

LITTLE ANTELOPE CREEK RANCH

near

Harrison, Montana

and the

Tobacco Root Mountains



Offered Exclusively By

**BATES • SANDERS • SWAN
LAND COMPANY**

FOUNDED 1970 AS PATRICK BATES LAND COMPANY



INTRODUCTION and PHYSICAL DESCRIPTION

With majestic views of the Tobacco Root Range and Hollow Top Mountain the Little Antelope Creek Ranch offers a unique opportunity to own a manageable-sized acreage with water, privacy and uninterrupted views of mountain majesty near one of Southwestern Montana's classic rural small towns. This is one of the last authentic ranching areas left in Big Sky Country.

The Seller is desirous of consummating a sale of the Ranch this year. The Agent has been authorized to offer the Ranch for sale on an all cash basis or at contract terms acceptable to the Seller at its sole discretion.

The Ranch is comprised of approximately 320 deeded acres with good county road access via Adkins Road. The acreage is generally classified as follows:

- **135 Acres of Improved Dryland Pasture;**
- **95 Acres of Native Pasture;**
- **90 Acres of Irrigated Land.**

The old homestead buildings are located just off of the county road near Little Antelope Creek providing a nice location for the next owner to construct a new home, corrals, barn and associated outbuildings.

Little Antelope Creek runs the length of the Ranch and provides a very attractive riparian thread for about one-mile. Nice stands of cottonwoods and willows attract wildlife and provide a scenic viewscape. A small unnamed spring creek also flows through the Ranch for about one-half mile and converges with Little Antelope Creek near the eastern boundary.

RECREATION

Frequented by white-tail and mule deer, elk, moose and upland game birds, Little Antelope Creek Ranch 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 Southwest Montana's finest areas.

This area is surrounded by some of Montana's most desirable recreational areas and picturesque mountain ranges with the Beaverhead and Deerlodge National Forests located approximately eight miles west of the Ranch. National Forest Service trailheads can be accessed west of Pony, the South Boulder and the South Willow Creek drainages.



LOCATION and ACCESS

The Ranch is located about two miles northwest of the rural community of Harrison, Montana. The access is County Highway 283 then north on Adkins Road, a graveled county road which provides good year 'round access.

Harrison, offers limited services which include a gas station, convenience store, post office and café – a classic ranching town. Three Forks sits about 20 minutes to the north and provides a variety of services. The small town of Willow Creek – home of the famous Willow Creek Café – is about 15 minutes from the property. Bozeman is a comfortable forty-five minute drive from the Ranch.

Families can expect their children to receive a high quality kindergarten through high school educational program at Harrison Public Schools. Students attend from the surrounding community to experience the unique environment of the small-sized multi-grade classrooms.

The high school is categorized as a Class C school (under 160 high school-age students) and provides a great learning environment and competitive interscholastic athletic programs. School bus service provides roundtrip transportation for elementary and high school age students in the area.

The Ranch is within 45 minutes of two commercial airports with Private FBO's:

- Gallatin Field – Bozeman – Delta, Northwest, Horizon, United
- Bert Mooney Airport – Butte – Sky West, Horizon

Approximate distances to other Montana cities and towns are:

Three Forks	21 miles
Ennis	26 miles
Butte	50 miles
Bozeman	53 miles
Helena	80 miles

UTILITIES and SERVICES

Electricity and phone run along Adkins Road. Electricity is provided by Vigilante Electric Cooperative and 3 Rivers Communications provides telephone service.

ELEVATION – PRECIPITATION – CLIMATE

Little Antelope Creek Ranch sits between 5,100 and 5,400 feet above sea level.

The average annual precipitation is 16 to 18 inches. The area's average growing season is approximately 100 days.

Average maximum Fahrenheit temperatures in June, July and August range from 68 to 80 degrees. In December, January and February average maximum temperatures are between 32 and 37 degrees.

Summer nights average about 45 degrees. Winter average minimum is between 12 and 16 degrees. This is an area that receives a good amount of sunshine throughout the year.



WATER RIGHTS

According to the Montana Department of Natural Resources and Conservation's Water Rights Division, Little Antelope Creek Ranch owns the following water rights:

Claim Numbers	Priority Dates	Source	Flow Rate - CFS
41G-196752	1938	North Willow Creek	6.03 CFS
41G-196753	1905	Little Antelope Creek	0.87 CFS
41G-196754	1914	North Willow Creek	5.00 CFS
41G-196758	1899	North Willow Creek	1.25 CFS
41G-196759	1909	North Willow Creek	1.25 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.

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.

REAL ESTATE TAXES

The real estate taxes for 2010 were \$365.00 – about \$1.15 per acre.



AREA HISTORY

The present day town of Harrison was settled in 1860 on the Henry C. Harrison Ranch as a stage stop and a place for the stage to change horses coming and going from Virginia City. The Post Office, Hotel and stage barn were the extent of this small rural town until the Northern Pacific Railroad arrived in 1889. The railroad depot was located just north of town with a spur line running from Harrison into the bustling mining town of Pony located to the west of Harrison at the base of the Tobacco Root Mountains.

The abundant supply of high quality grasses and water provided an ideal formula for beef production. The Northern Pacific Railroad now provided access to the growing markets of the Midwest for the local cattlemen and the community began to thrive. By the early 1900's a general store and school were built to serve Harrison and the surrounding area. As the region became more populated with ranchers, merchants and miners, a grain elevator, saloon, dance hall and bank were constructed to serve both Harrison and the bustling mining communities along the eastern slope of the Tobacco Root Mountain Range.

SUMMARY STATEMENT

Little Antelope Creek Ranch provides an opportunity to own a sizable acreage in one of Southwest Montana's untouched valleys within a short commute of Bozeman and the Gallatin Valley.

Those who have watched land values in Southwest Montana for the past several years will find Little Antelope Creek Ranch to be competitively priced in today's market at under \$2,500 per acre!

The Seller is offering the Ranch 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, a 4.00% fixed interest rate, a five-year maturity, and quarterly payments of principal and interest based on a twenty-year amortization. No origination fee or closing costs.

The Ranch 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 Ranch 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 historic buildings could easily be removed allowing the next owner plenty of opportunities to plan and construct new compounds with their personal touch at a location that best suits them.

Little Antelope Creek Ranch provides precious live water, attractive views and close proximity to Montana's great outdoor activities. With short commutes to Bozeman, Helena and Butte, the Ranch is ideally located for either a weekend retreat or permanent residence. The Ranch is easy to operate, and will provide enough ground to pasture saddle horses and run a small herd of cattle to manage the grass. Several neighbors would readily rent the pasture if desired.

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



OFFERING PRICE and CONDITIONS

Little Antelope Creek Ranch, as Previously Described Herein, is Offered at \$775,000 Cash or on 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 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 American Title Company of Madison County in Ennis, 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 Ranch'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 the Little Antelope Creek Ranch. 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 Little Antelope Creek Ranch will be sold in its "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 exact scale, are not to be construed as surveys, and are for visual aid only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted.

PHOTOGRAPHIC ESSAY
of the
Little Antelope Creek Ranch
Coming In June

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FOUNDED 1970 AS PATRICK BATES LAND COMPANY



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

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

**Michael S. Swan
Bozeman**

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A 48-Hour Notice is Requested to Make Proper Arrangements For an Inspection of Little Antelope Creek Ranch.