

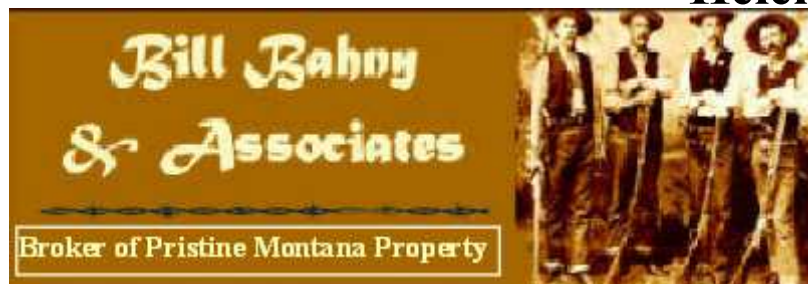


O'CONNELL RANCH

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The O'Connell Ranch is located on Lyons Creek just south of Wolf Creek, Montana and consists of 4,154 deeded acres and 3,830 acres of Montana State leased lands. It is the headwaters of Lyons Creek which has exceptional fishing for Brookies and Cut Throats, has a creek on Bear Gulch and springs too numerous to mention. Property has Pine and Fir trees. The ranch is in the mountains with Mitchell Mountain (7,031 ft. in elevation) on the south boundary and Rogers Mountain (6,921 ft. in elevation) is the north boundary, The south fork of the Lyons Creek drainage is a main elk calving ground for area 339 and the whole Lyons Creek drainage is a "critical security area for all big game in the western 2/3rds of hunting district 339 and southern portion of 423", quoted from the Montana Fish and Game. The ranch is home to not only elk, but mule deer, black bear, upland game birds, moose, wolves and an occasional grizzly bear.



This ranch is offered in conjunction with the Lyons Creek Ranch, either can be bought separate of the other, but together they comprise a very large amount of mountain ground. Lyons Creek Ranch will add 3,706 deeded acres and 1,800 acres State Lease. Both ranches have the same Fish and Game conservation easement. Basically it allows hunters to hunt the 2 ranches from Sept. 1st through Nov. 30th. They can only drive on 1 road, can not camp, no fires, and can use horses. However you as the owner can, of course use all the roads and 2 ranches have quite a network of logging roads that are excellent 4-wheel riding, at least 50 miles of roads available to only the owners. A map of the hunter's road is included for you to view. The gate on Lyons Creek road is locked the rest of the year. The easement does allow for mining and hydrocarbon exploration, logging. The only thing it does prohibit is subdividing the land, although each ranch is allowed 2 - 5 acres homesites. No restrictions on size or numbers of outbuildings. The easement also allows the rebuilding of any structures that are not for habitation. All in all, it is not too restrictive and thus could be put into a stricter easement. Fishing is not mentioned in the easement and Lyons creek is whirling disease free. Lots of places to build ponds, etc.

If you are looking for a very large easy to maintain property this could be it. Also if you want a piece of property in Western Montana to put into a stricter conservation easement, this could be it. As can be seen on the maps, both ranches and the lease land fit very well together to make up a fairly square piece of property of about 22 square miles. If you want an in depth look plan on 2 days, it is that big. The pictures in this brochure can not even show the beauty of these 2 ranches, you must see for yourself.

O'Connell Ranch	4,154 acres deeded	3,830 acres State Lease	\$3,343,200
Lyons Creek Ranch	<u>3,480 acres deeded</u>	<u>1,440 acres State Lease</u>	<u>\$1,914,000</u>

7,634 acres deeded 5,270 acres State Lease

Total --- 12,904 acres deeded and leased for \$5,257,200







