- 337± sprinkler-irrigated acres under two Valley pivots
- 77± acres of flood irrigation
- 179± acres of pasture





## GENERAL OPERATIONS

Fiddle Creek is currently leased for agricultural use. The Lessee irrigates the fields, producing hay and small grains on a rotational basis. The hay fields are a combination of alfalfa, sainfoin, and grass. Typically, two cuttings of hay are taken, and the aftermath is grazed. The native pasture has not been grazed, and extensive new fencing along Fiddle Creek limits livestock access to a few watering sites to protect the riparian area along the creek.





## **WILDLIFE RESOURCES**

A variety of wildlife frequents the ranch. Whitetail deer and mule deer are common, and elk primarily utilize hay fields in the fall. Antelope are also seen in the fields at times. Hungarian Partridge and Pheasant are regularly found on the property in huntable numbers due to the combination of food sources, water, and cover in the draws.

## **FISHERY RESOURCES**

The Shields River is just a few football fields away and offers good fishing for a variety of trout. The river is accessible at public access points, and Montana stream access laws provide for walking, wading, or floating below the high-water mark. Floating the Shields is not common because of the river's size and flow. It's better used as a wading stream and consequently has less traffic than larger rivers nearby.

The Shields joins the Yellowstone River approximately ten minutes south of the property. The Yellowstone is the longest free-flowing river in the continental United States and is renowned as a world-class trout fishery. To maximize an angling experience on the Yellowstone, consider fishing from a drift boat or wading along the gravel bars and islands that separate the river channels.







## **TAXES**

Property taxes are \$2,898.85 for 2023.

## **WATER RIGHTS**

The ranch possesses 400 shares from the Lower Shields Valley Ditch Company, which are used to irrigate the two pivots. Of those 400 shares, 35 shares are leased to the neighbor to the south. There are also decreed rights out of Tobin Creek, which are utilized for flood irrigation. Please contact Hall and Hall for a list of water rights.







## **BROKER'S COMMENTS**

*Fiddle Creek is an investment-quality ranch property with income generation through agricultural production and great potential for homesite development. The landscape diversity, including hills, draws, water resources, irrigated fields, and rugged mountain views, is picturesque. The desirable location near Livingston and Bozeman adds to its appeal. All those factors make the property appealing to an operator, buy-and-hold investor, or someone looking to create their dream ranch.*



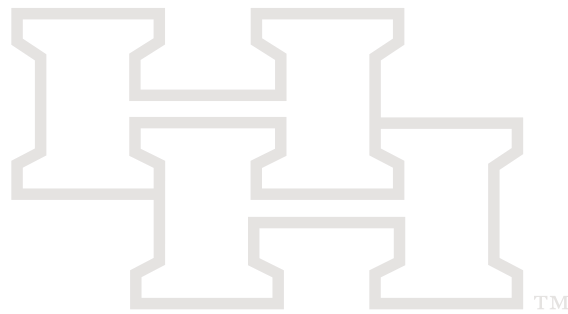




*Click on map above for link to MapRight map of property.*

## PRICE

**\$4,900,000**



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.



## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882



## UNDERSTANDING WHOM REAL ESTATE AGENTS REPRESENT

Montana law requires that BUYER's and SELLER's be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

**SELLER's Agent:** exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only, and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

**BUYER's Agent:** exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only, and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

**Dual Agent:** does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

**Statutory Broker:** is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

**In-House SELLER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be.

**In-House BUYER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

**Subagent:** is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

*[B ELFLAND](#) of Hall and Hall is the exclusive agent of the Seller.*



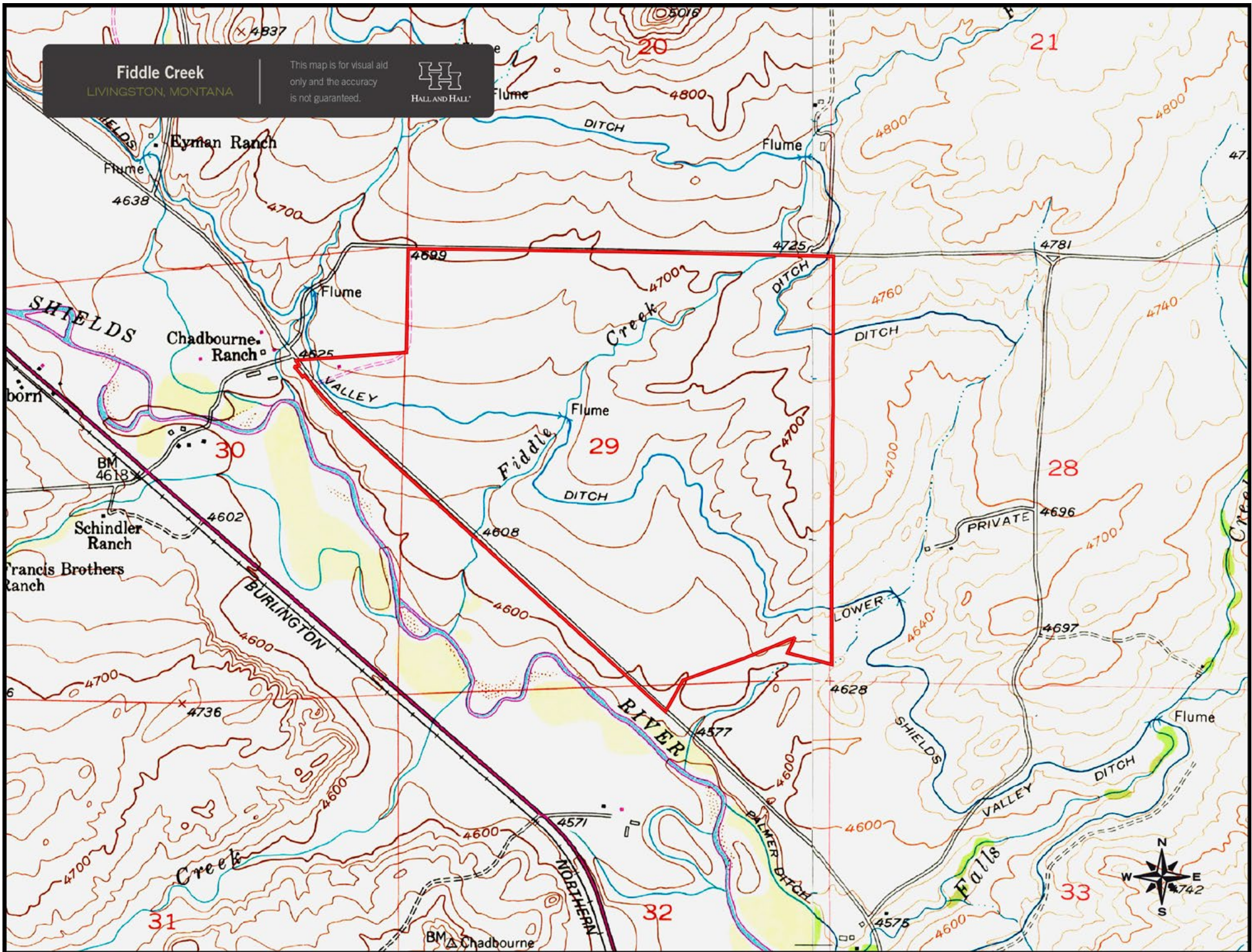
# Fiddle Creek

LIVINGSTON, MONTANA

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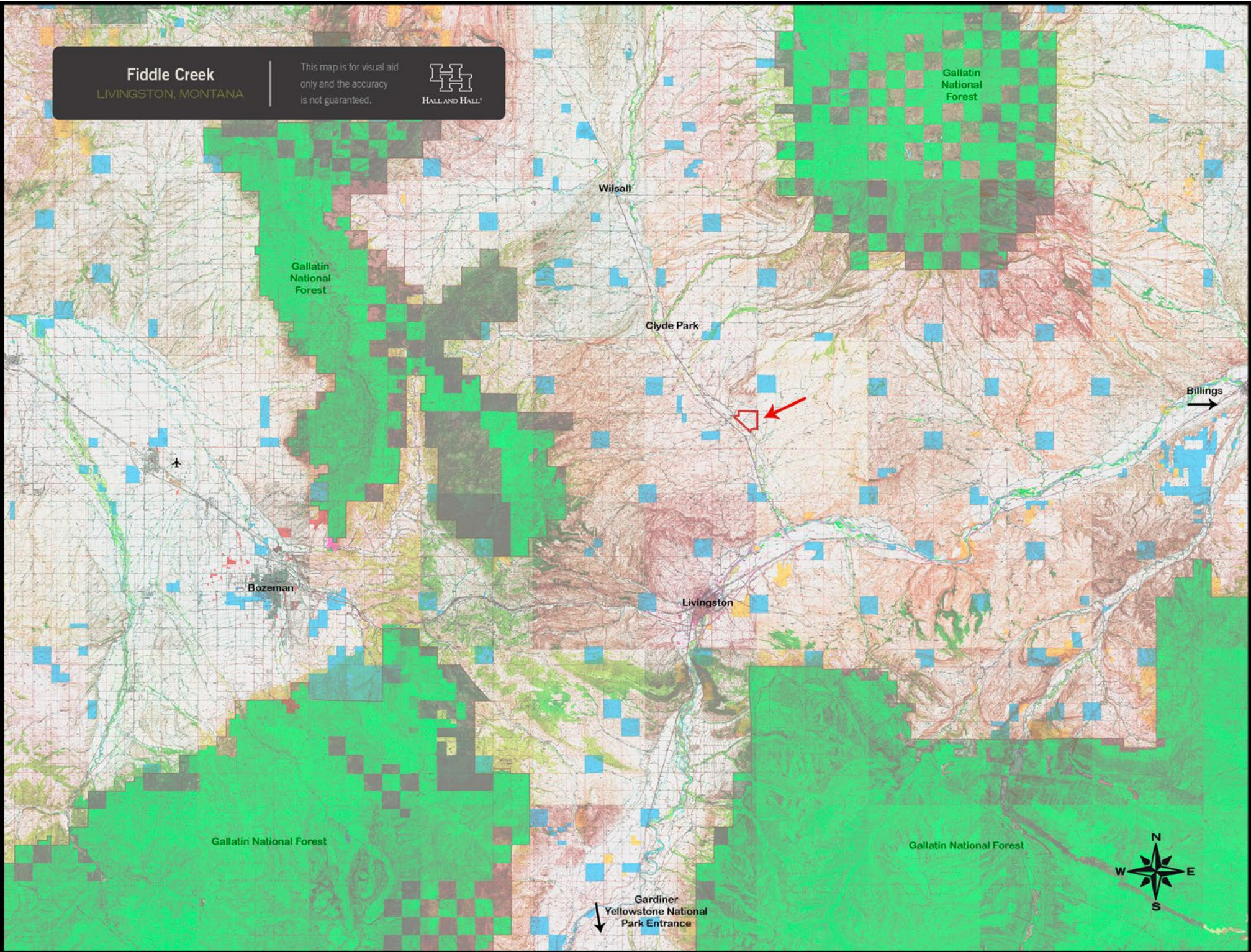




# Fiddle Creek

LIVINGSTON, MONTANA

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Gallatin National Forest

Gallatin National Forest

Wilson

Clyde Park

Billings

Bozeman

Livingston

Gallatin National Forest

Gallatin National Forest

Gardiner  
Yellowstone National  
Park Entrance





**Fiddle Creek**  
LIVINGSTON, MONTANA

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