

RAICH & MONTANA
PROPERTIES LLC



COLD SPRING RANCH WEST

180 HORSE CREEK ROAD, WILSALL, MT 59086

TRACY RAICH, Broker | Owner 406.223.8418

1808 East River Road, Livingston MT 59047

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www.tracyraich.com

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Cold Spring Ranch West
180 Horse Creek Road, Wilsall, MT 59086



PROPERTY OVERVIEW

At Cold Spring Ranch West you will find quality and craftsmanship in every inch of this gorgeous custom home situated on 161 +/- deeded acres. Located in Wilsall Montana (one of Montana's best kept secrets because of its charm and authenticity) this home gives the outdoors center stage.

This property has the best of both worlds; a spectacular home in a private serene setting with expansive views of the Crazy and Bridger Mountains, yet has convenient access to fly-fishing on the Shields, Yellowstone and Gallatin rivers, skiing at Bridger Bowl and Big Sky, Bohart (cross country), hiking, biking, pack trips and hunting. To top it off you will find museums, restaurants, galleries, theater and boutiques in Wilsall, and the nearby communities of Clyde Park, Bozeman, Livingston, and White Sulphur Springs.

While the ranch is set-up for equestrian activities and/or a small livestock operation, it is also an excellent candidate for use as a recreational base, private family retreat, full or part time residence. Rarely do you find a home in this condition that is so tastefully done. Furnishings may be purchased outside of closing making this a turn-key property.

Getting to Cold Spring Ranch West is easy. The closest major airport to Wilsall, Montana is Gallatin International Airport (BZN) which is in Bozeman, Montana and is 46 miles from the center of Wilsall, MT. Here you will also find The Yellowstone Jet Center (<http://www.ysjet.com>) who provides superb concierge services, and accommodates private air travel.

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OVERVIEW OF MAIN HOUSE AND BARN

Year Built:	2005
Style:	Custom Farmhouse with high-end Italian and antique finishes, 1.5 Stories plus partially finished basement Stucco barn
Contractor/Builder:	Pipolo and Sons; Rock work by Corey Gusaas
Square Footage:	(Source: Park County Tax Records)
Total Square footage:	Main Floor = 3031 sf Upper Half Story = 980 sf Lower Level = 3031 sf
Note:	The total square footage of the home is approximately 7042 sf. The finished living space is approximately 5500 sf and this includes approximately 1500 sf finished in the basement Garage = 864 sf Porches combined = 916 sf Barn = 1271 sf (31'x41')

Main Home

Beds/baths:	A total of 4 bedrooms, and 4 bathrooms including the master suite and powder room
Roof:	Asphalt Shingle
Exterior:	Manufactured stone, plaster, and wood accents. Stone covered front porches (front and back), back has BBQ gas hook-up, decorative ceiling fans, outside audio
Heating System:	The home is energy efficient with an electric heating system from France (computer programmable), a wood burning stove with blower encased in marble that looks like a fireplace, a Victorian Lopi gas stove in the master suite, and a Jotul gas ornamental stove in the library. The floors in the kitchen, hallway to the mud room, and powder room have in-floor radiant heat
Propane:	3, 1000-gallon propane tanks buried. Propane is only used in the home for cooking, the gas stoves, and outdoor BBQ
Back-Up Power:	There is a flip-switch generator that can service the entire home in the event of a power-outage
Electricity Provider:	Park Electric Co-Op. The seller has a 10 year contract in place which expires in on March 15, 2015, for a discounted rate of \$99.50 per month. This contract may be paid-in full at closing by the seller or the buyer may wish to assume the balance of the contract.
Domestic Water:	Serviced by a private well, 85 gallon hot water tank, water softener
Flooring:	Fir, terra cotta tiles, marble floors, carpet
Interior wall finishes:	Custom Venetian plaster
Garage and Security:	2 ½ car attached garage, security system
Landscaping:	The area around the house is beautifully landscaped and has an underground sprinkler system.
Furnishings:	Furnishings may be purchased outside of closing making this a turn-key property
Property Taxes:	Park County Property Taxes for the property in 2012 were \$5647.62
Layout:	Main Floor = 3 beds, 1 ¾ bath, 1 half bath, 1 powder room, his and hers mud rooms, laundry area, walk-in pantry, informal dining area, gourmet kitchen, living room, formal dining room, library, garage Upper Half Story = master suite Lower Level = wine cellar, family room, abundant storage



This home is full of amenities and special touches. The great room/ living room has 19 foot ceilings with Carrara marble hearth around the wood burning stove, and beautiful wood flooring. The gourmet kitchen extends to an informal dining area with many windows that showcase beautiful views of this vast property. In the kitchen you will find custom antique lighting, exposed beams, maple cabinets with a beautiful 4-layer patina process. All of the counters are granite, including the 9'x4' island which houses the stainless Blanco double sink, and services 4 barstools. Kitchen appliances include: DCS commercial double wall oven, Kitchen Aid dishwasher and refrigerator, 6 burner commercial cook top with restaurant grade hood, and a pasta water faucet located on the Tuscan marble backsplash. Off the kitchen a walk-in pantry is thoughtfully in place with Swedish shelving from Williams Sonoma. The formal dining room is spacious with slade Venetian plaster walls with chair rail moulding, and a lovely antique 12-bulb chandelier.



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The library is plumbed for a wet-bar and has sound proofed walls, a gas stove, custom built-in book shelves, and houses the audio system for the entire home. Also on the main floor is his and hers mudrooms conveniently accessed from the attached garage. Here you will also find the laundry room with second Kitchen Aid dishwasher, large sink, a built-in ironing board, multiple outlets, storage and a LG front load washer and dryer. There is also a laundry shoot from the upstairs master suite. The home is complete with a security system, central vacuum system and a walk-in mechanical room.

Also on the main floor are three bedrooms (two pictured here) and a powder room. One of the bedrooms has its own private 1/2 bath (shower), and tile floors. The other two bedrooms share a jack and jill 3/4 bath room. All of the bedrooms have more than ample closet space.



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The large master suite is located upstairs via a beautiful wooden staircase off the kitchen. Here you will find tile and wood floors, plus carpeting in the sleeping and sitting areas. Additionally you will find a Victorian Lopi gas stove, two sitting areas, and a balcony with stunning views of the Bridger Mountains. The master bathroom is wonderful with wood flooring, his and her sinks, a wardrobe closet, French towel warmer, Jacuzzi tub with views of the Bridger Mountains, a large stone shower with dual shower heads, and a private room for the toilet and bidet.



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The wine cellar and family room is downstairs just off the kitchen. The cellar is custom designed with beautiful antique finishes, Venetian plaster walls, hardwood floors, and natural cooling and ventilation. The design provides for the natural humidity and cooling to come up from the gravel which is underneath the wood boards. Built-in wine racks are designed so that all wine bottles touch the foundation wall in order to maintain temps. The room is wired for a temperature control unit should the buyer desire it. The finished family room is approximately 20'x13' with carpeting, painted walls and crown molding. The remaining basement area that is unfinished is quite large and can be completed by the buyer to their liking. In place are egress windows and rough plumbing for a full bathroom with a lift station. Currently this area provides countless storage space.



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The 31'x41' stucco barn has windows, a metal roof, and wood accents. It is equipped with telephone, electric, water, 2 stalls, tack room, and a heated dog kennel. Outside there is a coral with a non-electric automatic waterer, and two hitching posts. Ranch and yard equipment may be purchased outside of closing.



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Q5 2102.FE

CERTIFICATE OF SURVEY NO. 2004 PC

THE SEGREGATION OF LOT 1 AND LOT 2 FROM THE SW 1/4 OF SECTION 21, FOR FAMILY TRANSFER,
LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 9 EAST, P.M., PARK COUNTY, MONTANA.

ACCOMMODATION

The survey was prepared at the request of B. L. Clark, a Relative and/or Owner in Interest in the above described land, and was made for the purpose of establishing the boundaries of the land for the purpose of family transfer.

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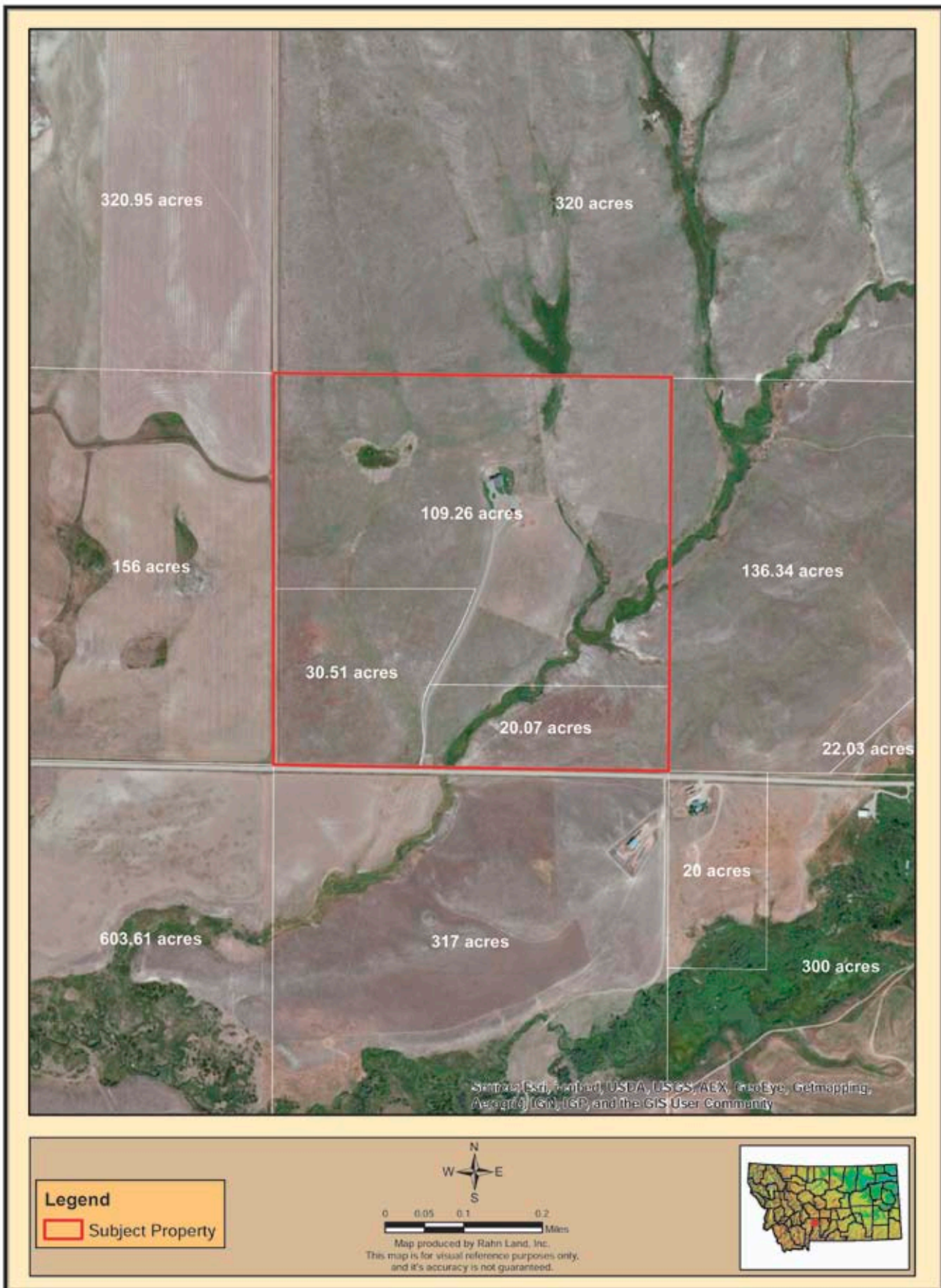
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(There are no covenants of record)

Note: COS 2033FC was vacated by the seller in June 2006
(Total Acreage = 161.2)

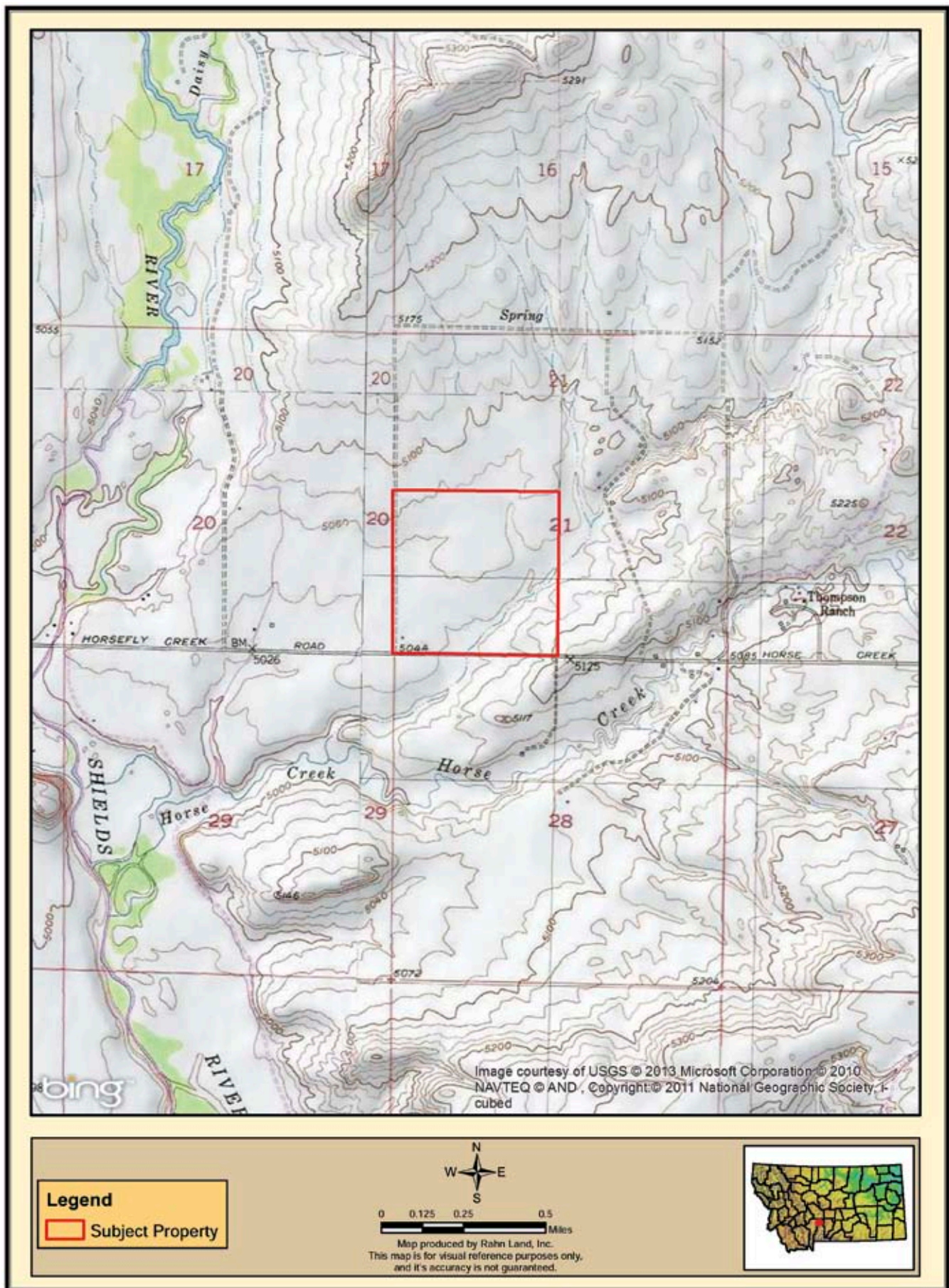
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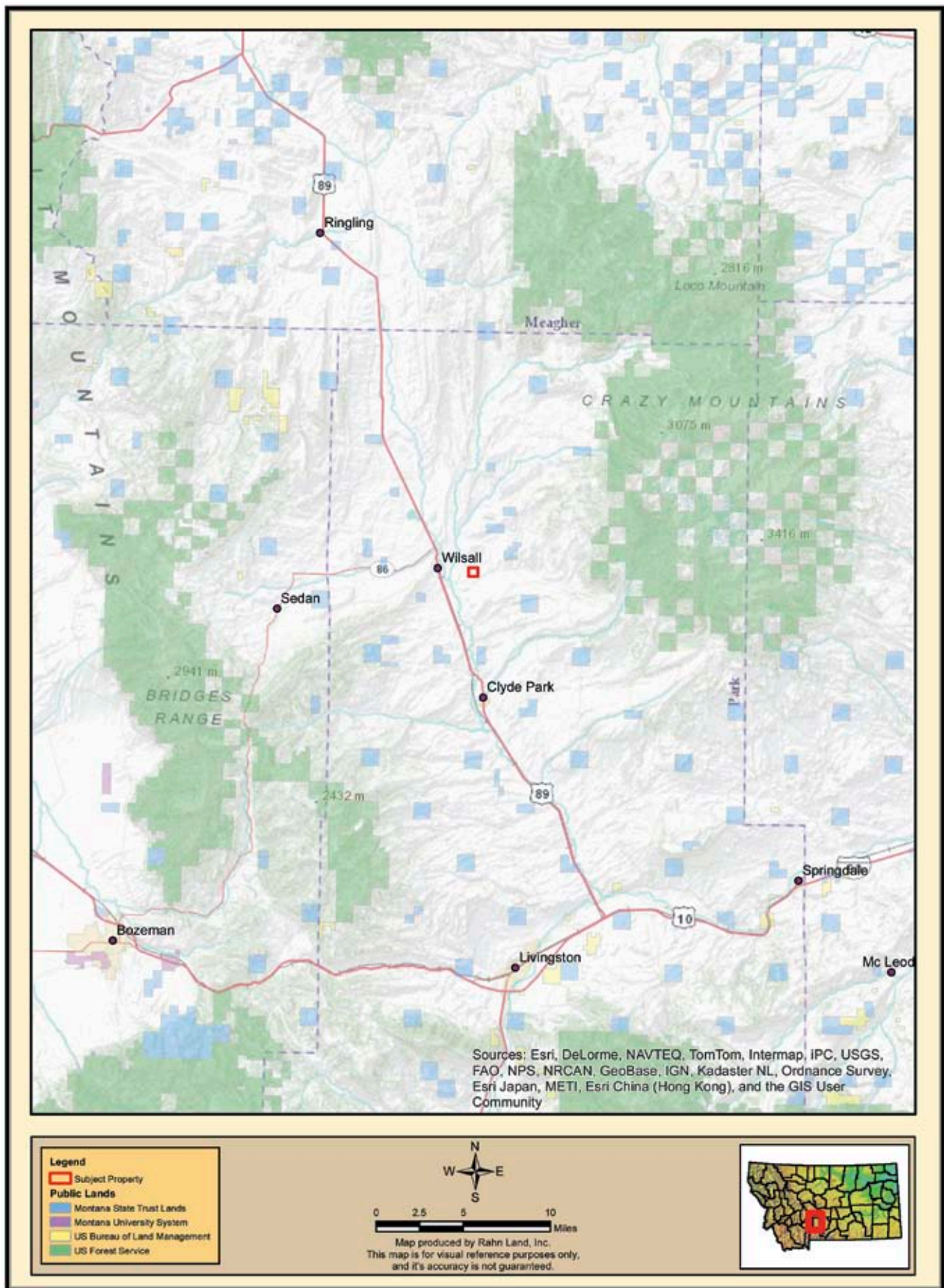
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HISTORY OF WILLSALL, MONTANA



(Source: American Cowboy Magazine, Written by Pamela Bussi, 2011)

Wilsall, Montana is located on US Highway 89 in the historic Shields River Valley, about 45 minutes east of Bozeman. Wilsall is located in Park County with a population of around 250. It is a peaceful, quaint farm and ranch community.

It was founded in 1887 when the owners of Jordan-Robertson Company donated a plot of land where the city now sits. As many Montana towns, the railroad was the main emphasis. The railroad came through in 1909. The first church was built in 1912 and the school in 1914. The town bar must have come shortly after or before the church and school, this would be according to Montana tradition.

In 1916 the population of Wilsall was nearly 1300 with 2 banks, 3 grain elevators, 3 stores, 2 hotels, a bakery, 2 hospitals, a flour mill, 3 lumber yards, 3 churches and the most incredible of all was a paid baseball team. The depression of 1920 hit Wilsall hard and soon the banks closed and the town of Wilsall began to lose population quickly.

Though the population and businesses are not what they once were the scenery is still the same. The Crazy Mountains make an incredible back drop. It is a quiet, scenic community filled with ranchers and women who know how to cook and hospitality is #1.

Wilsall is a true ranching community. The men and women of this valley make a living off the land, skillful as stewards of the land, and respectful of nature and its components. There is a special bond between the land and the people. Cattle can be seen for miles, as far the horizon.

The Wilsall Rodeo is a two-day small-town, Montana rodeo with a barbeque and parade with the Northern Rodeo Association as a sanctioned event. The Women of Wilsall provide the food for the concessions at the rodeo.

In 1953 a few locals with a rodeo bug talked of doing a rodeo

in Wilsall. There was a town meeting with about 30 people in attendance and as they say the rest is history. Today about 150 members make up the Wilsall Rodeo Committee that put on a top notch small-town rodeo.

In the beginning shares of stock were sold for money to erect the chutes and arena. May of 1954, the chutes and arena was built. The first rodeo took place on June 29th, 1954. With great success the rodeo has continued every since 1954.

In 1958 the rodeo became a two-day event with many locals desiring to try their hand at riding some type of animal. All of the shows are amateur, but many of the riders have gone on to the professional rodeo circuit and made into rodeo stars.

Showcasing the best cowboy and cowgirl in rodeo events takes place mid June at this ranching community of Wilsall, Montana. Ride 'em, buck 'em or tie 'em. It all takes place at the Rodeo in Wilsall. Wilsall Rodeo takes place annually mid June and the Wilsall Ranch Rodeo takes place the end of August.

Montana and Rodeo are two words that are synonymous. The other two words that go together at Rodeo's are hamburgers and Budweiser. Small town rodeos to the larger city rodeos take place from June to September. The season opens with the Miles City Bucking Horse Sale. Cowboys ride bulls and horses which are scored and sold to compete in the summer rodeo circuit.



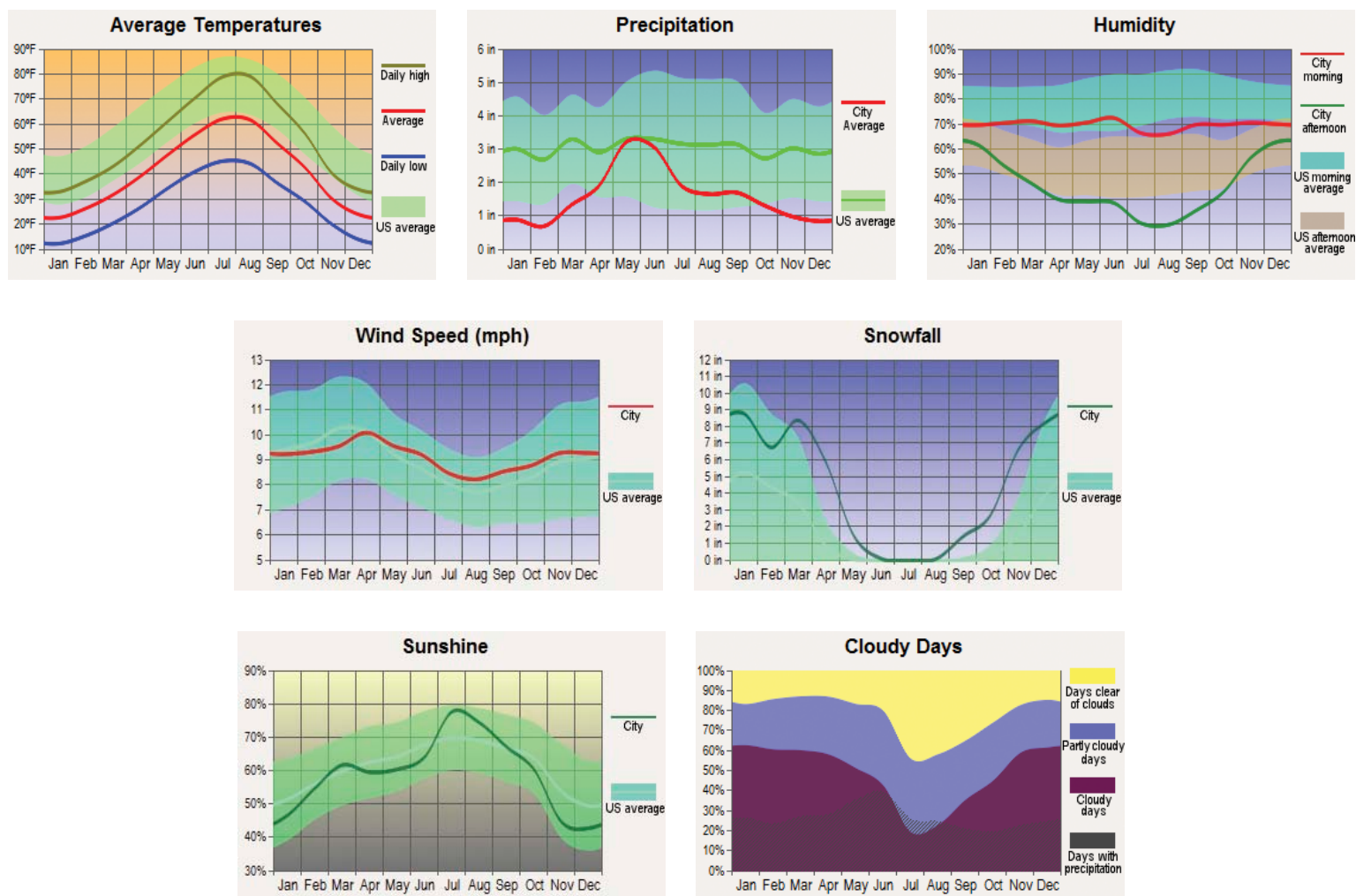
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AVERAGE CLIMATE IN WILSALL, MONTANA

Source: [City Data.com](http://CityData.com) based on data reported by over 4,000 weather stations



CONSERVATION EASEMENT

The property is unencumbered by a conservation easement and would be an excellent candidate for one. Conservation easements can provide attractive tax benefits to the investor and can be useful tools in keeping family or legacy farms and ranches intact. The donor of a may be entitled to a reduction in income and/or estate taxes if it is determined that the easement meets Federal requirements as a charitable gift and if it is donated to a qualified organization. For more information about how conservation easements work please contact any of the following organizations:



The Montana
Land Reliance
PO Box 355
324 Fuller Avenue
Helena, MT 59624
(406) 443-7027
www.mtlandreliance.org



The Nature Conservancy
32 S. Ewing
Helena, MT 59601
(406) 443-0303
www.tnc.org



The Rocky Mountain
Elk Foundation
PO Box 8249
2291 W. Broadway
Missoula, MT 59807
(406) 523-4500 (800) 225-5355
www.rmef.org



Gallatin Valley Land Trust
P.O. Box 7021
Bozeman, MT 59771
(406) 587-8404
www.gvlt.org

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AREA RECREATION

Montana is known for its great outdoors and Park County is known for its spectacular scenery, rivers and mountains. There is much to do throughout the region including a visit to Yellowstone National Park, fly-fishing, wildlife viewing, camping, backpacking, hiking, cross country and downhill skiing, rafting and kayaking, horseback riding and pack trips.



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SUMMARY

- Private and serene setting with expansive views of the Bridger and Crazy Mountains
- 161.2 deeded acres in three contiguous parcels with a registered natural spring
- Beautiful custom home with quality construction, loaded with amenities and beautiful old world finishes
- Well-appointed stucco barn for horses, recreational gear or additional storage
- Excellent conservation easement potential
- Property taxes for 2012 were less than \$5700.00
- Convenient access to charming downtown Wilsall, Bozeman, Clyde Park and Livingston
- Recreational opportunities are abundant from the ranch

PRICE

Market adjusted to \$1.295 Million

TERMS

Cash or new loan

CONTACT

Please contact Tracy Raich Broker/Owner and Exclusive Agent to schedule a showing.

Listing Agent must be present for all showings

406.223.8418 or tracyraich@wispwest.net

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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.