

RAICH MONTANA
PROPERTIES LLC



DOUBLE AA RIVER RANCH

2375 East River Road, Livingston, Montana 59047

TRACY RAICH, Broker | Owner 406.223.8418

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DOUBLE AA RIVER RANCH



PROPERTY OVERVIEW

The Double AA Ranch is one of the most spectacular ranches to come to market in the Paradise Valley of Livingston Montana. While there are many beautiful recreational ranches in Montana, few inspire with such majestic beauty and tranquility as the Double AA. Graced with 1,443 ± acres and a long stretch of the legendary undammed Yellowstone River, the ranch offers 3.55 ± miles of world-class trout fishing, a robust wildlife habitat and gorgeous scenic vistas of the Absaroka Beartooth Mountains and the Gallatin Mountain Range. The Double AA is also a working cattle ranch with lush irrigated hay fields, three flowing creeks and abundant grazing land.

The ranch consists of mostly flat river bottom and rolling grasslands used for hay and pasture. Cottonwood, aspen, and willow line the riparian corridors that exist along the long stretch of the Yellowstone River. McDonald, Barney, and Cascade creeks traverse portions of the property. The land supports an abundance of wildlife including white-tail and mule deer, black bear, mountain lion, elk in the winter months, badger, fox, and other small mammals. Bald eagles nest in the riparian corridor in the northern part of the property. Osprey, golden eagle, several hawk varieties, owls, blue heron, geese, Sandhill cranes, and many songbirds are found on the property.

A flexible conservation easement with The Montana Land Reliance has been placed over the ranch to ensure the protection of its agriculture heritage, fish & wildlife habitat and wide-open space. A brief summary of permitted uses is found on page 5.

Double AA River Ranch presents an excellent opportunity to own one of the finest river ranches in Montana that will provide years of enjoyment whether it be on a full or part-time basis.

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TROUT FISHING

The ranch offers world-class trout fishing with 3.55 ± miles on the legendary Yellowstone River and striking mountain peaks as its backdrop. Most of the Double AA's river frontage is accessible for wade fishing and boat launching. This section of the Yellowstone River is home to a solid mix of large Brown trout, Cutthroat and Rainbow trout.



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LEGAL DESCRIPTION: Certificate of Survey No. 1314, according to the official Plat thereof on file and of record in the office of the Clerk and Recorder, Park County, Montana.

Township 4 South, Range 9 East, M.P.M., Park County, Montana

Section 23: SW1/4NW1/4, lying Northwesterly of East River Road W1/2SW1/4, lying Northwesterly of East River Road

Township 4 South, Range 9 East, M.P.M., Park County, Montana

Section 14: NW1/4;W1/2SW1/4; EXCEPTING therefrom Recorder's Plat No. 399

Section 15: Lots 5, 6, 7, 8 and 9; S1/2SW1/4; SE1/4; EXCEPTING PARCEL AA

Section 21: Government Lots 5 and 6, (Includes Certificate of Survey No. 297-B)

Section 22: Lot 2; NW1/4; NE1/4; E1/2SW1/4; NW1/4SW1/4; SE1/4; EXCEPTING therefrom the following tract of land: 1) Certificate of Survey No. 1024, and 2) Certificate of Survey No. 1184

Lot A as shown on Recorder's Plat No. 399, according to the official Plat thereof on file and of record in the office of the Clerk and Recorder, Park County, Montana.

A tract of land being a portion of Sections 14 and 15, Township 4 South Range 9 East, of the principal Montana Meridian, Park County, Montana described as Tract AA of Certificate of Survey No. 2170, according to the official Plat thereof on file and of record in the office of the Clerk and Recorder, Park County, Montana.

CONSERVATION EASEMENT SUMMARY: The easement generally allows the following activities to be conducted on the property subject to the specific terms of the Conservation Easement and consistent with the maintenance or enhancement of the natural resources and Conservation values:

1. Agricultural uses including raising of livestock and growing of crops.
2. Construction of temporary agricultural structures not placed on permanent foundations or footings.
3. Construction of permanent agricultural structures or improvements in several development areas as specifically defined and permitted by the easement.
4. Recreational activities (including undeveloped commercial recreation) including but not limited to hunting, fishing, hiking, and wildlife viewing. A boat ramp may be added.
5. Maintenance, improvement and replacement of three existing residential structures and one existing lodge.
6. Construction of up to 5 additional residences at several possible development areas as specifically defined and permitted by the easement.
7. Transfer of the parcel as no more than 3 parcels.
8. Leasing of residential dwelling units for any term, including short term; bed and breakfast; commercial guest ranching and ecotourism.
9. Businesses, trades, professions, arts, crafts and other commercial activities that are consistent with the protection of Conservation Values are permitted within the development areas, including within the residential dwelling units, provided that any such business is not a sales or service business involving regular visits to the Property by the general public or delivery trucks. (Except as expressly permitted by the easement the establishment of any commercial or industrial activities or facilities is prohibited—see Conservation Easement for specifics.)

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WATER RESOURCES

The Double AA Ranch has an abundance of water resources which support a thriving cattle operation as well as a variety of world-class sporting opportunities.

All water rights appurtenant to the property and owned by the seller will transfer to the Buyer at closing. Montana waters, in all their varied forms and locations, belong to the State for the benefit of its people. A water right is the right to use the water within state-established guidelines, and not any ownership of the water itself. Montana is currently conducting

a statewide adjudication of all water rights with priority dates prior to July 1, 1973. The statewide adjudication is a court process that prioritizes and quantifies all existing water rights in each Montana drainage basin. With eighty-five basins in Montana, and over 219,000 water right claims, the statewide adjudication is a massive undertaking that is expected to stretch well into the future. Until the adjudication process is complete, the status of any particular water right claim cannot be guaranteed. Water right claims appurtenant to the property may or may not have been fully or finally adjudicated, and any

Buyer is advised to make any offer to purchase contingent upon and subject to such independent inspections, evaluations, and advice concerning the water rights and adjudication process as a Buyer might deem prudent. All Buyers should be aware that Raich Montana Properties LLC has not conducted an expert inspection or analysis of the water rights for this property.



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LOCATION

The vast landscape of Paradise Valley is an outdoorsman's paradise amongst the lush Yellowstone river bottom with its rugged backcountry and spectacular snow-capped peaks of the Absaroka Beartooth Mountain range.

Downtown Livingston – a charming community with culture, restaurants, art galleries and shops is ±13 miles. Thriving Bozeman is ± 40 miles away and the north entrance to Yellowstone National Park is ± 54 miles.

The scenic drive to the ranch begins five miles south of Livingston, at the junction of US Highway 89 and East River Road. The drive crosses the Yellowstone River and then begins a beautiful journey through the open fields and grasslands of the Paradise Valley into the coveted Pine Creek drainage.

Across the Yellowstone river to the south is the beautiful Legacy Ranch with + 500 Acres held in a conservation easement with “The Gallatin Valley Land Trust”. Having this land protected by a conservation easement is a tremendous benefit for the owner of the Double AA River Ranch.

RANCH ENTRY/LAY OF THE LAND

Highway 540/East River Road winds along the northeasterly boundary of the ranch to McGuire Hill Road.

Traversing a short distance you come upon the authentic ranch headquarters with the manager's home clustered together with various agricultural buildings.

The road continues to wind through irrigated fields to the river house and lodge and on to the beautiful wetlands along this long stretch of Yellowstone River.



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AGRICULTURE

Approximately 998 acres are irrigated with \pm 883 acres in pasture and \pm 115 acres in hay which is used to feed cattle and horses in the winter months. The ranch can maintain up to \pm 300 pair of cattle. The tenant/ranch manager and his wife live on site and own the herd. They have leased and managed the ranch for the past 21 years and come highly recommended by the Seller.

Two large hay sheds are located in the middle of the property, and various agricultural and storage buildings are clustered with two of the existing residences, at ranch headquarters, in the northeastern part of the property.



IRRIGATION EQUIPMENT

The ranch owns and operates 11 pivots of varying sizes and one wheel line. The irrigation equipment is fed by various creeks, ditches, the Paradise Canal and the Yellowstone River.



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RESIDENTIAL IMPROVEMENTS

There are three existing residences (the river house, manager's house, rental house) and two small bunkhouse/cabins, which have no bath or kitchen facilities. There is also an attractive log structure originally built to be a fishing lodge by a former landowner in the 1970's that has never been used by the Double AA and offers the opportunity for restoration.

THE RIVER HOUSE

Built in 1979 with an addition in the late 80's, the river house is authentic to its origin and has been well maintained over the years. The home is welcoming and comfortable with a wonderful floor plan that lends itself to family gatherings in a tranquil setting next to the Yellowstone river. The river house has three bedrooms, three full baths and one 3/4 bath. The delightful open kitchen, dining and living area is spacious with a large stone fireplace (gas insert which can be converted back to wood) and access to a large deck which is just steps from the river bank. The great room with high ceilings and windows showcasing the river and dramatic mountain peaks serves as a family room with a sleeping loft. Off the attached two-car garage you will find a mudroom and laundry room, which leads to a lovely study/office with its own bath. As an added bonus, a charming one-room bunk house sits a short distance from the main house. Many beautiful family memories have been made at the Double AA River House.



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THE FISHING LODGE & BUNK CABIN

The fishing lodge is estimated to have been built in the 1970's and has been unoccupied by the Double AA. A new metal roof was installed in 2017. This log structure is ready for restoration and offers many possibilities with its massive great room, large stone fireplace, kitchen, laundry, two loft rooms and two commercial style bathrooms. Two additional bathrooms are accessible from the outside; one has two showers and four stalls, the other has two showers and two stalls. These facilities are in place for use by occupants in the bunkhouse or after a long day on the river.

The bunk cabin with three separate sleeping rooms is a short walk from the lodge and river and is also ready for renovation.



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MANAGER'S HOUSE & RENTAL HOUSE

The charming manager's house is located at ranch headquarters near the entrance to the ranch along with various agricultural and storage buildings that are clustered together. The 1,040 SF house has a new roof, two bedrooms and a bath. The yard is lush with flowers, mature trees, a garden and chicken coop.

A small rental house built in 1962 is located across the road. It has one bedroom and one bath and has been rented to the same individual since 1987.



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UTILITIES

PROPANE:

Provided by AmeriGas

ELECTRICITY:

Provided by Park Electric Cooperative

TELEPHONE/INTERNET:

Landline Telephone by Century Link, WIFI provided by Wispwest in Livingston.

PROPERTY TAXES 2020:

\$12,000 (estimated as property taxes in Park County are billed in arrears)

SANITATION:

There are three permitted septic systems on the ranch.

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will transfer with the property at closing. Mineral rights are not guaranteed. The buyer is advised to conduct their own mineral search.

TOPOGRAPHY & ELEVATION

The topography of the Double AA Ranch can generally be described as a sub-alpine setting made up of lush irrigated hayfields, wetlands and rolling foothills that transition to the Yellowstone River. Elevation is \pm 4,859 feet.

AIR TRAVEL

Six miles east of downtown Livingston is Mission Field Municipal Airport which has an FBO and 5,700 \pm foot paved runway suitable for private jet travel. <http://www.fltplan.com/AirportInformation/LVM.htm>

Nine miles west of Bozeman is Gallatin Field Airport serviced by Allegiant, Frontier, Delta, Horizon Air, North West Jet Blue and United Airlines. The Yellowstone Jet Center of Bozeman accommodates private jet travel and provides excellent concierge services. <http://www.jsjet.com>



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RECREATION

Paradise Valley is a mecca for outdoor enthusiasts and nowhere else in the state is the scenery more spectacular, the fishing more fabulous or the mountains more magnificent. There is much to do throughout the region. The north entrance to Yellowstone National Park is approximately 54 miles from the ranch. Trail heads for hiking and horseback riding are accessible throughout Paradise Valley with several near the ranch.

Due to its size and location the Double AA Ranch is an excellent property to enjoy horseback riding, camping, hunting, cross country skiing, hiking, wildlife viewing and fly fishing.

The Yellowstone River flows through Paradise Valley providing some of the finest fly fishing in the world as well as an inviting playground for kayakers and rafters. The Yellowstone River is the longest free-flowing river in the lower 48 states, flowing some five hundred miles from its source in Wyoming to its confluence with the Missouri river. There are more than one hundred miles of blue ribbon trout water downstream from the Yellowstone

National Park border with populations of Brown, Rainbow and Cutthroat trout. The Yellowstone is an excellent river to float as well as wade fish.

There are also three renowned spring creek fisheries not far from the ranch. Nelson's, Depuy's and Armstrong's each offer free fishing on over five miles of some of the best spring creek water in the world. These spring creeks are natural wonders offering an abundance of wild trout.

www.nelsonspringcreek.com/ www.depuy.springcreek.com/ www.armstrongspringcreek.com/



YELLOWSTONE NATIONAL PARK

Visit nearby Yellowstone and experience the world's first national park. Marvel at a volcano's hidden power rising up in colorful hot springs, mud pots, and geysers. Explore mountains, forests, and lakes to watch wildlife and witness the drama of the natural world unfold. Discover the history that led to the conservation of our national treasures "for the benefit and enjoyment of the people." <https://www.nps.gov/yell/index.htm>



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Compliments of Livingston Chamber of Commerce

LIVINGSTON MT

Livingston Montana is the original gateway to Yellowstone National Park and was founded in 1882 by the Northern Pacific railroad. The town lies on the banks of the Yellowstone River. Unique for a western town, Livingston plays host to ranchers, outdoor enthusiasts, artists, writers, actors and entrepreneurs. The spacious valleys and rugged mountains give residents and visitors access to a beautiful and pristine environment for recreation. In town, they enjoy fine dining, shops, night-life and art galleries in a down to earth cultural atmosphere missed in so many places.

With a population of approximately 8,150 in 2020, Livingston offers many small city amenities and is home to a diverse group of industries and businesses. The Spur Line and Murdoch's offer a full line of ranching supplies, quality feed, fencing, vet supplies and western wear. Livingston HealthCare provides quality healthcare including a new 25-bed critical access hospital, a multi-specialty physician practice, rehabilitation services and home-based services. Additionally you will find successful hospitality, angling, guiding, and consulting firms, as well as [PrintingForLess.com](http://www.PrintingForLess.com), a large employer in Livingston. <http://www.livingstonmontana.org/>

CHICO HOT SPRINGS RESORT

From the ranch you can be at the historic Chico Hot Springs resort in about 15 minutes. Chico is located in the heart of Paradise Valley, just north of Yellowstone National Park is nestled in the foothills of the breathtaking Absaroka Mountain Range. Chico offers an extraordinary variety of accommodations, exceptional dining, outdoor adventures, live entertainment, ultimate relaxation, all with a warm smile and welcoming spirit from their friendly staff. <http://www.chicohotsprings.com>



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CUSTER GALLATIN NFS/ WILDERNESS AREA

The Paradise Valley is almost completely surrounded by public land with over 900,000 acres of wilderness, nearly 200,000 acres of National Forest Land.

Designated in 1978, the Absaroka Beartooth Wilderness area consists of two major mountain ranges with mountains stretching in every direction. On the east, the Beartooth's are rugged, glaciated granite and predominantly above tree line with huge alpine plateaus. The Absaroka's on the west are gentler, with less-rugged mountains, steep ridges, grassy meadows and more heavily forested canyons. This diverse area has semiarid grasslands at 5,000 feet and tundra plateaus form the largest continuous landmass above 10,000 feet in the United States. Ice carved out U-shaped valleys and created the distinct alternating plateau-canyon landscape.

The Beartooth Range contains 29 peaks above 12,000 feet including the highest point in Montana, 12,799-foot Granite Peak. There is an abundance of water in the wilderness with nearly 1,000 lakes, 300-foot waterfalls plummeting to cirque lakes, countless cascades and rushing creeks and rivers. It is a key part of the Greater Yellowstone Ecosystem with habitat for grizzly and black bears, bighorn sheep, elk, moose, mountain lion, pronghorn, bison, lynx and marten. Trout reside in many of the lakes and streams in both ranges.



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SUMMARY

While there are many beautiful recreational ranches in Montana, few inspire with such majestic beauty and tranquility as the Double AA. This offering presents an excellent opportunity to own one of the finest river ranches in Montana and will provide years of enjoyment whether it be on a full or part-time basis.

- Ranches of this size and quality rarely come to market in Paradise Valley
- Demand for river ranches currently exceeds available inventory in this market
- Extraordinary \pm 1,443 Acre world-class sporting ranch located in Montana's famed Paradise Valley
- Sterling recreational attributes including approximately 3.55 \pm miles of the legendary Yellowstone River
- Thriving cattle operation with a favorable lease arrangement with the Ranch Manager
- \pm 998 acres are irrigated with \pm 883 acres in pasture and \pm 115 acres in hay
- Protected in perpetuity with a flexible conservation easement with The Montana Land Reliance
- Amazing views, open space, bountiful wildlife & wetlands in a private and serene setting
- \pm 13 miles from Livingston, \pm 13 miles from Chico Hot Springs Resort, \pm 54 miles from Yellowstone National Park
- Same family ownership since 1987 with significant improvement and excellent stewardship of the land

LIST PRICE:

\$25 Million

CONTACT:

Tracy Raich Broker Owner, Exclusive Agent for the Seller
406-223-8418

Advance Notice Appreciated. Qualified Buyers Only

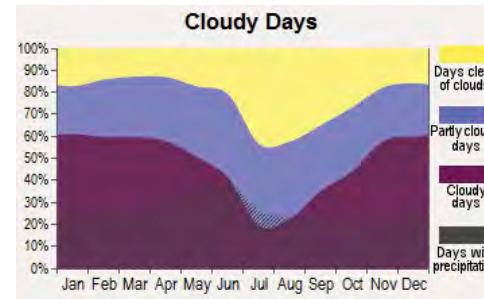
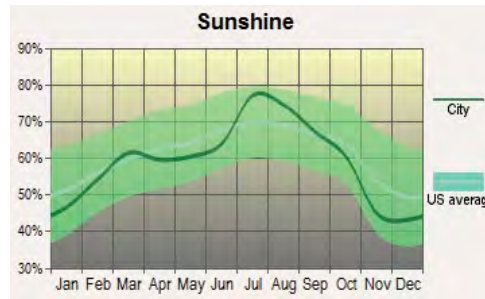
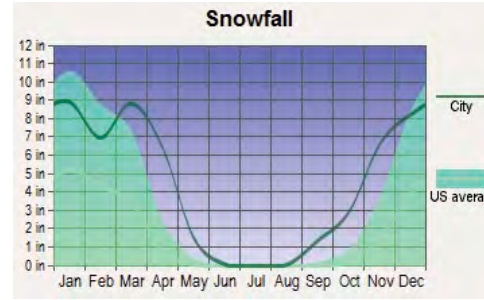
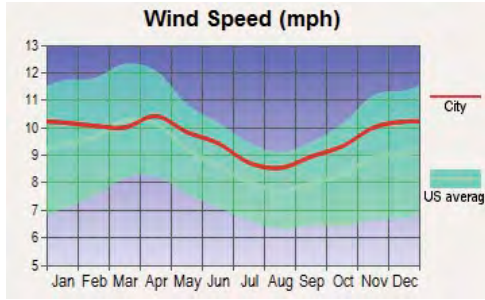
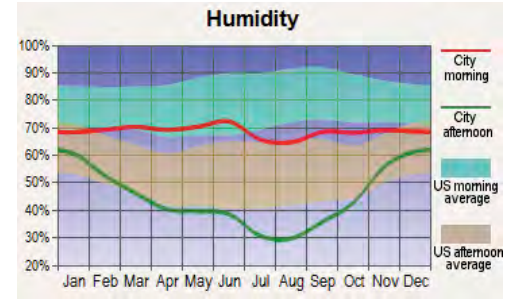
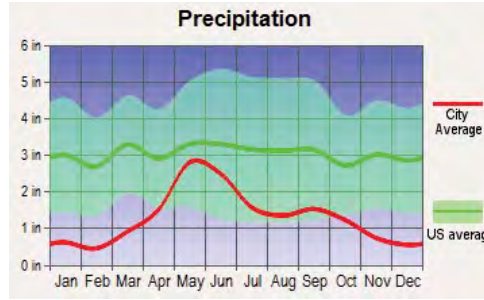
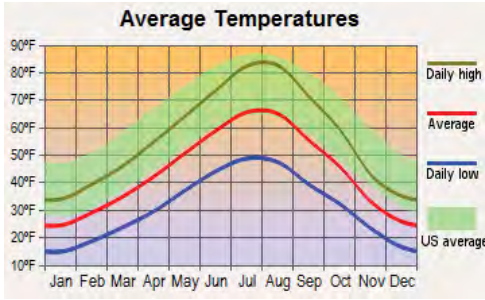
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CLIMATE

Average climate in Livingston, Montana (source: www.citydata.com) Based on data reported by over 4,000 weather stations



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RELATIONSHIPS/CONSENTS IN REAL ESTATE TRANSACTIONS (Combined Explanation and Disclosure/Definition of Terms and Description of Duties)

As required by Montana law, a broker or salesperson shall disclose the existence and nature of relevant agency or other relationships to the parties to a real estate transaction.

I. SELLER AGENT

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

- Act solely in the best interests of 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;
- 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.

Montana law permits a real estate agent, after providing written disclosure to a seller and obtaining a seller’s written consent, to represent multiple sellers of property and to list properties for sale that may compete with the seller’s property, without breaching any obligation to the seller.

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.

2. BUYER AGENT

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

- Act solely in the best interests of the buyer;
- 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;
- 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 listing 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.

Montana law permits a real estate agent, after providing written disclosure to a buyer and obtaining a buyer’s written consent, to represent multiple buyers interested in buying the same property or similar properties to properties in which a buyer is interested and to show properties in which a buyer is interested to other prospective buyers, without breaching any obligation to the buyer.

“Dedicated to the Conservation of the West’s River Corridors and Agricultural Landscapes”

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 the 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 property;
- Act in good faith with a seller and a seller agent; and
- Comply with all applicable federal and state laws, rules and regulations.

3. 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 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 to whom the information is confidential;
 - The fact that the buyer is willing to pay more than the offered purchase price;
 - The fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
- Factors motivating either party to buy or sell; and
- Any information that a party indicates in writing to the dual agent is to be kept confidential.

4. STATUTORY BROKER

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 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, rules and regulations.

5. “ADVERSE MATERIAL FACT”

“An Adverse Material Fact” means a fact that should be recognized by a broker or a 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 that the property was the site of a suicide or felony.