



# *Garrity Mountain Meadows*

*1.5 Miles South  
of  
Anaconda, Montana*

*Offered exclusively by*  
**BATES • SANDERS • SWAN**  
**LAND COMPANY**

FOUNDED 1970 AS PATRICK BATES LAND COMPANY





## INTRODUCTION and PHYSICAL DESCRIPTION

With majestic views of the Anaconda Mountain Range and the 10,000 foot peak of Mount Haggin as a backdrop, Garrity Mountain Meadows offers a unique opportunity to own an alpine sanctuary with live water, privacy and uninterrupted views of mountain majesty located only minutes from one of Southwestern Montana's most noted and historical mining towns – Anaconda. This exceptional 640-acre sanctuary is comprised of irrigated ground, open grassy slopes, creek bottom meadows and dense forest adjacent to the Garrity Mountain Wildlife Management Area.

Garrity Mountain Meadows provides tremendous elk and mule deer habitat and may be one of the most attractive combinations of quality live water and big game hunting on the market today. With over 300 acres of dense aspen forest interspersed with pine, two year-round creeks traversing the property, a trout-stocked lake and two smaller spring fed ponds, this mountain retreat teems with wildlife. Bordering the Wildlife Management Area and vast public lands to the west, this Property provides unlimited land to explore and enjoy with uninterrupted privacy, safety and seclusion.

There are approximately 115 irrigated acres along the valley floor with excellent senior water rights. It appears as though the meadows have been intermittently flood irrigated over the years. Open grassy slopes lead towards creek bottom meadows which are surrounded by a dense forest canopy. There are several natural ponds within this small private eco-system all encircled by the beauty of the surrounding mountains.

This area is one of the finest recreational centers in Montana. The Jack Nicklaus “Old Works Golf Course” is nationally recognized and is literally minutes from the Property. Discovery Ski Area and Georgetown Lake are twenty minutes up the road. The world class Big Hole River, Lost Creek and Warm Spring Creek are all within a short drive. Philipsburg and its history and the Anaconda/Pintler Wilderness Area mark this part of the state as a “recreational mecca”.

Accessed via the county maintained Stumptown Road, the Property is divided into seven parcels: one parcel of approximately 319 acres, one parcel of about 114 acres and five parcels that range from around 36 to 45 acres. The acreage is generally classified as follows:

- **300± Acres of Dense Aspen Groves and Timbered Hillsides;**
- **225± Acres of Creek Bottom Meadows and Native Pasture;**
- **115± Acres of Irrigated Land.**

Perennial Ice House Gulch Creek runs through the property for 1.5 miles and provides a very attractive riparian thread and irrigation water. Gray's Gulch Creek is another perennial stream which also traverses the Property and provides additional irrigation water. These streams and ponds provide a prolific small fishery which could be enhanced if desired. There are also several natural springs which appear to have excellent flow.

Frequented by white-tail and mule deer, elk, moose, bear, bighorn sheep and several species of upland game birds, Garrity Mountain Meadows will provide its next owner the satisfaction of living in a beautiful setting along with the peace and quiet of being in the heart of one of the premier recreational areas of Southwest Montana. The Property is being offered for sale at \$1,750,000.

The Seller is desirous of consummating a sale of the Property this year. The Agent has been authorized to offer the Property for sale on an all cash basis or at contract terms acceptable to the Seller at its sole discretion – refer to the Offering Price and Conditions page for more details.

## LOCATION and ACCESS

The Property is conveniently located about 1.5 miles west of Anaconda, Montana and about 30 miles northwest of Butte. It is accessed by driving on the well-maintained Stumptown Road west from Anaconda. With a population of just under 10,000, the economy of Anaconda thrives on the recreational amenities that surround the area – including fishing, hunting, golfing and skiing. The rich history of the region provides vast opportunities to learn of the storied mining history of Montana and the famed Copper Kings.

Located in Deer Lodge County, Anaconda offers good services including several banks, shopping, a hospital, and a multitude of health care providers, a museum – Copper Village Museum and Arts Center, equipment and auto dealerships and numerous dining establishments.

Families can expect their children to receive a high quality kindergarten through high school education at Anaconda School District. Students attend from the surrounding community to experience the unique environment of the mid-sized, multi-grade classrooms.

With 340 students, the high school is categorized as a Class A school and provides a great learning environment and competitive interscholastic athletic programs. School bus service provides roundtrip transportation for students in the area.

The property is within a two hour drive from three commercial airports with private FBOs:

- |                                     |  |
|-------------------------------------|--|
| • Helena Regional Airport Authority | – Delta, Horizon Air, United Express                     |
| • Bert Mooney Airport, Butte        | – Delta, SkyWest   |
| • Bozeman Yellowstone International | – Alaska, Allegiant, Delta, Frontier, United, US Airways |

For private aircraft, fuel service is available at Anaconda's Bowman Field Airport (3U3). There are two asphalt runways that are in fair to good condition. The airport sits at an elevation of 5,030' above sea level and can be contacted on CTAF frequency 122.80. The airport is suitable for private aircraft and is easily accessible. Additional information is available on their website: <http://www.airnav.com/airport/3U3>.

Approximate distances to other Montana cities and towns are:

Anaconda	1.5 miles
Butte	28 miles
Helena	83 miles
Missoula	108 miles
Bozeman	111 miles
Great Falls	187 miles



*The lush grasses and dense forest create prime habitat for wildlife.*

## RECREATION

Frequented by white-tail and mule deer, elk, moose, bear, bighorn sheep and upland game birds, the hunting and fishing that are available within the confines of the Property are plentiful, creating a prime hunting retreat. Fly fishing for sporty brook and rainbow trout in the stocked pond as well as the year 'round creeks of Ice House Gulch and Gray's Gulch will easily satisfy any angler. Adjoining the property is the Garrity Mountain Wildlife Management Area which harbors abundant numbers of big game and creates easy access for hiking.

The Property is surrounded by some of the most desirable recreational areas in Montana. Anaconda and Deer Lodge County offer a plethora of fishing and hunting, golfing, boating, skiing as well as other winter-time activities. Georgetown Lake, located less than 15 minutes northwest of the Property, is over 3,000 acres and offers year 'round activities. This blue ribbon fishery is home to trophy-sized rainbow and brook trout, as well as kokanee salmon. Ice fishing is also popular in the winter. Boating, jet skiing and canoeing or kayaking are all options to cool off after an adventurous hike or mountain bike ride on the countless trails surrounding the lake.

The Big Hole River, a world renowned trout fishery, is one of only a few free-flowing rivers remaining in the West. A major tributary in the headwaters of the Missouri River, the Big Hole River flows through the heart of the Deerlodge National Forest and offers a full menu of fly-fishing experiences. It is wonderful to float its classic riffle, run and pool water during the higher flows in June when the renowned salmon-fly hatch explodes to provide one of fly-fishing's most rewarding experiences. The River is comfortably wadable from July through October when classic caddis, trico, hopper and mayfly hatches continue the consistent feeding action on the Big Hole. Streamer fishing is particularly enjoyable in the spring and late fall. The productive Middle Section supports a good population of large fish – catching browns up to 23 inches in length is a delightful, regular experience.

There are three golf courses within minutes of the Ranch. The 9-hole Anaconda Country Club opened in 1918 is a well maintained and priced very reasonably. The Old Works Golf Club – A Jack Nicklaus Course offers 18 holes and has continually been ranked as one of the best courses in Montana. And the 18-hole course at Fairmont Hot Springs was recently named by Golf Digest as one of the “Best Places to Play”.

In the winter, Discovery Ski Area, just 20 miles from the Ranch, is a great family ski hill offering a diverse terrain for all levels of skiing and snowboarding. From the 67 runs with 2,100 patrolled acres of skiing you can enjoy the stunning vista overlooking Georgetown Lake. For cross country skiing the nordic trail system of Mount Haggin, offering 20 km of groomed trails, is one of the best trail systems in Montana. Snowmobiling is also popular on the 650 miles of groomed trails in the Fairmont Hot Springs area.



*The grassy hillsides attract large numbers of elk.*



## AREA HISTORY

Marcus Daly, known as one of the “Copper Kings”, founded Anaconda in 1883. Daly and his associates constructed the smelter and reduction works along Warm Springs Creek to process copper and silver ore from their mines in Butte. Daly also unsuccessfully campaigned to have Anaconda named as the State Capital of Montana. By 1919, the 585-foot smokestack, the Anaconda Smelter Stack, was the tallest masonry structure in the world and the smelter-refining complex constituted the world’s largest nonferrous processing plant. The creation of the smelter also led to the Union Pacific Railroad being brought to the area in late 1882 allowing developers to build, equip the smelters and transfer the ore. This had a major impact on the growth of the town. The smelter was one of the town's largest employers and provided well-paid jobs for generations. The last of the smelters in Anaconda closed in 1980 and with it a legacy in the mining history in this area. To this day, the giant 585-foot smokestack remains a landmark.



*Several large meadows are located throughout the riparian corridor.*

## ELEVATION – PRECIPITATION – CLIMATE

Garrity Mountain sits between 5,500 and 6,200 feet above sea level. The average annual precipitation is 14 inches. The area’s average growing season is approximately 114 days.

Average maximum Fahrenheit temperatures in June, July and August range from 72 to 80 degrees. In December, January and February average maximum temperatures are between 34 and 39 degrees. Summer nights average about 45 degrees. Winter average minimum is between 13 and 16 degrees.

This is an area that receives a good amount of sunshine throughout the year.



*The Property has diverse topography and vegetation.*

## **UTILITIES and SERVICES**

Electricity and phone run to the property along Stump Town Road. Electricity is provided by Northwestern Energy and Blackfoot Telephone Coop provides telephone service.

## **REAL ESTATE TAXES**

The real estate taxes for 2011 were \$1,317.00 about \$2.06 per acre.



*Healthy stands of Aspen and Birch are abundant throughout the Property.*



## WATER RIGHTS

According to the Montana Department of Natural Resources and Conservation's Water Rights Division, Garrity Mountain owns the following water rights:

<b><u>Claim Numbers</u></b>	<b><u>Priority Dates</u></b>	<b><u>Source</u></b>	<b><u>Flow Rate - CFS</u></b>
76G-123350 00	1894	Ice House Gulch	1.25 CFS
76G-123351 00	1899	Grays Gulch	1.00 CFS
76G-4774 00	1889	Grays Gulch	1.88 CFS

Typically, one CFS (cubic foot-per-second = 450 gallons per minute) is required to irrigate 40 acres of land. All water rights in Montana are subject to eventual re-adjudication by the Montana Water Court and, as a result of that process, may be changed as to validity, amount, priority date, place of use and other such changes as the Court determines. This water district is currently under the Preliminary-Temporary Decree as classified by the Department of Natural Resources and Conservation (DNRC). The Seller has made all of the filings currently required and will transfer the water rights as they currently stand with no warranty of future viability.



*Ice House Gulch Creek flows year 'round.*

## MINERAL RIGHTS

The Seller will convey with the Ranch all of whatever mineral, oil, gas, geo-thermal, hydro-carbon and gravel rights which they actually own, subject to reservations by previous owners. They make no representation as to the quantity or quality of any mineral or other subsurface rights appurtenant to the Ranch.

## SUMMARY STATEMENT

Garrity Mountain Meadows provides an opportunity to own a reasonably-sized acreage in one of Southwest Montana's most desirable areas.

**The Seller is offering the Property for sale on a cash or terms deal. A possible terms deal would be subject to approved credit by the Seller, the following financing terms would apply: a minimum of 35% down payment, 4% fixed interest rate, five year maturity, and quarterly payments of principal and interest based on a twenty-year amortization.**

The Property has been surveyed and pinned and will be conveyed with a recorded Certificate of Survey at the close of a purchase transaction.

With good county road access, the Property can be enjoyed on a year 'round basis and will provide plenty of summer recreation and winter enjoyment including snowmobiling and cross-country skiing.

Numerous building sites exist and will provide the next owner the enjoyment of living in one of the finest areas Montana has to offer. The next owner has plenty of opportunities to plan and construct a new compound with their personal touch at a location that best suits them.

Garrity Mountain Meadows provides precious live water, wildlife, attractive views and close proximity to Montana's great outdoor activities. The Property is ideally located for either a weekend retreat or permanent residence. The Property is easy to operate, and will provide enough ground to pasture saddle horses and run a small herd of cattle to manage the grass.

Any and all appurtenant water rights will be transferred with the Property. The existing streams and springs have historically provided constant flows.



*The approximately three-acre pond is fed by Ice House Gulch Creek.*



**Garrity Mountain Meadows, as previously described herein, is offered at \$1,750,000 Cash or Terms acceptable to the Seller at its sole discretion. The conditions of sale are as follows:**

1. All offers to purchase must be in writing and accompanied by earnest money deposit check in the amount of 5.00% of the Purchaser's offering price;
2. Each offer must also be accompanied with the name and telephone number of the Purchaser's private banker to assist the Seller and their agents in ascertaining the Purchaser's financial ability to consummate a purchase;
3. Earnest money deposits will be placed in escrow with a local title company, which will then place the funds with local banks at nominal rates of interest accruing to the Purchaser's benefit until Closing;
4. The Seller will provide and pay for an owner's title insurance policy. Title to the real property will be conveyed by warranty deed;
5. All of the Property's water rights will be transferred to the Purchaser and all of the mineral rights which the Seller actually owns will be conveyed to the Purchaser at Closing.

### **FENCES and BOUNDARY LINES**

The Seller is making known to all Potential Purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the Garrity Mountain Meadows. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to specific acreage within the fenced property lines.

The Seller is selling the Garrity Mountain Meadows in an "as is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted.

# **BATES • SANDERS • SWAN LAND COMPANY**

FOUNDED 1970 AS PATRICK BATES LAND COMPANY



## **Michael S. Swan**

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**Bates • Sanders • Swan Land Company has been authorized by the Seller to act as their Exclusive Real Estate Agent on the sale of the Garrity Mountain Meadows. Since 1971 this company has primarily focused on the brokerage of significant ranches, farms and recreational properties in Montana, Utah, Idaho, Wyoming, New Mexico and Nebraska.**

**This Offering is based on information believed to be correct; however, it is subject to errors, omissions, prior sale and change or withdrawal without notice. Information contained herein has been provided by the Seller or obtained from other sources deemed reliable. The Agent does not, however, guarantee accuracy and recommends that any Prospective Buyer conduct an independent investigation.**

**At Closing of a purchase, the Buyer will state in writing that such investigation has occurred and the Buyer is satisfied with the Property and its suitability for the Buyer's intents and purposes.**

**For more information or to make an appointment to inspect the Property please call:**

**Michael S. Swan  
Managing Broker**

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**A 48-Hour Notice is Requested to Make Proper Arrangements For an Inspection of Garrity Mountain Meadows.**







**Garity Mountain Meadows**  
Approximately 640 Acres  
Anaconda, Montana

*Offered Exclusively by*  
**BATES SANDERS SWAN LAND COMPANY**  
Bozeman, Montana

## Approximately 640 Acres

## Anaconda, Montana

Offered Exclusively by

**BATES SANDERS SWAN LAND COMPANY**

## Bozeman, Montana

**Garrity Mountain  
Wildlife Management Area**

**Anaconda/Deer Lodge County-Lease  
Mountain Lion, LLC**

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TheRanchMapStore.com

**Note: Acreage and Boundary Lines Are For Reference Only And Are Not Surveyed.**



# Garrity Mountain Meadows

Approximately 640 Acres

Anaconda, Montana

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**BATES SANDERS SWAN LAND COMPANY**  
Bozeman, Montana

Garrity Mountain  
Wildlife Management Area

Anaconda/Deer Lodge County Lease  
Mountain Lion, LLC

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