

RAICH MONTANA
PROPERTIES LLC



McALISTER RANCH

24 Barney Creek Road, Livingston, MT 59047

TRACY RAICH, Broker|Owner 406.223.8418

1808 East River Road, Livingston MT 59047

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McAlister Ranch

24 BARNEY CREEK ROAD, LIVINGSTON, MONTANA 59047



PROPERTY OVERVIEW

McAlister Ranch is a stunning 661 acre ranch for sale in Montana located in the coveted Paradise Valley, 20 minutes south of Livingston. This authentic ranch serves as an exceptional recreational retreat for the horse enthusiast, hunter, hiker or cross country skier. The 661 +/- deeded acres extend to the Gallatin National Forest lands adjacent to thousands of acres of the Absaroka Beartooth Wilderness that leads all the way to Yellowstone National Park.

Water amenities include a natural spring located up in the private and striking mountain meadow, near the beautiful old hunting cabin moved to the ranch years ago by novelist and previous owner Thomas McGuane. Barney Creek flows through the southern boundary of the ranch for approximately 1100 feet, and irrigation water rights out of Pine Creek flood irrigate approximately 40 acres of pasture and 40 acres of hay ground.

Improvements include a charming 1917 farm house, a historic 1920s barn, small guest cottage, indoor and outdoor riding arenas, a wilderness cabin, and various agricultural outbuildings.

Exclusive access to public lands, along with populations of elk, mule and whitetail deer, mountain lion, moose and bear, provide year-round recreational opportunities.

The ranch is surrounded by three mountain ranges with stunning vistas of the Yellowstone River basin and the nearby wilderness area. Celebrated fisheries and Yellowstone National Park are a short distance away.

Airport access is convenient for both private and public flights.

This is one of the best investments in Paradise Valley today...

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RANCH MAINTENANCE AND OPERATIONS

McAlister Ranch has been cared for by the same ranch manager for the past 21 years. The manager is available to discuss the maintenance requirements of the ranch.

WATER RIGHTS

All water rights owned by the seller and appurtenant to the property will convey to the buyer at closing.

File # 43B-25640-00, 1883 Priority Date, Pine Creek Surface Water, Irrigation

File # 43B-25641-00, 1972 Priority Date, Pine Creek Surface Water, Smith-Chaffee Ditch, Flood Irrigation

File# 43B-25642, 1914 Priority Date, Barney Creek Surface Water, Barney Creek, Stock

IRRIGATION

Approximately 80 acres of land below the house is flood irrigated from the Pine Creek canal (formerly Smith-Chaffee Ditch). Approximately 40 acres is used for grazing and 40 acres for hay. The ditch enters the property north of the outdoor arena.



WELLS

There are two wells on the property. The main well (Filed # 43B-30020458) was air tested and provides water flow at a rate of 45 gallons per minute, with a depth of 339 feet and is located near the entrance to the property. It is pumped into the house via a pressure tank buried adjacent. The second well has been used for garden irrigation, but does have a well log filed to the best of our knowledge.

PASTURES

There are two main pastures including the large pasture on the bench below the mountain and 40 fenced acres that are irrigated. There are also numerous smaller pastures located around the ranch buildings for quick and easy pasture rotation.

GRAZING

The remaining acreage is primarily used for grazing. There are 4 pasture areas and approximately 300 acres of grazing land up on the mountain. There have been 80 head of cattle run on the property. According to the ranch manger, the ranch can handle up to 120 head.

FENCING

The property is fenced on 3 sides (all except the forest service border) and has several cross fences for pasture boundaries. These are made of a combination of post and beam and wire on t-posts. The fence along the south boundary on the lower portion of the property is not on the property line. Note: Some of the fencing was burned or removed for firefighting during the 2012 Pine Creek fire.

CREEK FRONTAGE

+/- 1161 linear feet of north side of Barney Creek flows through the lower portion of the ranch.

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ACCESS/ROADS

Access to the property is located off of Barney Creek Road which is county maintained, and branches off of East River Road. The property is currently accessed via a private easement. Through a gate, there is an old access road that climbs into the mountains which is maintained by the current owners and is capable of supporting an SUV, ATV's or horses. This road provides access to hiking and riding trails, hunting, and the wilderness cabin.

ACREAGE

The Ranch is comprised of 660.8 (661) deeded acres. Properties of this size with Forest Service and Wilderness borders are extremely rare in Park County, MT.

LEGAL DESCRIPTION

Parcel I: Township 4 South, Range 10 East of the Principal Montana Meridian, in Park County, Montana.

Section 18: Lots 2, 3, 4, E1/2SW1/4, E1/2SE1/4, and W1/2SE1/4.

All as shown on Certificate of Survey No. 2000 on file in the office of the Clerk and Recorder of said County, under Document #328344.
Parcel II: That part of the S1/2 of Section 13, Township 4 South, Range 9 East, of the Principal Montana Meridian, in Park County, Montana, described as Tract MI, of Certificate of Survey No. 2313 RB on file in the office of the Clerk and Recorder of said County, under Document #357295.

TAXES

\$4,493.15 (2014)

IMPROVEMENTS

All buildings are being sold "as is" with no express or implied warranty from the seller.

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MAIN HOUSE

The house was built in 1917 and consists of 3 bedrooms, a sitting room or office, and 2 baths with 2,916 square feet, wood floors, and carpet in the bedrooms. The house was remodeled in 1985 and is laid out in 2 levels with a basement, and an atrium and deck off the west side. The heat source is a forced air furnace located in the basement and there is a septic system that is installed on the west side of the house. The permit may have been filed in the early 1900s and is not of record at the Park County sanitation department. Water is provided from a well located west of the house and electricity is serviced from Park Electric Co-op. There is abundant landscaping surrounding the house providing privacy, wind-break and shade. The house and all buildings are being sold in "as is" condition."

GARAGE

The 3 stall (782 square foot, 34' x 23') garage was built in 1997, is wired with electricity, is on a poured slab, and is insulated.



GUEST COTTAGE

The charming guest cottage is 192 square feet, has electric heat, ¾ bath, closet and sleeping loft. The front porch has magnificent views of the mountains. Note: A new roof was installed on the cottage in 2013 and is not pictured here.

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BARN

Built in 1920, this classic barn exemplifies the ranch's history. The main floor consists of 2 closed stalls with exterior paddocks and the potential for 4 more stalls on the other side of the breezeway which is capped by sliding wood doors. There is a newer tack room added to the north end, and upstairs a classic hay loft of approximately 34' x 30' provides additional storage. The roof was cabled by the previous owner to increase structural support of the building. Water is from the main well. The 4 corrals are made of weathered posts and beams. Two of these corrals front Barney Creek allowing water for horses. Additionally there are 2 small turn out sheds.

GRANARY

The most historic building on the ranch is an old granary building made of stacked 2x4's that are weathered to perfection. Set on an old, but functioning foundation the aged building has been updated with drywall, electricity, windows and baseboard heat and is currently being used as an art studio. (12' x 23', 276 Sq ft.)

MECHANIC'S SHED

Adjacent to the barn and tool shed is a 62' x 30' (1,860 sq ft) mechanics shed constructed of corrugated steel with a dirt floor. Ideal for large machinery, equipment and hay storage with large access doors.

TOOL SHED

Next to the garage is a fully functional 27' x 12' (324 sq ft) tool shed with wooden floors, work benches, storage hooks, and is divided into two rooms.

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INDOOR ARENA

The large steel riding arena sits on the north end of the ranch and is approximately 80' x 100' (8,000 sq ft) including a sprinkler system, tack room, and slab entryway.



OUTDOOR ARENA

Flanking the indoor arena is a 165' x 78' (12,870 sq ft) outdoor riding arena with wooden rails and spectacular views of the mountains and valley.

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MOUNTAIN CABIN

On the mountain sits the vintage hunter's cabin moved to the ranch years ago by novelist and previous owner Thomas McGuane. The cabin has with a wood burning stove and bunks. Unbelievable setting and access to world class big game hunting. A natural spring is nearby that may be developed to provide domestic water for the cabin, and also for a pond should the buyer wish to make these improvements (Subject to approval from the DNRC – Buyer to verify).



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MAIN HOUSE INTERIOR PHOTOS



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AREA RECREATION



FISHING

Situated in the heart of the Paradise Valley, residents have easy access to all of Montana's recreation. The world famous Yellowstone River is minutes away from the ranch and offers blue-ribbon trout fishing attracting anglers from all over the world. Exclusive Yellowstone Cutthroats, Rainbow and Brook Trout all flourish up and down the banks of this incredible river. During high water season, anglers can find extraordinary fly fishing on any number of the regions spring creeks, streams and alpine lakes.

HUNTING

Being adjacent to national forest and more importantly wilderness, elk and deer migrate through the ranch. The spectacular upper meadow is prime habitat for big game as there is a variety of timbered slopes, open meadows, ample food and water, and plenty of cover.

Trophy hunting can also be found in the surrounding Gallatin National Forest which adjoins Yellowstone National Park and its famous herds. Dozens of access points exist within an hour's drive of the ranch. The surrounding Gallatin National Forest and Absaroka Wilderness provides a lifetime of adventure throughout miles of trail systems that will gain access to some of the most pristine environments in the country.



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WINTER ACTIVITIES

During winter, activities range from cross country & downhill skiing, snowshoeing, ice fishing and fly fishing, mountaineering, and wildlife viewing. Downhill skiing attracts the majority of Montana's visitors and is the reason that many locals choose to live here. An hour north of the ranch is Montana's downhill skiing gem, Bridger Bowl, Bozeman and Livingston's local's ski resort. Further south of Bozeman, the world-class ski resorts Big Sky and Moonlight Basin offer big terrain, and beautiful scenery.

LIVINGSTON, MONTANA

(15 Minutes from the Ranch)

Downtown Livingston's culture is a collection of old time western allure mixed with the flair of modernity. The friendly streets of downtown Livingston showcased by the towering Absaroka Range as its backdrop, supply down to earth community missed in so many cities. The city streets are lined with boutique shops, galleries, restaurants & bars. Livingston's best quality is perhaps its easy going lifestyle pronounced by its locals. Friendly faces greet you at every corner and store owners are like neighbors. Livingston has retained much of its history as seen by the downtown architecture and the nearby train depot. Walking through downtown Livingston Montana is a sure way to experience a traditional western town.



Compliments of Livingston Chamber of Commerce

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BOZEMAN, MONTANA

(45 minutes from the Ranch)

Bozeman Montana is Southwestern Montana's cultural epicenter. A town of almost 40,000, Bozeman attracts both outdoor enthusiasts and academics. Here, you will find a diverse mix of urban culture and old west allure that create the New West. Downtown Bozeman is an eclectic blend of stylish shops, galleries, restaurants, and historic remnants of its ancestral past.



YELLOWSTONE NATIONAL PARK

(45 Minutes from the Ranch)

Yellowstone National Park is home to some of the wildest environments in the world. Over 2 million acres of protected land offers visitors spectacular scenery, endless trails for riding and hiking, and wildlife sighting. Established in 1872, Yellowstone National Park is America's first national park. Located in Wyoming, Montana and Idaho, and is home to a variety of wildlife including, grizzly bears, wolves, bison, and elk. Preserved within Yellowstone National Park are Old Faithful and a collection of the world's most extraordinary geysers and hot springs and the Grand Canyon of the Yellowstone. There are miles upon miles of trails designated for horseback riding, hiking, or cross country skiing that enable adventurer's access into this enchanting environment. Plan a day trip or schedule a week long pack trip and discover one of America's grandest treasures.

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AIR TRAVEL

PRIVATE:

For private jet information, contact Yellowstone Jet Center <http://www.ysjet.com>. This is the premier private jet accommodation for the Bozeman/Big Sky area. They specialize in premium, first-class concierge services in addition to private jet service, charters and storage. Mission Field (LVM) in Livingston is a smaller airport suitable for private jets and also serviced by Yellowstone Air. Its longest runway is 5,704 feet.

COMMERCIAL:

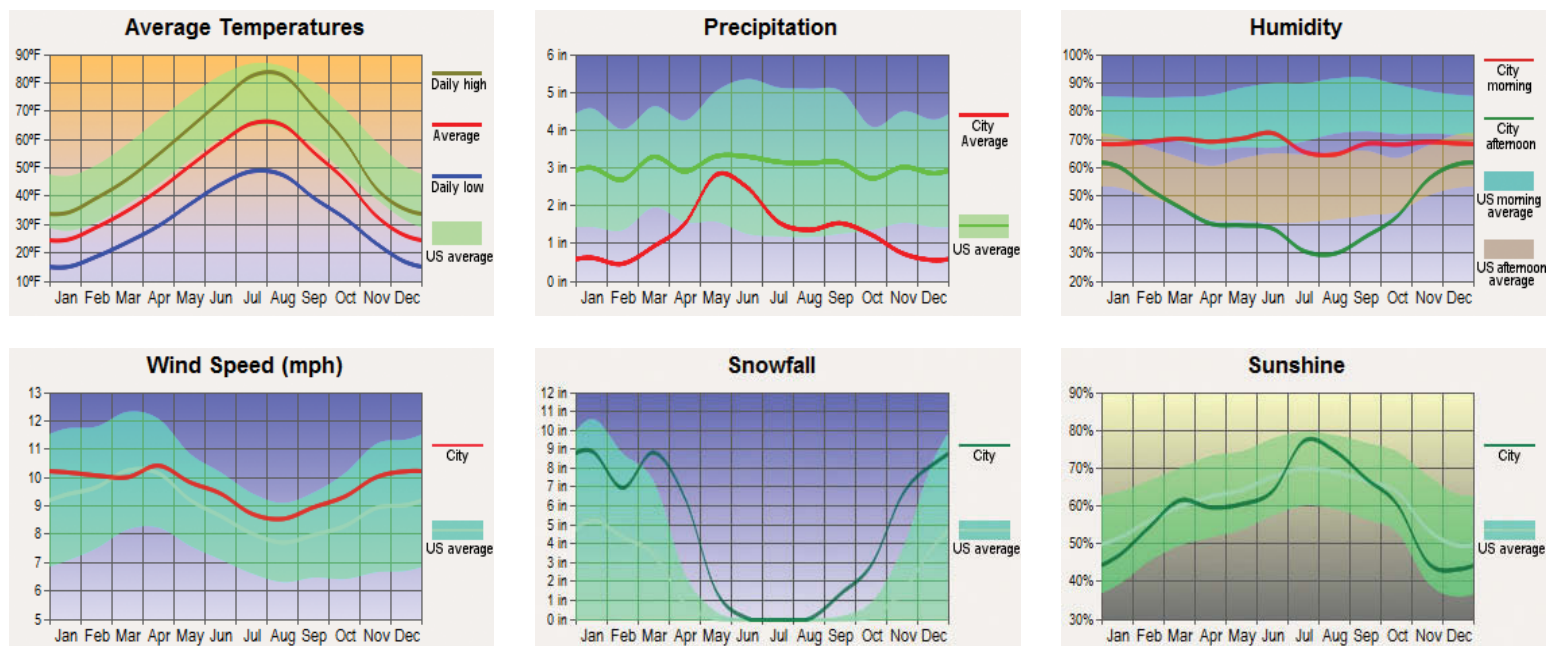
Commercial air service from Bozeman Yellowstone International Airport (BZN).

CONSERVATION EASEMENT

The Ranch has Conservation Easement potential. A conservation easement can fulfill different needs for different landowners. For one family it may be the vehicle by which a property is passed onto generations. For it another it may preserve the open spaces and value of the surrounding land forever. Conservation easements can also provide attractive tax benefits to the investor. Please contact us for additional information regarding conservation easements.

CLIMATE

Average climate in Livingston, Montana. Based on data reported by over 4,000 weather stations



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SUMMARY

- 661 +/-deeded acres
- Privacy without isolation
- Located 15 miles south of Livingston, 43 miles to Yellowstone National Park, and 10 miles to Chico Hot Springs
- Indoor and outdoor riding arena
- Water rights irrigating approximately 80 acres
- Private hunting habitat
- Beautiful mountain meadows
- Borders Forest Service land for approximately ½ mile
- Conservation easement potential
- Minutes to world class fishing
- Convenient private and commercial air travel
- Close to downtown Livingston and Yellowstone National Park

LIST PRICE

\$3,995,000.00

TERMS

Cash

BROKER'S COMMENTS:

It is a privilege to offer the McAlister Ranch for sale. The ranch is an exceptional recreational property due to its size and location in the beautiful Paradise Valley of Livingston, Montana.

CONTACT

Please contact Tracy Raich, Broker/Owner and exclusive agent of the seller to schedule a showing.

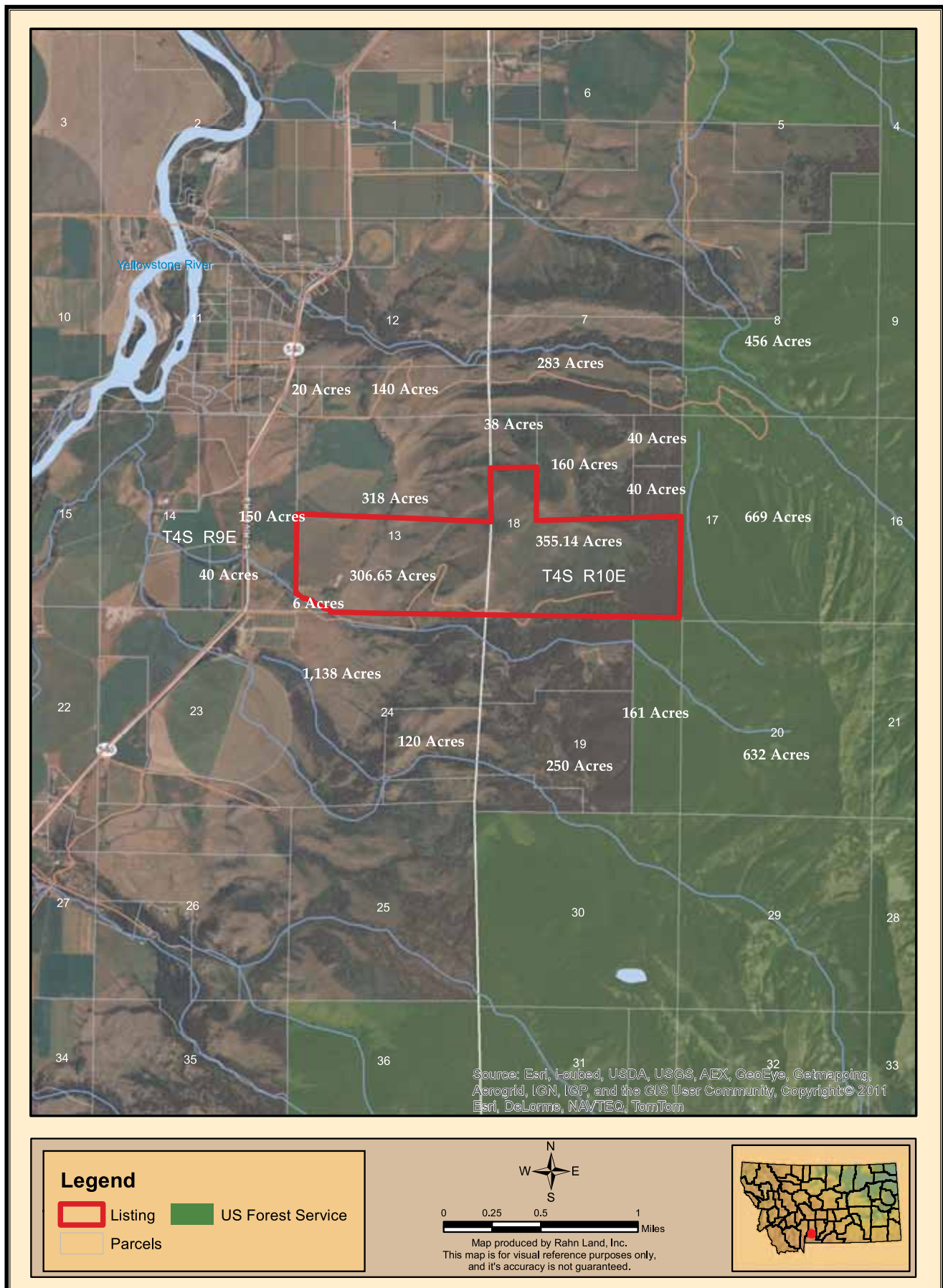
Listing agent must be present for all showings.

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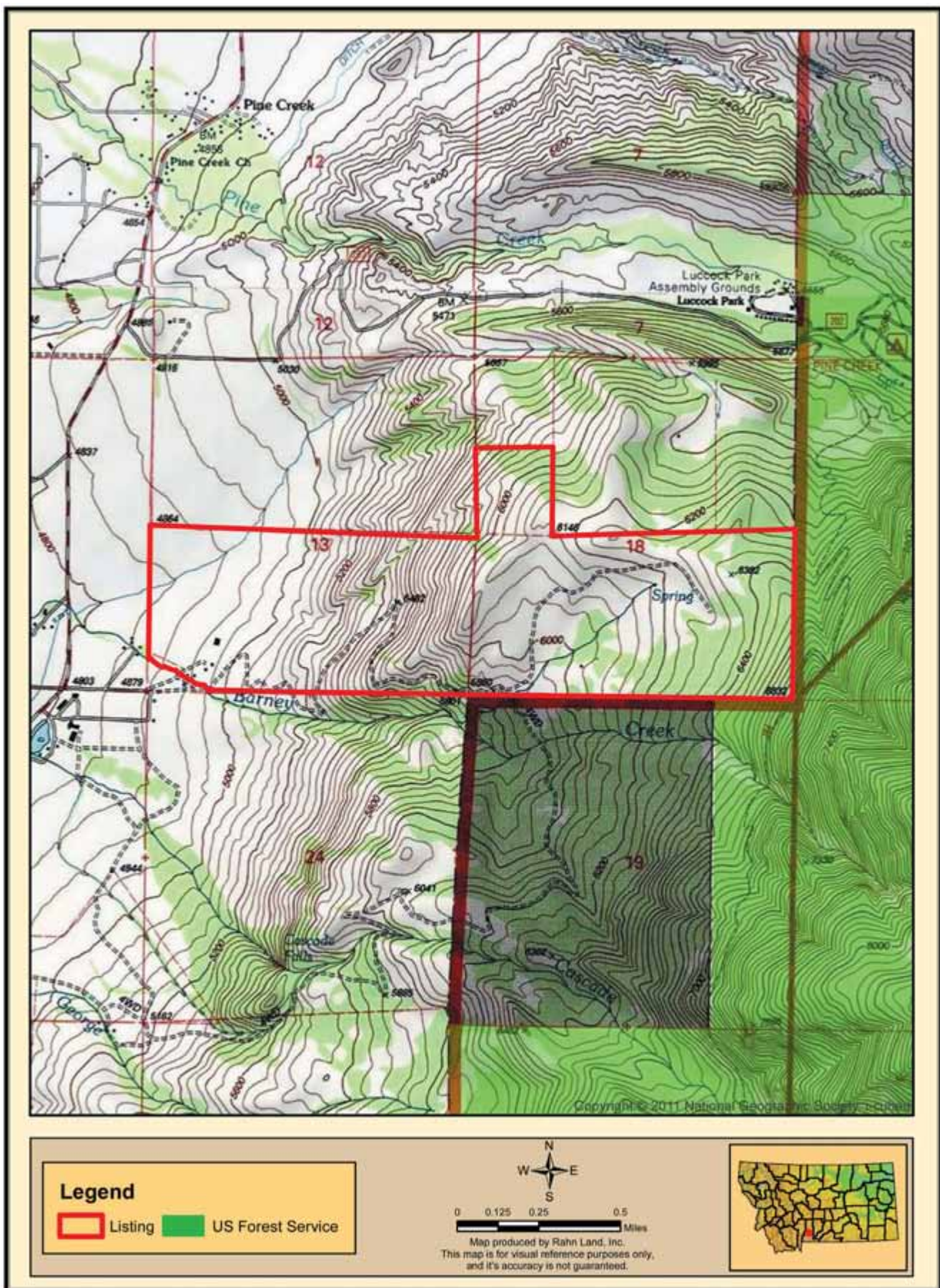
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RELATIONSHIPS/CONSENTS IN REAL ESTATE TRANSACTIONS

(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.

1. 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.