



Mile High Ranch
HELMVILLE, MONTANA





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\$2,800,000 | 168± ACRES



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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.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Perched on an elevated ridge overlooking the Nevada Creek Valley sits Mile High Ranch, a four-season recreational retreat in the midst of some of Montana's wildest landscapes. The ranch offers privacy and room to explore, yet, at just under 170 acres, it is manageable with all the amenities those looking for a rural escape could want. The property is ideally improved with a 4,456± square foot, remodeled two-bedroom log home with two additional rooms which could be converted into bedrooms, as well as an unfinished basement allowing for supplemental living or storage space. Additional improvements include a fully appointed guest cabin, heated shop, equipment shed, and garden space with greenhouse. The property is gated, fully perimeter fenced, and adjoins state ground, which in turn provides access to the 11,380-acre Hoodoo Mountain Wilderness Study Area. The ground has been meticulously maintained, providing a varied mix of forested hillsides, cool draws, and open meadows inviting wildlife, including deer, elk, and bear. A tributary to Braziel Creek flows below the improvement cluster, and a small pond provides riparian ambiance for both the two and four-legged residents. Despite its wild and private setting, the ranch is only one hour from Helena and one hour and fifteen minutes from Missoula. With their regional airports serving many hubs nationwide, access to the ranch from a maintained county road is exceptional. For staples and quick runs to the hardware store, Lincoln, a town of roughly 1,000 people, is located approximately thirty minutes to the northeast. The property is being sold turnkey with an assortment of home furnishings and equipment included in the purchase price.

Location

Located roughly 30 minutes from the town of Lincoln, Mile High Ranch is accessed from State Route 141 via the maintained county road to the ranch's main gate. While Lincoln offers a small municipal airport, the closest jet-capable strip is located in Deer Lodge, 50 miles to the south. For commercial air service, Helena and Missoula are one hour and one hour and twenty minutes, respectively, offering direct service to many hubs across the nation. Perched on a gentle, north-facing ridge overlooking the Nevada Creek Valley, the main improvement cluster is ideally sited to take in the views yet maintains a sense of privacy. The ranch is centrally located, providing easy access to the Bob Marshall Wilderness Complex, Glacier National Park, as well as several ski areas, hunting, and fishing in the many streams that meander through the Blackfoot River Valley.



Locale

Helmville, a rural community in Powell County, is located in the scenic Nevada Creek Valley. With a population of around 38 residents, it serves as a hub for the surrounding agricultural operations. The local economy is primarily driven by agriculture, with multi-generational ranches producing cattle, hay, and grains. Notably, the Mannix Family Ranch, a six-generation operation spanning approximately 50,000 acres, has been recognized for its environmental stewardship and sustainable ranching practices.



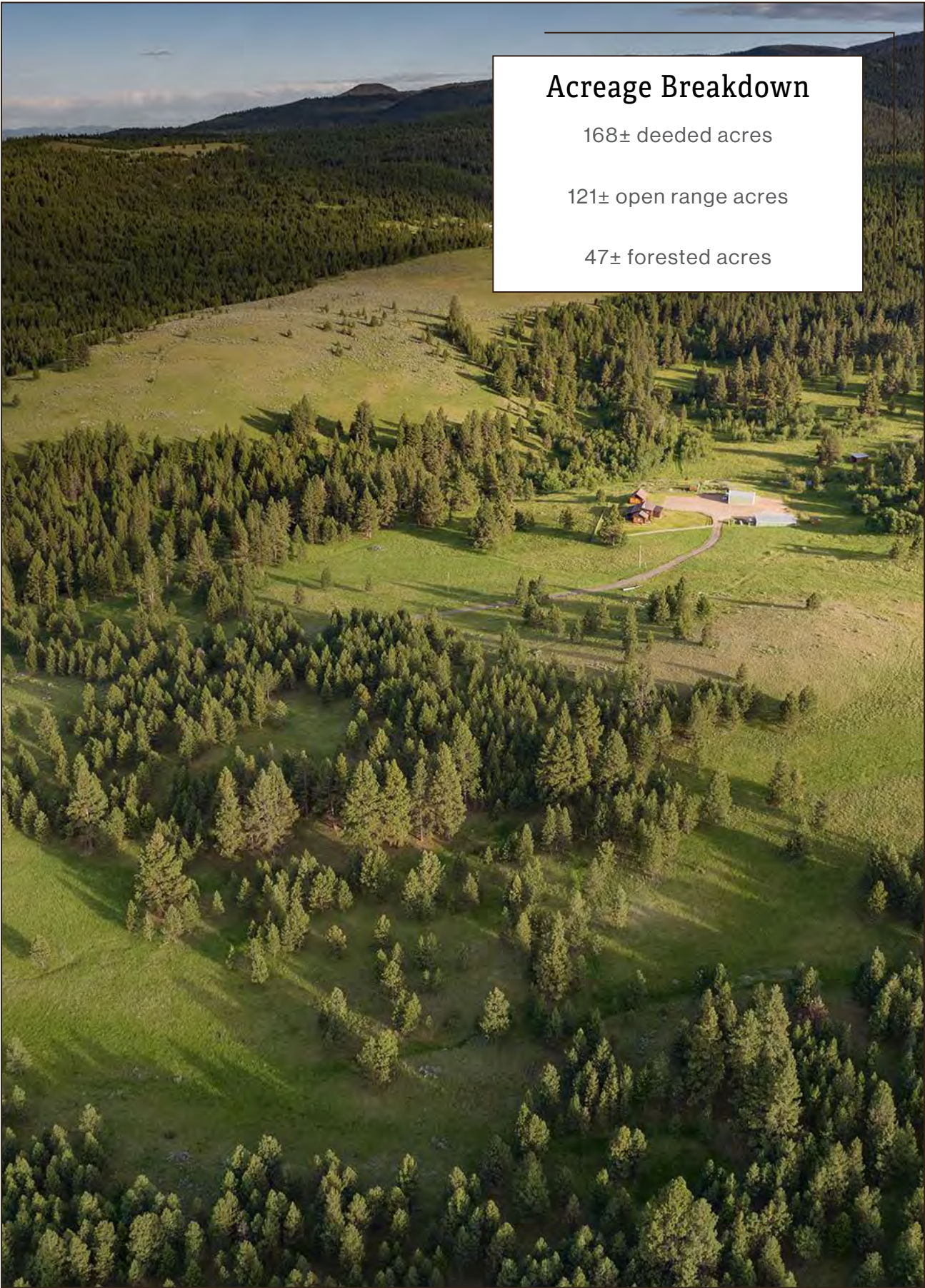
Community life in Helmville is vibrant despite its small size. The annual Helmville Labor Day Rodeo is a major event, attracting visitors from across Montana for a weekend of rodeo competitions, live music, and community gatherings. Helmville's rich history is reflected in its preserved homesteads and longstanding family ranches, some dating back to the 1860s. The community's commitment to conservation and sustainable living ensures its natural beauty and rural charm are maintained for future generations.



General Description

Mile High Ranch occupies a gentle ridge overlooking the bucolic Nevada Creek Valley. After entering through the main gate, the paved road ascends half a mile through a tree-lined meadow to the improvement cluster. From the homesite, the topography continues to rise through the aspen and coniferous forests until it meets the state ground to the southwest. A tributary to Braziel Creek cascades through aspen groves along the eastern boundary, providing a cool riparian corridor for wildlife and stock.





Acreage Breakdown

168± deeded acres

121± open range acres

47± forested acres

Improvements

Mile High Ranch is ideally improved with a main home, guest home, shop, and equipment shed. A detailed list of all improvements and upgrades is available upon request.



The 4,136± square foot main home has been completely remodeled and offers two upper-level ensuite bedrooms and two bonus rooms, which could easily be converted into additional sleeping spaces. The full, unfinished basement provides nearly 1,470± square feet of below-grade space, which could be used for a gym, additional bedrooms, or office space. While appointed with modern amenities, the home retains its rustic character, suitable for a recreational escape. Recent upgrades include new flooring, HVAC, sunroom with propane stove, wood stove, upgrades to the kitchen and bathroom, and much more. The 655± square foot detached guest home adjacent to the main home is completely self-sufficient with a kitchen, full bath, laundry, loft sleeping area, and living room space. The residential complex has cell service, a security system, internet, and underground sprinklers.







The 30' x 40' heated and insulated ranch shop is ideal for small projects and provides additional conditioned storage space. This metal structure offers two oversized roll-up doors, a work bench, a barrel stove, compressed air, and a wide array of tools and equipment, which are included in the purchase price.

The 1,800± square foot (30' x60') five-stall equipment shed provides covered storage for vehicles, tractors, implements, or UTVs.





Climate

Helmville and the Blackfoot River Valley experience a continental mountain climate with four distinct seasons. Winters are long, cold, and snowy, with temperatures often falling below zero and heavy snow accumulation from November through March.

Summers are short, warm, and dry, with daytime highs typically in the 70s and 80s and cool nights. The dry air and low humidity create a comfortable summer climate, ideal for ranching and outdoor activities. Spring and fall are brief transitional seasons, bringing a mix of sun, rain, and cooler temperatures.

Annual precipitation ranges from 12 to 18 inches, much of it as falling snow. Thunderstorms occasionally occur in late spring and early summer, but the area remains relatively dry overall. The high elevation, around 4,300 feet, contributes to frequent temperature swings between day and night.

Generally, the last frost occurs in late May, with freezing temperatures returning in mid-September for a 100 to 120-day frost-free growing season.



General Operations

Mile High Ranch lacks significant stock infrastructure but is perimeter and pasture fenced and retains rights for stock water, allowing for horses or a small summer grazing program.



Water Resources

Mile High Ranch has a small, spring-fed pond that overflows into a small creek that runs along the eastern boundary below the improvement cluster. The ranch retains one groundwater right for domestic and stock purposes, supplied by a 25-gallon-per-minute well.



Wildlife Resources

Mile High Ranch is located between two wilderness areas and the Helena National Forest. As such, the region is teeming with wildlife. The ranch is home to elk, deer, bear, and mountain lion. Additionally, many birds and non-game species call the ranch and surrounding public land home.

Recreational Considerations

The Blackfoot River Corridor area offers a variety of recreational opportunities. Surrounded by two National Forests and wilderness areas, the region is ideal for fishing, hunting, hiking, camping, and winter sports.

Regionally, hunters flock to the region in the fall for elk and deer hunting within the vast swaths of public land surrounding the ranch. The Scapegoat Wilderness can be accessed from the North Fork of the Blackfoot Trailhead, which offers some equine facilities for packers. Adjacent to the ranch is a small piece of state land, which gives way to the Hoodoo Mountain Wilderness Study Area. Accessible by horseback directly from the ranch, this 11,380± acre tract of public land is lightly used and offers horseback riding, hunting, fishing, and backpacking.

Winter sports are also an option in the region. Snowmobiling, downhill and cross-country skiing, and ice fishing are all available nearby or within a short drive.



Fishery Resources

Fishing enthusiasts enjoy the nearby Blackfoot River and its various tributaries, while Browns Lake provides excellent fishing, boating, and primitive camping. Fishing is also an option in Nevada Creek, which flows near the property and Nevada Creek Reservoir, which is under ten minutes to the east.

Taxes

The annual estimated taxes are \$6,278.

Mineral Rights

The seller will convey all the mineral rights they own, if any.

Additional Information

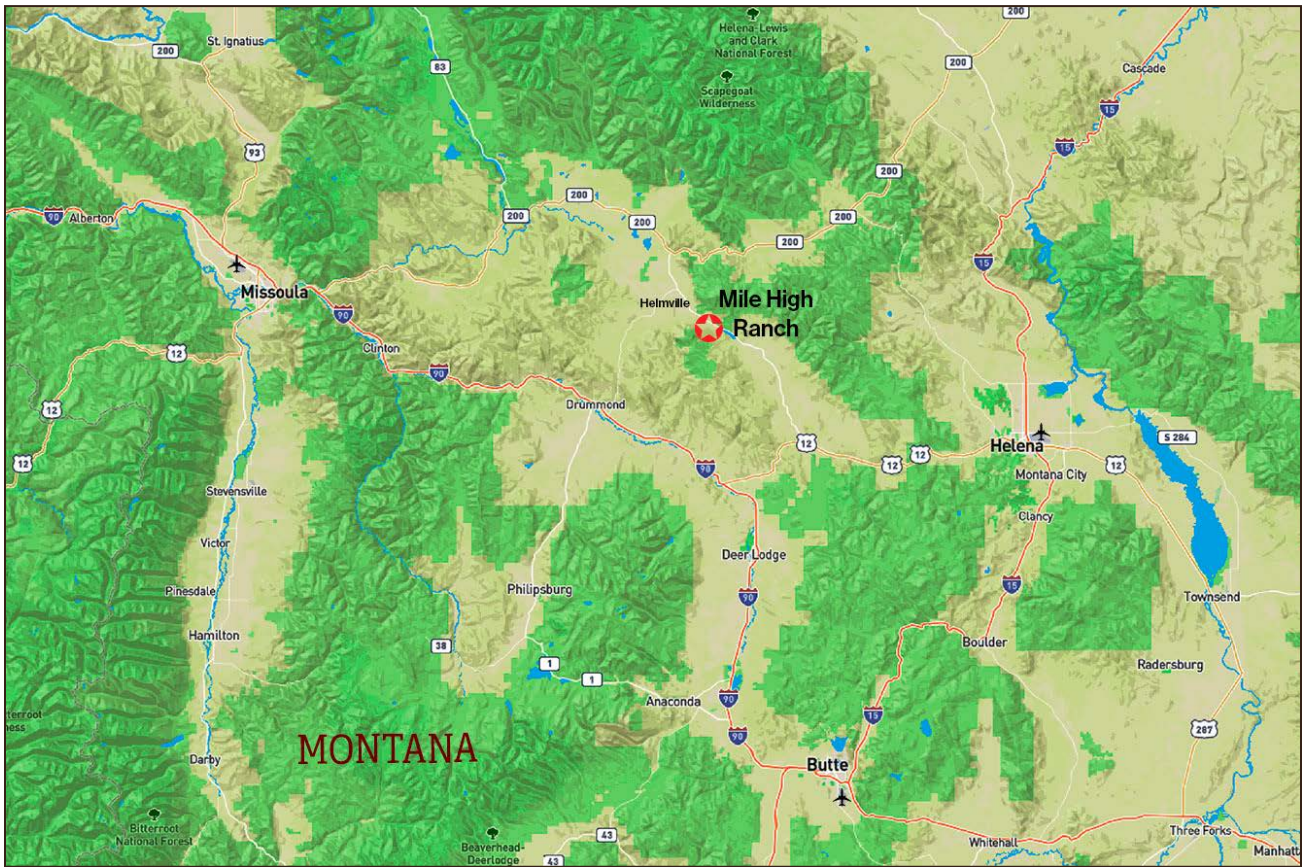
Mile High Ranch is unencumbered by a conservation easement but would be a good candidate for conservation because much of the surrounding area is protected.





Broker's Comments

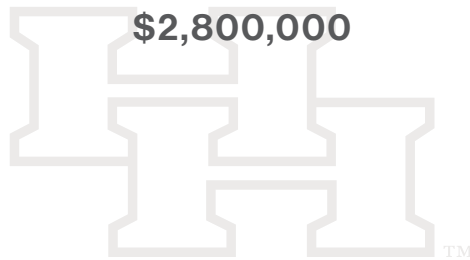
Situated near some of Montana's most wild and protected landscapes, Mile High Ranch is a four-season retreat, perfect for a full-time residence or recreational escape. Offered turnkey with equipment and home furnishings, it's ready for immediate enjoyment.



Click on map above for link to Land id™ map of property.

Price

\$2,800,000



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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](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Chad Dugger](#) 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.

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[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (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.

[Deke Tidwell](#) of Hall and Hall is the exclusive agent of the Seller.

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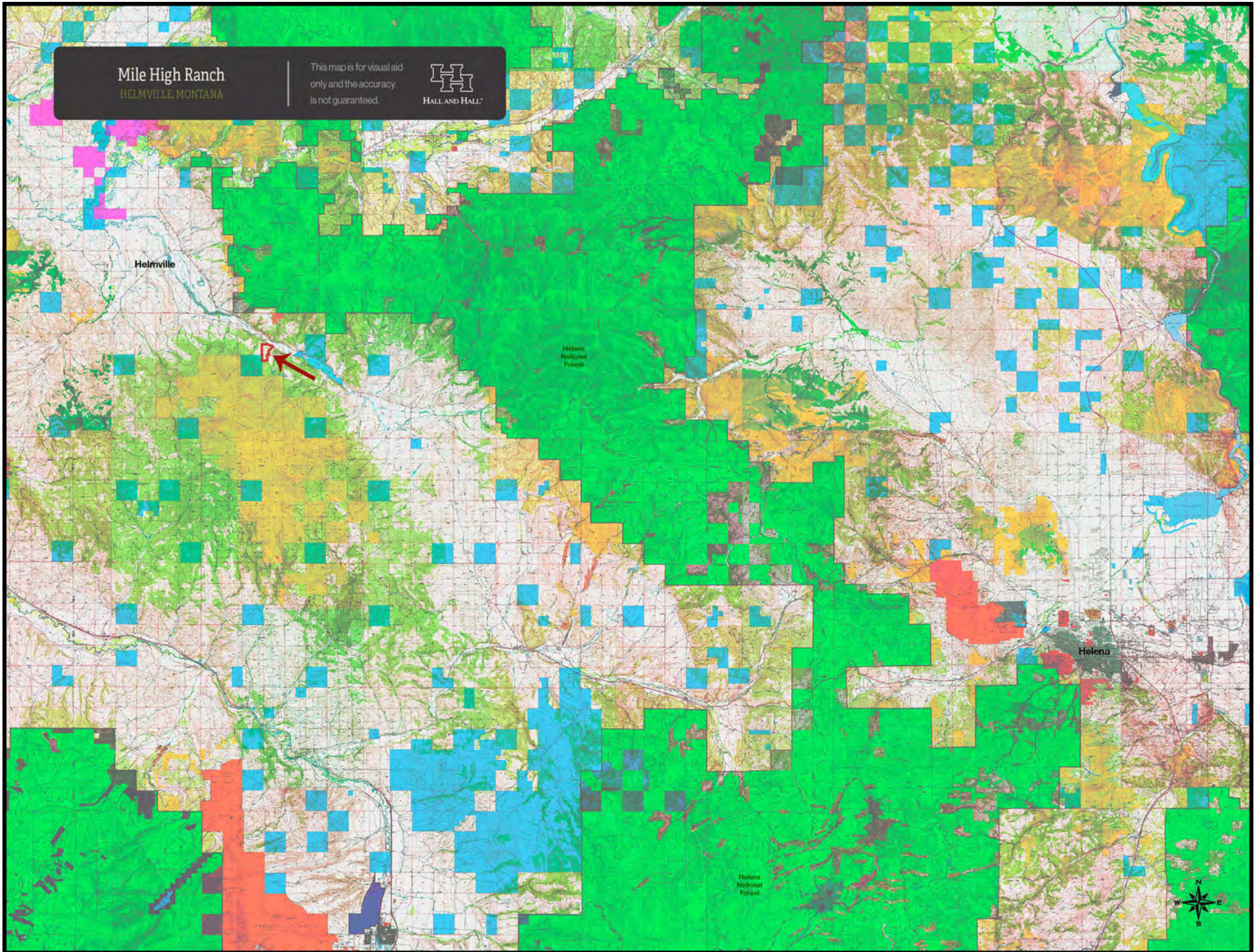


Helmville

Helena National Forest

Helena

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