



HIGHLAND VIEW RANCH
SILVER BOW COUNTY, MONTANA





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\$3,595,000 | 589± ACRES



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TRUSTED *by* GENERATIONS, *for* GENERATIONS

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.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
BUFFALO, WYOMING	MELISSA, TEXAS
BILLINGS, MONTANA	WEATHERFORD, TEXAS
SOUTHEASTERN US	

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Highland View Ranch consists of 589± acres with endless recreational opportunities. Located on the eastern slope of the Highland Mountains range with commanding views of the Tobacco Root Mountains and the beautiful Jefferson River valley, the property is flanked by larger ranches and has private access to a landlocked piece of state ground. The transportation hub of Bozeman lies within an hour and fifteen minutes of the property and offers over ten airlines with non-stop flights to thirty U.S. cities. The topography and vegetation that the ranch provides are old-growth coniferous trees, mature stands of aspens, and willows lining the Little Fish Creek drainage that runs through the property for approximately one mile. The diverse terrain and habitat provide for abundant wildlife, including elk, deer, moose, and a host of other fauna. The ranch affords a sanctuary to deer and elk, making it attractive to both the sportsman and nature enthusiast looking for a perfect retreat. There is tremendous fishing in the nearby rivers, including the Madison, Jefferson, Beaverhead, Ruby, and Big Hole River. Highland View Ranch is within good proximity to the entertainment and recreational amenities of Bozeman, MT. The ranch also incorporates a wonderful log home with a state-of-the-art off-grid backup power supply. The home is located on the western edge of the property with impressive views of Red Mountain and the Highland range. In addition to the newer log home, the property has a number of turn of the century homesteads and an old stage stop. Highland View Ranch offers a highly requested but limited supply opportunity to own a complete turnkey “move-in” ready mountain ranch retreat.

LOCATION

Located just forty-five minutes from the headwaters of the Missouri River and the Jefferson, Gallatin and Madison Rivers in Three Forks, MT, this ranch is very well-positioned near world-class fisheries. Bozeman Yellowstone International Airport is approximately seventy-five minutes from the ranch and is served commercially by ten airlines with non-stop flights to thirty U.S. cities. The nearest commercial airport is located in Butte. More information can be found at www.airnav.com. In addition to commercial air service, Butte provides an iconic historical experience with all of the needed amenities including the well-known Rib and Chop House. Whitehall, Montana, named for a large ranch home that served as the stagecoach stop, is fifteen minutes from the property and offers dining, several small shops, and schools from PK through grade 12. Also nearby is Lewis and Clark Caverns State Park, home to the beaver slide and other fascinating rock formations. The best ribs around can be found in Willow Creek, Montana, just down the road at the Woolzie's Willow Creek Café. Three Forks, Montana, is located at the famous confluence of Madison, Jefferson, and Gallatin Rivers. Many historical figures have crossed, camped, or helped build this quaint western town, including Lewis & Clark, John Colter, Jedediah Smith, Jim Bridger, and Kit Carson. Modern amenities including gift stores, an athletic club, coffee shops, banks, churches, taverns, Wheat Montana, tackle shops, and a golf course all serve to enhance the town's rustic appeal. Schools from PK through grade 12 serve the local community. Bozeman, Montana, is only seventy-five minutes to the east and offers all the modern conveniences that one could ask for. In recent years, Bozeman (population 48,500 plus 16,700 students at Montana State University) has received national notoriety for its scenic location, limitless outdoor activities, and historic downtown area. The cafes and restaurants have become a meeting place for active folks who love the fishing, hunting, skiing, mountain biking, and hiking available in the surrounding area.





IMPROVEMENTS



The Highland View Ranch offers a newer custom, completely furnished log home with the following features:

- 4,400± square foot home built in 2007
- Three levels
- Complete off-grid backup power supply
- Wrap-around deck
- Panoramic views of the Highland Mountains
- Three bedrooms, three bathrooms and loft
- Two propane tanks totaling 2,500 gallons
- Radiant floor heat
- Two car garage
- Private gated access to property
- Perimeter fenced





~Jefferson River located minutes from the ranch

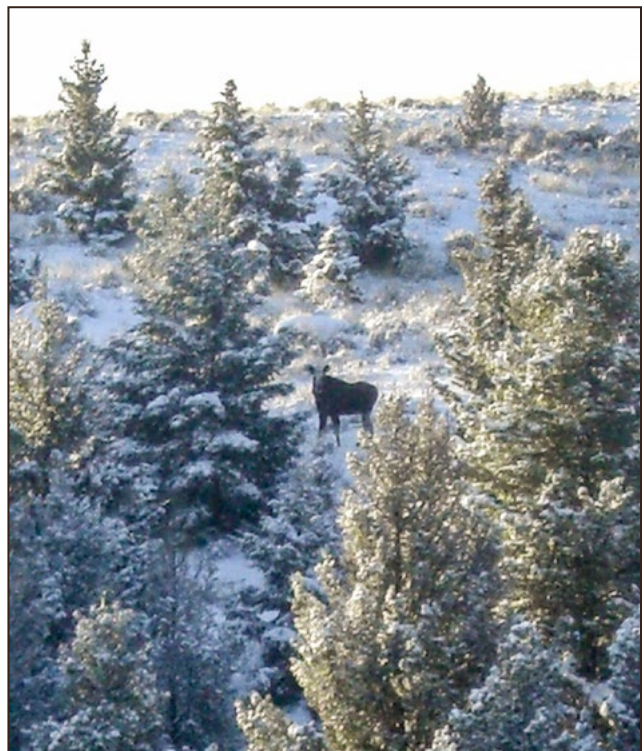


FISHERY RESOURCES

This ideal location has a tremendous amount of quality fishing options within a short drive. The lower Jefferson is minutes from the Highland View Ranch and can have productive fishing at certain times during the year. Additionally, within one hour of the property and offering world-class trout fishing are the Ruby, Big Hole, Missouri, and the Beaverhead Rivers. The Madison, Gallatin, and Yellowstone Rivers are located within one and a half hours of the ranch and are arguably the most famous fly-fishing rivers in the world due to their early notoriety from such legendary fly fishers as Joe Brooks, Charles Brooks, and Bud Lilly, as well as their scenic beauty and incredible numbers and size of trout. For those who wish to get off the beaten path, there are several tributaries, spring creeks, and mountain lakes in the area that will become familiar as these surroundings are explored.

WILDLIFE RESOURCES

Elk and mule deer are the predominant big game animals found on the ranch, although quality whitetail deer have been harvested as well. Often right from the house, elk can be heard bugling during the early archery season. As the general rifle season opens with hunting pressure on nearby public land, animals move into sanctuary areas such as Highland View Ranch and the game numbers on the ranch increase. With abundant feed, water, cover, and typically minimal snow accumulation, the animals are content to stay on the ranch throughout the season. The contiguous, landlocked state section to the north of the ranch provides access to another 640± acres of similar terrain.

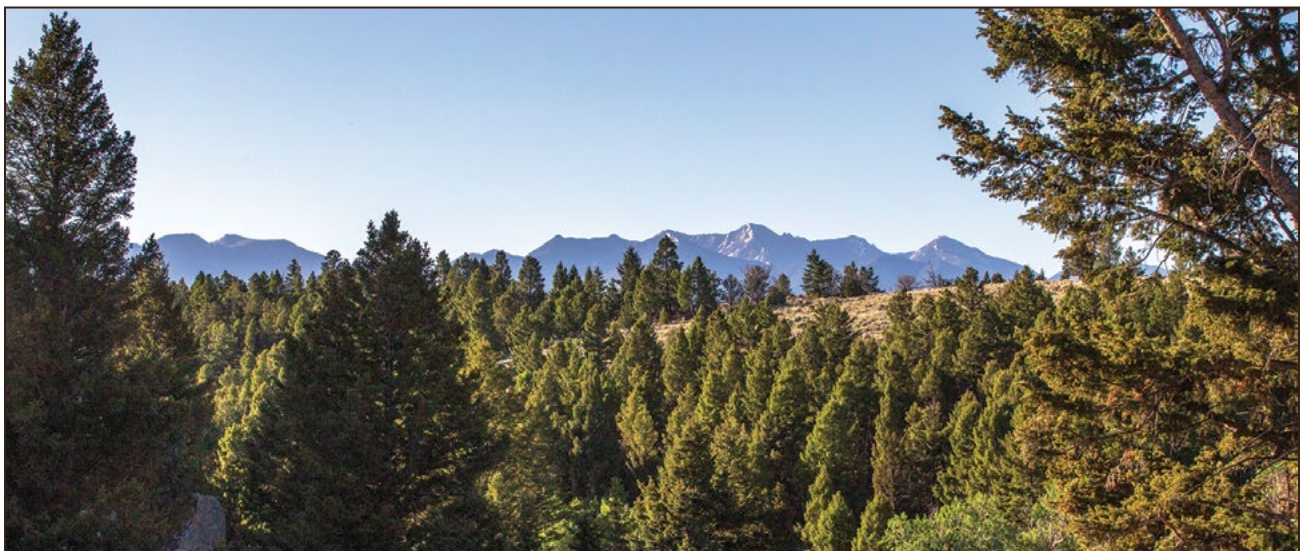


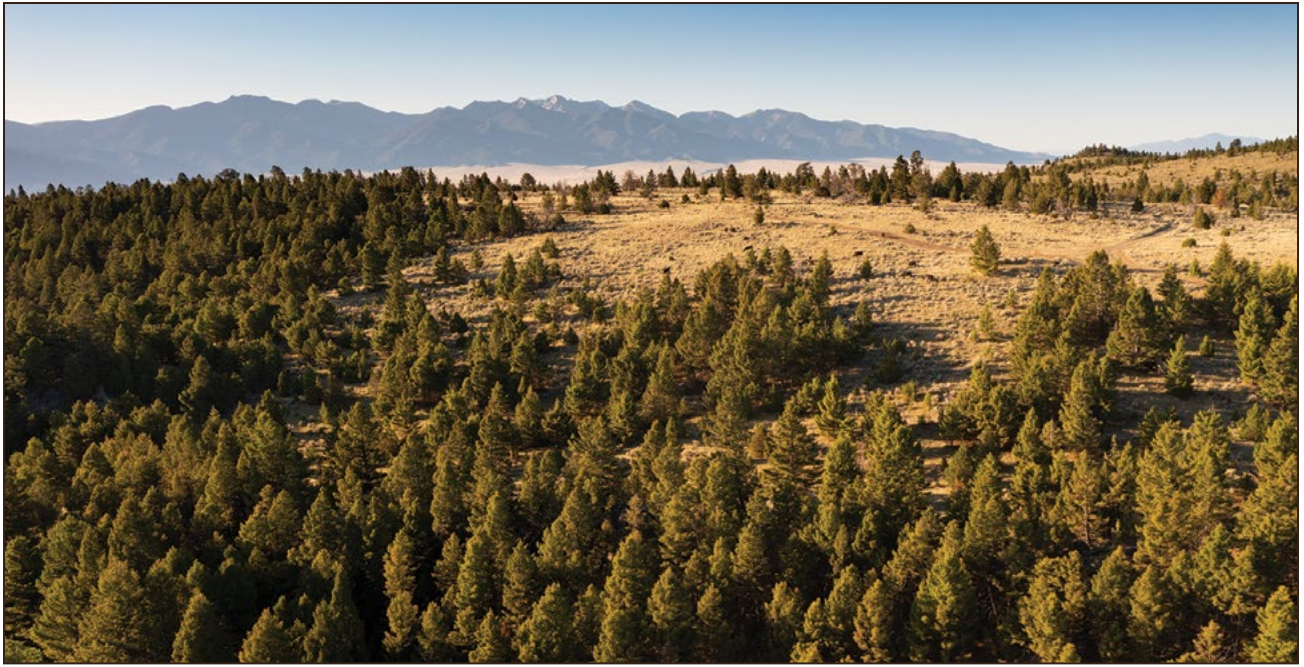
RECREATIONAL CONSIDERATIONS

The property offers great hiking, mountain biking, and four-wheeling/trail riding opportunities. The vast mountain ranges, beautiful meadows, long vistas, and lush valleys contribute a multitude of recreational pursuits, including horseback riding, hiking, backpacking, bird watching, swimming, mountain biking, cross country skiing, and just relaxing and enjoying the scenery. The area also includes tremendous trail systems for different recreational opportunities, including, hiking, horseback riding, mountain biking, four-wheeling, and off-roading experiences.



Big Sky Ski Resort, renowned for the most vertical drop in the lower 48 states, Moonlight Basin Ski Resort, and the Yellowstone Club are all within two hours of the ranch. Bridger Bowl ski area, twenty minutes northeast of Bozeman and just over an hour and a half from the property, has a college-friendly and family atmosphere with a light, fluffy snow intimately known as the “cold smoke”. Golf courses are in abundance in the region and competitive courses can be found in Three Forks, Ennis, several in Bozeman, and in the Big Sky area. Public lands surround the area, including access to thousands of acres of national forest and state ground. The west entrance of Yellowstone National Park is within a two-hour drive showcasing hydrothermal features including geysers and mud pots and an abundance of wildlife and physical beauty in the Greater Yellowstone Ecosystem.





BROKER COMMENTS

The Highland View Ranch is a picturesque mountain “getaway” property. It offers the new owner a turnkey, move-in ready opportunity that is in high demand and limited supply. It is remote; yet easily accessible from the transportation hub of Bozeman with over ten airlines with non-stop flights to thirty U.S. cities. The well-appointed log home has outstanding views and includes a fully operational “off-the-grid” backup power supply. The landscape is diverse with a combination of evergreen timber, grassy meadows, dramatic rock outcroppings, and the aspen lined Little Fish Creek providing a sanctuary for the local wildlife, making it attractive to the nature enthusiast looking for a mountain ranch retreat.

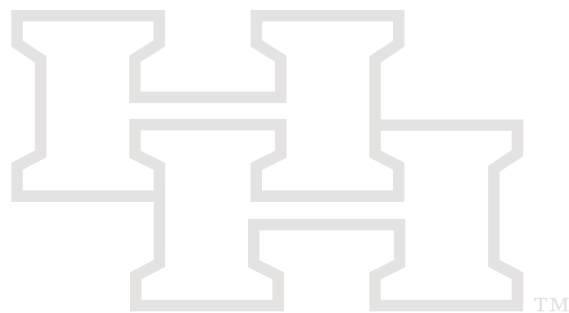




Click on map above for link to MapRight map of property.

PRICE

3,595,000



TM

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. [Wes Oja](#), [Jerome Chvilicek](#), or [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. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 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. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome 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

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6884

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.

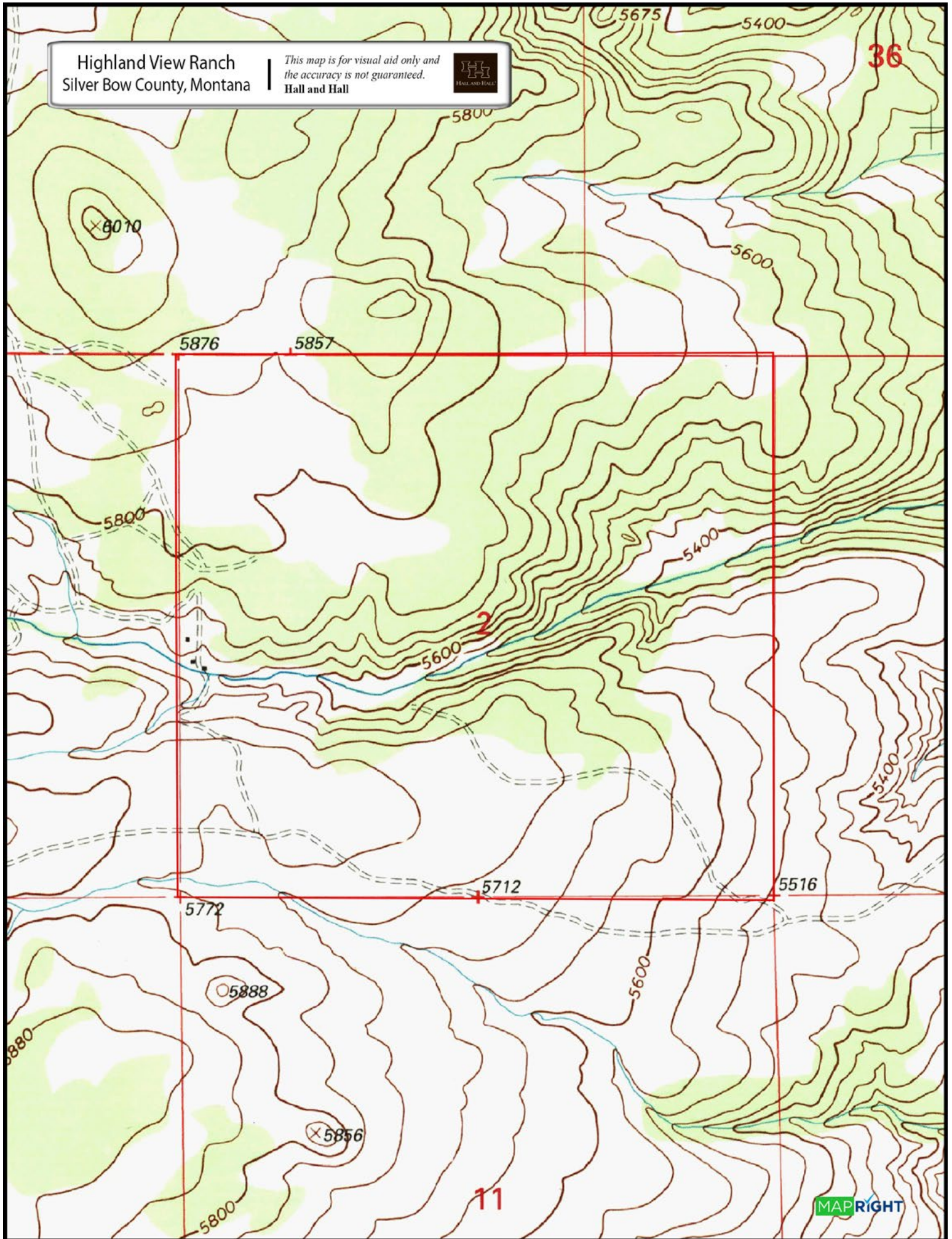
In-House BUYER Agent Designate: is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This 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.

[Ryan Flair](#) of Hall and Hall is the exclusive agent of the Seller.

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Silver Bow County, Montana

This map is for visual aid only and
the accuracy is not guaranteed.
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Butte

Whitehall

Twin
Bridges



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Silver Bow County, Montana

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