



# *- Threemile Creek Retreat -*

Located  
On Threemile Creek  
Twelve Miles Northwest  
of  
Helena, Montana

**BATES • SANDERS • SWAN  
LAND COMPANY**

FOUNDED 1970 AS PATRICK BATES LAND COMPANY





## INTRODUCTION and PHYSICAL DESCRIPTION

The tranquility of this wonderful mountain property is a comfortable 20-minute drive from downtown Helena, Montana. Located just minutes from the Helena National Forest, this approximately 75 deeded acre gentleman's Retreat has good access off of Birdseye Road which runs northwest from Helena. Year-round Threemile Creek flows through the Retreat and possesses private fishery development potential.

The diverse topography contains attractive stands of conifer trees and beautiful aspen-filled draws which are complimented by expansive Big Sky vistas. The Retreat is located in historic Lewis and Clark County with a mining history as rich as its beautiful setting. The ponderosa pine, alpine fir and Douglas fir stands on the Retreat have been well maintained providing a park-like setting among the stands of timber which open to sweeping grassy parks. Opening up the dense canopy has allowed the native grasses to flourish, attracting a fair number of elk and deer.

Two modest, well-kept homes are privately-located near Threemile Creek tucked away out of sight of the road. A historic horse barn with a set of functional horse corrals is well placed and extremely well maintained. One of the attractive components of this offering is the lack of a trophy home. So often buyers are burdened by trying to fit into an existing home that simply does not fit their lifestyle – this unique offering is free of that burden. The existing homes could easily be incorporated as guest houses or even be removed if a new owner so desires.

The close proximity to Helena would provide the next owner the opportunity to own a very private mountain property within a comfortable drive from the Capitol City's downtown. We believe this property is an outstanding value in the Helena Valley.

The Retreat is ideally situated to develop a private fishery with an attractive private stretch of Threemile Creek flowing through the Retreat. Cutthroat trout spawn up the stream and are abundant in the small private pond located along Threemile Creek. Any and all water rights owned by the Seller will convey at the Closing of a sale.



*The Entry Gate was Constructed from Trees Harvested from the Retreat*

## IMPROVEMENTS

**Main House** – Constructed in 1965 and containing about 1,500 square feet of living space, this home contains two bedrooms, one bath and a finished basement with a washer and dryer. Heated with gas forced air, the home has hardwood floors in the main living area and carpet in three rooms. The home adorns a new roof and gutters. The wiring in the house was completely redone by a Helena Master Electrician in the mid-1990s. Well positioned on the Retreat near the Guest House and barn, the Main House is welcoming and modest.



*Main House*

**Guest House** – Built in the early 1930s, this approximately 1,000 square foot home contains one bedroom and one and a half bathrooms. The fully functional remodeled kitchen has marble countertops, custom built knotty pine cabinets and tile flooring. The 1998 remodel also included new floors, carpet and lighting. The wiring in the house was completely redone by a Master Electrician in the mid-1990s, and the roof was fully re-shingled this year. Heated with a new gas forced air system, the home is well insulated and maintains a constant temperature throughout the seasons.



*Guest House*



The Main House and Guest House share a common well and a common septic system. A new well-pump was installed within the past ten years and provides ample water for both homes. The septic system is fully functional with a concrete tank. Two 500-gallon propane tanks serve both homes. These tanks are owned by the Seller and will transfer to the Buyer at Closing.

**Historic Barn** – The horse barn is a true landmark in this area. The corrugated tin roof is in fair repair keeping the structure dry and prolonging its years. The barn contains a small tack-room, hay storage and several horse stalls. Automatic frost-free waterers are available in two of the horse pens, while a creek provides water for the additional pens. A functional set of corrals adjoin the barn, perfect for handling a small herd of saddle horses. The barn, with power and lights delivered through new 12 gauge wiring, conduit and a new circuit breaker panel, is in usable condition for its age.



*The Barn and Corrals are Functional and Well Positioned on the Retreat*

Several additional outbuildings exist on the Retreat that could easily be removed or a new owner may decide to renovate them to enhance the historical nature of the Retreat. The barn wood and beams from the various outbuildings do have marketable value and could be sold as reclaimed wood.



*The Outbuildings Provide Ample Storage for Recreational Toys*

## LOCATION and ACCESS

Located just 12 miles west of Montana's capitol city, the Retreat enjoys close access to big city amenities while virtually having the solitude and privacy of remote country living. The Retreat is positioned in the eastern foothills of the majestic Greenhorn Mountains in historic Lewis and Clark County. The Retreat is accessible by taking Birdseye Road, a county road which transitions from pavement into a well-maintained gravel road, and turning west on Threemile Road.

The Retreat offers easy access to Helena Regional Airport located just east of Helena. Commercial carriers include Delta-Sky West, Northwest -Pinnacle Airlines, Big Sky and Horizon Airlines.

Helena Regional Airport also provides several private full service FBOs for smaller aircraft and private jets.

Distances to other Montana cities and points of interest from the Retreat:

<b>Helena</b>	<b>12 miles</b>
<b>Butte</b>	<b>80 miles</b>
<b>Great Falls</b>	<b>105 miles</b>
<b>Bozeman</b>	<b>110 miles</b>
<b>Missoula</b>	<b>125 miles</b>

Helena is a bustling town with a population of about 35,000 and approximately 60,000 in the "metro" area of the Valley. The capitol city, with many residents working for the State of Montana, provides an outstanding selection of dining and shopping opportunities. Maintaining an active arts and cultural scene, Helena is able to preserve a small town feeling of safety and sense of place.



*The Threemile Creek Riparian Corridor Provides Healthy Stands of Cottonwoods, Aspens and Willows*



## RECREATION

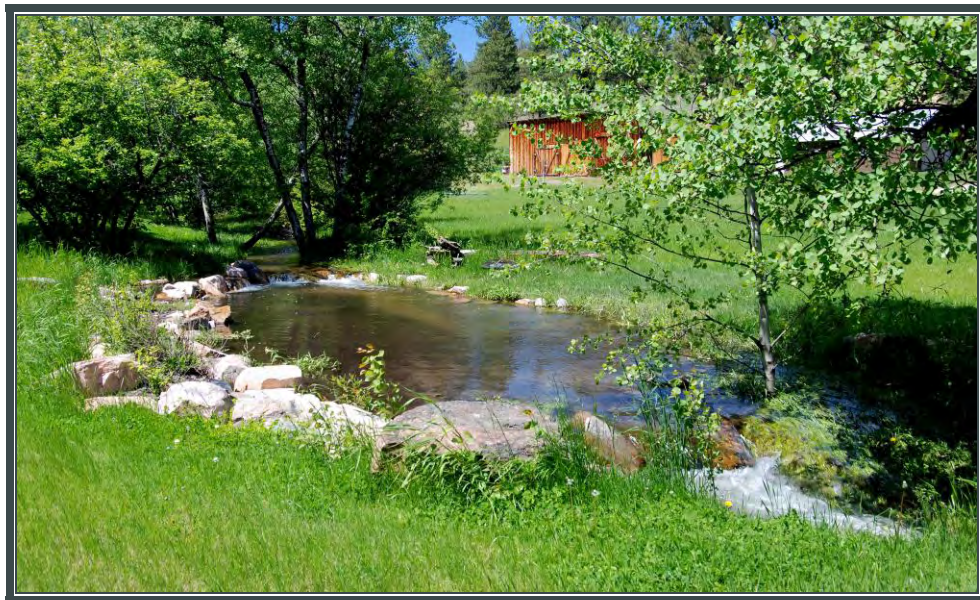
The Helena National Forest is within minutes from the Retreat and provides unlimited recreational opportunities and enjoyment. The Forest consists of about 976,000 acres with over 1,000 miles of developed trails for hiking, horseback riding, cross-country skiing and snowmobiling and is sprinkled with history of Native American inhabitants and early explorers. The natural beauty is complemented by outstanding opportunities for fishing its' high mountain lakes and streams, not to mention the Blackfoot and Missouri Rivers.

Nearby Holter and Hauser Lakes were created by two of three dams on the Missouri River and present the outdoorsman with fishing, camping, water-skiing and boating opportunities. Canyon Ferry Lake is a large reservoir on the Missouri River and is located 20 minutes east of Helena. This lake provides camping, sailing, boating and fishing. Ice fishermen can be seen on the lake during the winter months.

The Great Divide Ski Area is located in nearby Marysville. A great mountain ski hill with more than 130 trails covering 1,600 acres of "ski-all" terrain. Activities include backcountry and downhill skiing, snowboarding, as well as night skiing and racing. The lower mountain features groomed runs plus a free beginner's tow. The upper mountain offers classic slopes and trails with diverse, backcountry-type terrain. With a base elevation of 5,730 feet and a top elevation of 7,233 feet, the longest run of the mountain is three miles long. The mountain has an average annual snowfall of 150 inches. The Great Divide is frequented by locals and vacationers alike – looking for the *Cold Smoke* of Montana.

The unique and diverse ecosystem of the Retreat and nearby National Forest supplies prime habitat for trophy mule deer, bear, cats, moose and elk. Several bird species inhabit the Retreat and the surrounding public lands, including pheasants, blue grouse, sage grouse, Hungarian partridge and predatory birds.

Specific information regarding hunting regulations, resident and non-resident license application and permits is available through the Montana Fish, Wildlife and Parks web page at [www.fwp.state.mt.us/hunting/license.asp](http://www.fwp.state.mt.us/hunting/license.asp).



*The Intimate Pond is Positioned Along Threemile Creek*

## **MINERAL RIGHTS**

The Seller will convey with the Retreat 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 Retreat.

## **UTILITIES and SERVICES**

Electricity and phone run along Threemile Road. Electricity is provided by *NorthWestern Energy* and *Qwest* provides telephone service. Both homes are on independent well and septic systems.

## **REAL ESTATE TAXES**

The real estate taxes for 2010 were \$1700, approximately \$4.33 per acre.

## **ELEVATION – PRECIPITATION – CLIMATE**

Threemile Creek Retreat sits between 4,600 and 4,700 feet above sea level.

January is the coldest month with average highs of 30° F to a low of 10° F. August is the warmest month with evenings to 55° F and daytime highs reaching a comfortable 85° F. Average annual rainfall is 11.32 inches.



*The Retreat Has Diverse Topography and Vegetation*



## AREA HISTORY

There are many small towns dotting the region that are rich in intriguing history. One such town, Marysville, was discovered in 1876 by Irishman Thomas Cruse and is situated approximately five miles north of the Retreat. Cruse discovered a mining vein and named it after his hometown of Drumlummon, Ireland. He then named the town after the first woman to arrive, Mary Ralston. From 1880 to 1890, Marysville was Montana's leading gold producer and had a population of 3,000 people. Total production from Drumlummon is estimated at \$50,000,000. Tommy Cruse sold his lucrative mine for \$1,500,000 to an English syndicate and moved to Helena and helped to build the magnificent cathedral and founded a profitable bank.

Helena was inadvertently founded by four Georgia men, known in the history books as the "Four Georgians". John Cowan, Daniel Jackson Miller, John Crab and Robert Stanley became desperate after searching throughout Western Montana for gold. Unable to find their "jackpot", they stumbled into the area now known as Helena. On the evening of July 14, 1864, the men took one last chance at mining the nearby creek. As luck would have it, the men found gold that evening. They named the stream, appropriately enough, Last Chance Gulch. Word soon got out about the gold strike and Helena became the "Queen City of the Rockies". The Four Georgians worked the Gulch until 1867 when they headed back East, taking large amounts of gold with them.

The Museum of Gold at Norwest Bank displays gold nuggets as large as 244 ounces. Known for sapphires as well as gold, it is estimated that in 1888 as many as 50 millionaires called Helena home.

Founded in 1909, Carroll College is known as one of the top private Catholic colleges in the West. The original building of the College, St. Charles Hall, which can be seen from all around town sitting atop Capital Hill, had its cornerstone laid by the President of the United States, William Howard Taft, who was conveniently in town attending the Montana State Fair. Carroll College has an enrollment of about 1,400 students and is home of national caliber athletic teams and is noted for its very high level of academic performance.



*The Historic Log Structure Has a Newer Roof and Has Been Restored*



## SUMMARY STATEMENT

The Threemile Creek Retreat can be enjoyed on a year 'round basis and only minutes from downtown Helena. The Retreat will provide plenty of summer recreation and winter enjoyment combined with good access to thousands of acres of Helena National Forest and a nearby State of Montana public land section.

Numerous building sites exist on the property if the next owner desires to build a more modern home, while enjoying one of the finest areas Montana has to offer.

The Retreat will be conveyed with a Certificate of Survey upon consummation of a transaction at the expense of the Seller. The Seller also owns the adjacent property and would consider increasing the acreage of the existing offering if the Buyer so desires.

The Threemile Creek Retreat provides precious live water, attractive views and close proximity to Montana's great outdoor activities as well as the conveniences of Helena. This attractive offering is a must see for the Buyer looking for privacy and solitude with the amenities of one of Montana's finest cities.

For the Buyer seeking mountain acreage with unobstructed view-sheds and without the complexities of difficult winter access, the Threemile Creek Retreat must be considered. Priced at \$9,200 per acre, the Retreat is competitively priced in today's market in the Helena Valley.



*Riding Trails are Throughout the Retreat*

## **OFFERING PRICE and CONDITIONS**

**The Threemile Creek Retreat, as Previously Described Herein, is Offered at \$690,000 Cash. 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 Sellers and their agents in ascertaining the Purchaser's financial ability to consummate a purchase;
3. Earnest money deposits will be placed in escrow with First Montana Title Company in Helena, which will then place the funds with local banks at nominal rates of interest accruing to the Purchaser's benefit until Closing;
4. The Sellers 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 Sellers actually own 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 Threemile Creek Retreat. 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 Threemile Creek Retreat 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.



# THREEMILE CREEK RETREAT

75 Acres

near

Helena, Montana

Offered Exclusively by  
Bates - Sanders - Swan Land Company  
Bozeman, Montana

Three Mile Road

Threemile Creek

Birdseye Road

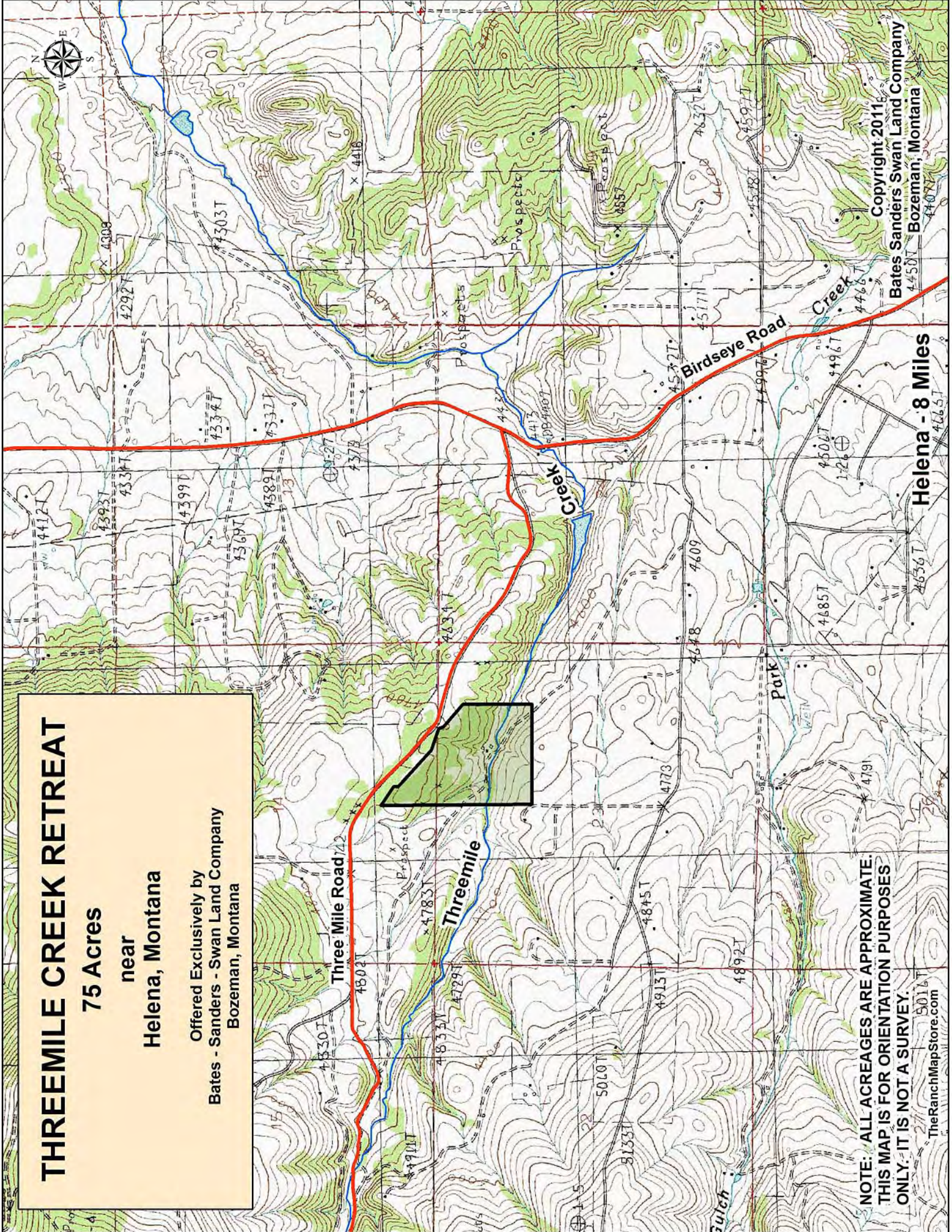
Park

NOTE: ALL ACRES ARE APPROXIMATE.  
THIS MAP IS FOR ORIENTATION PURPOSES  
ONLY. IT IS NOT A SURVEY.

TheRanchMapStore.com

Helena - 8 Miles

Copyright 2011,  
Bates Sanders Swan Land Company  
Bozeman, Montana

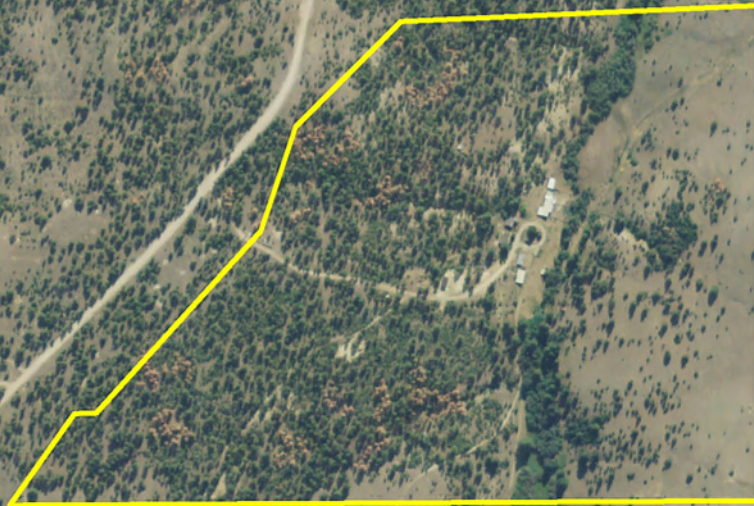




# THREEMILE CREEK RETREAT

75 Acres

near  
Helena, Montana

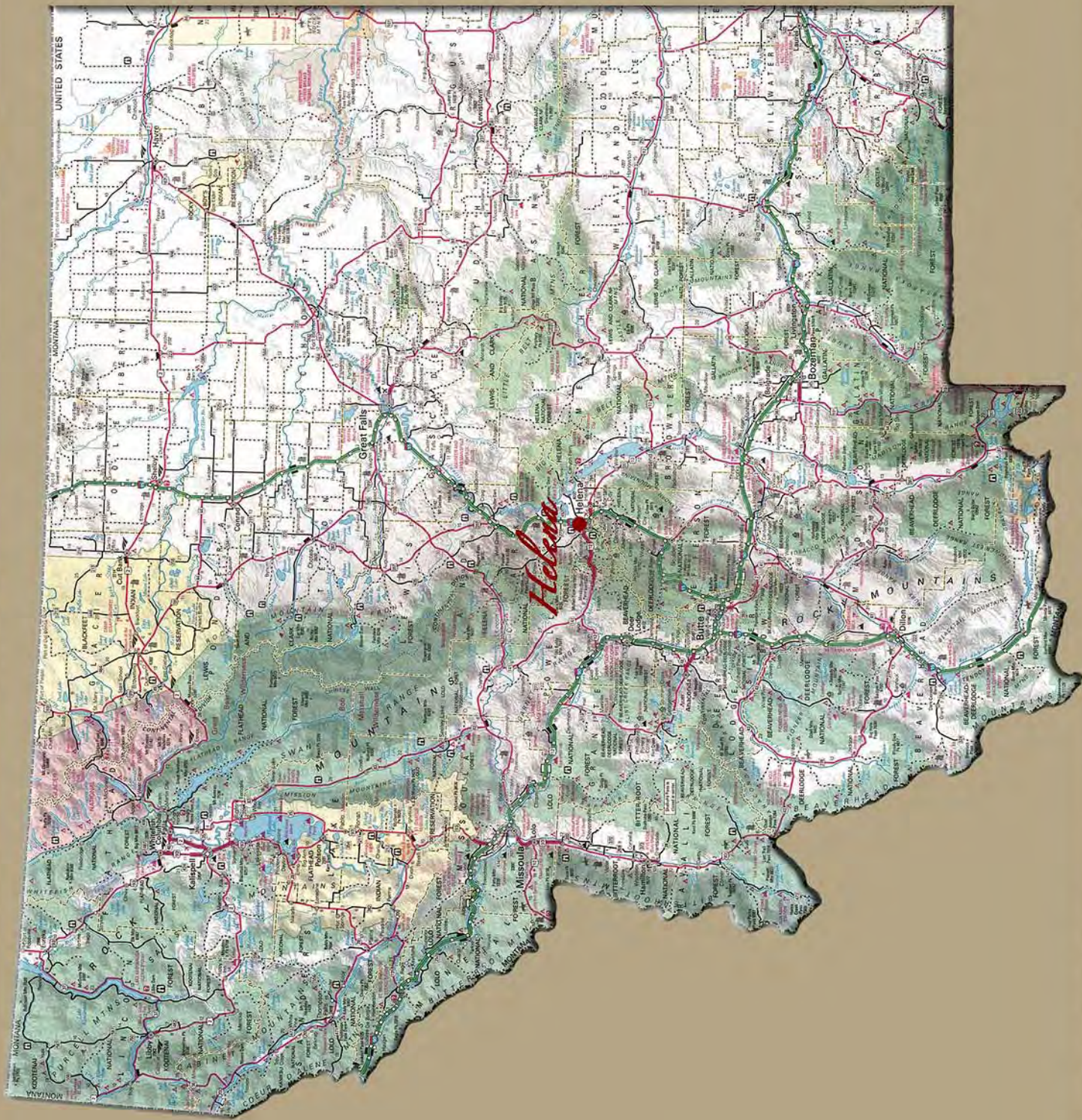


NOTE: THIS MAP IS FOR ORIENTATION  
PURPOSES ONLY. IT IS NOT A SURVEY.

TheRanchMapStore.com

Copyright 2011  
Bates Sanders Swan Land Company  
Bozeman, Montana







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

FOUNDED 1970 AS PATRICK BATES LAND COMPANY



## **Michael S. Swan**

Associate Broker  
1185 North 14<sup>th</sup> Avenue – Suite One  
Bozeman, Montana 59715  
mike@bateslandco.com  
www.bateslandco.com

Business	406-522-7342
Toll Free	866-999-7342
Mobile	406-570-4897
Facsimile	406-522-0769
Residence	406-582-8350

**Bates • Sanders • Swan Land Company has been authorized by the Seller to act as their Exclusive Real Estate Agent on the sale of Threemile Creek Retreat. 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 Retreat and its suitability for the Buyer's intents and purposes.**

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

<b>Michael S. Swan</b>	<b>Office - Toll Free</b>	<b>866-999-7342</b>
<b>Bozeman</b>	<b>Office - Local</b>	<b>406-522-7342</b>
	<b>Fax</b>	<b>406-522-0769</b>
	<b>Mobile</b>	<b>406-570-4897</b>
	<b>Home</b>	<b>406-582-8350</b>
	<b>E-Mail</b>	<b>mike@bateslandco.com</b>

**A 48-Hour Notice is Requested to Make Proper Arrangements For an Inspection of Threemile Creek Retreat.**



**BATES • SANDERS • SWAN  
LAND COMPANY**

FOUNDED 1970 AS PATRICK BATES LAND COMPANY



— [www.bateslandco.com](http://www.bateslandco.com) —