



— South Willow Creek Meadows Ranch —

Located on
South Willow Creek
near Pony, Montana

offered exclusively by

BATES • SANDERS • SWAN
LAND COMPANY

FOUNDED 1970 AS PATRICK BATES LAND COMPANY



INTRODUCTION

This very private, readily accessible Ranch contains lush riparian bottom meadows with multiple dense willow strings, rolling hillsides with rugged granite outcroppings and stunning views of Hollow Top Mountain. Located in the foothills of the majestic Tobacco Root Mountain Range, the South Willow Creek Meadows Ranch encompasses about 1,905 acres of contiguous deeded land.

Freaturing dramatic vistas of the Tobacco Root, Bridger and Spanish Peaks Mountain Ranges, the Ranch is located near the historic towns of Pony and Harrison – notable sites in Montana's early history.

South Willow Creek traverses the Ranch for a one and one-half mile stretch and affords excellent habitat for German brown trout and brook trout. Outstanding water rights and a lush riparian area provide a superb opportunity for further stream and pond enhancement. The willow covered bottoms are healthy and provide protection for wildlife and unsurpassed privacy. Several springs are evident in several locations along the riparian bottom.

The terrain is very diverse and contains high rocky crags or “hogbacks” and lush grassy creek bottoms providing prime habitat for a variety of Rocky Mountain wildlife, including elk, that traverse the Ranch from the nearby USFS. Mule deer, whitetail deer and upland game birds are seen in abundance.

The privacy and seclusion of the Ranch could also afford the next owner simplicity and enjoyment should he choose to lease it to a neighbor to summer graze its productive riparian pastures. The stream bottom is partially fenced, additional fencing judiciously-located near the creek would further preserve South Willow Creek's habitat for enhanced personal enjoyment.

Interspersed within the dense willow strings are several ideal pond locations which could be carefully designed to blend into the existing landscape and provide prime habitat for waterfowl and additional fishing opportunities.

Within a 45 minute drive of Bozeman, the Ranch's proximity to commercial airports and interstate highway travel make it readily accessible year 'round, and private airstrips located within a 30-minute drive of the Ranch afford additional ease of enjoyment.

The absence of poorly-designed and situated improvements – of any vintage – and outlandish residential structures provides an equally rare opportunity to execute exactly what feels best to the next owner.

The Ranch is located in one of Southwestern Montana's premier areas for ranching, big-game hunting and fly-fishing. Combined with close proximity to the Madison, Gallatin, Jefferson and Missouri Rivers and three and one-half miles of private fishing water in South Willow Creek, it may be one of the finest fishing and big game hunting properties on the market today. The Ranch is a tremendous candidate for a conservation-minded buyer.



AREA HISTORY

At the base of the magnificent Tobacco Root Mountains is situated the historic mining town of Pony. A drifter by the name of Tecumseh Smith nicknamed "Pony", had traveled over the mountain range from the Alder Gulch to seek his fortune in mountain streams of the area. Legend tells us that "Pony" threw his digging pick into a thicket of brush one day, to his surprise when he retrieved it he had discovered gold where it landed.

"He was less than five feet tall, his accomplishments in proportion. Few people noticed him as he moved from creek to creek, panning enough gold to keep him in beans and get him to the next camp. In 1866 he was crowded out of Alder Gulch and Virginia City by bigger men and made his lonely way to the far-out edges of Tobacco Root Range.

He left very little of himself at the creek. The others who moved in to take advantage of the finds could not even remember his



name. Was it Tecumseh Smith? One man was sure that was it. Another said, no, it was the other way around - Smith Tecumseh. Still another insisted it was not Tecumseh at all but McCumpsey. Then somebody remembered the little guy answered to "Pony" and that stuck. The diminutive wanderer, although vanished to other parts, left his nickname attached to a creek, a gulch and what would be a booming mining camp."

Daniel Ter-Nedden

www.GhostTownGallery.com, 2000.

During the Fall of 1875 quartz deposits were discovered in the mountains behind town and the rush was soon on. Within several years the town had grown to nearly 1,000 people, primarily miners and merchants. The Presbyterian and Episcopal churches were constructed in 1894 with the Catholic Church constructed soon thereafter in 1903. The Northern Pacific Railroad added a spur into Pony in 1889 hauling supplies to the mining town and returning with railcars of ore.

Around the turn of the century the mining industry geared up once again, extracting ore from the various mines. During this time Pony thrived with a population fluctuating between 2,500 and 5,000 residents.

In 1920 a horrendous fire swept through the bustling mining town destroying a good portion of the business district and family dwellings. By the early 1920's the gold rush had subsided and the small mountain town dwindled to a mere 100 residents.

Lewis and Clark Caverns State Park is located on property once owned by the Northern Pacific Railroad and were granted to the federal government in 1908 under local public pressure. President Theodore Roosevelt declared the Caverns a National Monument in the Spring of 1911; however, due to the Great Depression, the Caverns were closed for the next thirty years.



RECREATION

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 directly west of the Ranch. National Forest trailheads can be accessed just west of Pony.

A herd of approximately 125 elk traverse between the USFS and the protection of the Hog Backs. With very limited hunting allowed for the past five years, scores of whitetail deer inhabit the willow-laden bottoms along South Willow Creek.

The diverse ecosystem of the Ranch supplies prime habitat for trophy mule and whitetail deer, bear, mountain lions, antelope, moose and elk. A great variety of bird species inhabit the Ranch in significant numbers. Blue grouse, sage grouse, Hungarian partridge, a limited number of pheasants, and many predatory birds make their home on the Ranch.

Bozeman is an easy drive to name-brand retail stores, fine dining and shopping, and is the home of Montana State University, an NCAA

Division I-AA university, where Bobcat athletic events are as social as they are entertaining. Bozeman also is the home of the Museum of the Rockies – Montana's premier natural history museum and home of the Taylor Planetarium.

In addition, two of the West's premier ski resorts, Bridger Bowl and Big Sky, offer miles of groomed trails and runs for all levels, both downhill and cross-country alike.

Fly fishing in this part of Montana is some of the best the Rocky Mountain Region has to offer. The waters of South Willow Creek on the Ranch provide outstanding mountain stream habitat harboring German browns along with brook and rainbow trout. However, if one ventures off the Ranch, they need not go far to experience high mountain lake and blue-ribbon trout streams. The stunning Madison Valley in Ennis - with the Madison River 10 minutes to the east and the Beaverhead, Big Hole, Gallatin, Missouri and Jefferson Rivers to the west and northwest - provide the devoted angler miles of river to enjoy for a lifetime.

PHYSICAL & OPERATIONAL DESCRIPTION

A testimony to the reputation of this area's world-renowned trout fishing is the internationally-known R.L. Winston Rod Company headquartered in Twin Bridges. Numerous fly-fishing shops and guide services – both hunting and fishing – are located in Bozeman, Three Forks, Sheridan, Twin Bridges and Ennis.

The lush meadows and consistent hard grass of the higher ground are consistent and have generated solid gains on cattle. If the new owner is desirous of maintaining a grazing program, the installation of several strategically-located stock water tanks in the higher elevations near the hog backs would aid in keeping the cattle off of the stream bed and more thorough utilization of forage, and increased numbers of wildlife. In addition, it appears that carefully planned food plots positioned in several locations along the north facing slopes of the hog backs would further attract upland game birds and big game. For the past five years the Ranch has been leased to a local purebred black angus operator. They have done a fine job managing the grass resource and maintaining the integrity of the land. The tenant would be desirous of maintaining this lease with a new owner.

The Ranch's 1,905 acres of deeded land are classified approximately as follows:

- 1,515 Native Range and Pasture
- 390 Acres of Flood-Irrigated Hay Ground and Riparian Corridor

LOCATION & ACCESS

The Ranch is located about four miles west of Harrison via Highway 283 and about one mile south of the historic mining town of Pony, Montana. A well-maintained graveled county road accesses the Ranch and provides excellent year 'round access.

Bozeman is a comfortable sixty-minute drive from the Ranch. The next owners can expect to have their car parked and be checking in at Gallatin Field within an hour after leaving the Ranch.

Gallatin Field provides several private fixed-based operators and the following commercial carriers: Delta, Northwest, Horizon, United Express and Big Sky Airlines

Full private aircraft service is available at the Ennis-Big Sky Airport located six miles southeast of Ennis on US Highway 287. This 4,700' paved strip is located at an elevation of 5,383' above sea level. Equipped with a PAPI system, runway night lighting can be activated at radio frequency 122.8. This facility is within a 35-minute drive of the Ranch.

Limited service is provided at Three Forks Airport located just one mile east of Three Forks and an easy, 30-minute drive from the Ranch on US Highway 287. The main runway is paved and is 5,100' in length with an elevation of approximately 4,090' above sea level. Both runways are suitable for private aircraft and easily accessible.

Approximate distances to other Montana cities and towns are:

Three Forks	22 miles
Ennis	35 miles
Virginia City	48 miles
Bozeman	53 miles
Twin Bridges	56 miles
Butte	52 miles
Helena	86 miles
Dillon	117 miles

Harrison is the closest town and offers limited services including a post office, gas station, grocery store, and café.

A short drive south on US Highway 287 leads to Ennis and then to Yellowstone and Teton National Parks. Heading north, Three Forks and US Interstate 90 are just 20 minutes away.

ELEVATION, CLIMATE & PRECIPITATION

The South Willow Creek Meadows Ranch ranges in elevation from approximately 5,250' along South Willow Creek up to about 6,100' above sea level at the highest locations on the hogbacks. Flanked by the Tobacco Root Mountains to the west, the Ranch enjoys a relatively mild climate with little wind.

The average annual precipitation ranges from 18" in the lower elevations to 22" in the upper mountainous regions. The area's average growing season is approximately 100 days.

Average maximum temperatures in June, July and August range from 68° to 81° F. In December, January and February average maximum temperatures are between 34° and 40° F.

Summer nights average about 45° F – always great for refreshing sleep. Winter's average minimum is between 10° and 15° F. There is plenty of sunshine from November through March.

REAL ESTATE TAXES

The taxes for 2008 were approximately \$2,200.00.

WATER RIGHTS

Any and all water rights appurtenant to and for the benefit of the Ranch will convey to the Buyer at the Closing of a Sale. Please contact our Bozeman Office for a complete tabulation of water rights.

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 any other changes the Court determines to make. The Seller has made all 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 the Ranch without reservation of whatever mineral, oil, gas, geothermal, hydro-carbon and gravel rights which they actually own, subject to reservations by previous owners and make no representation as to the quantity or quality of any mineral or other subsurface rights appurtenant to the Ranch.

UTILITIES & SERVICES

- Electricity is provided by NorthWestern Energy;
- Phone service is provided by Qwest;
- Domestic water is provided by a well;
- Septic sewer system serves the house.

IMPROVEMENTS

The interior and perimeter fencing are in good condition. There are several "homestead" buildings located near an old homesite on the southwest side of the Ranch. At the homestead site a spring fed pond provides an attractive feature and draws waterfowl and other forms of wildlife. An old apple orchard is also near these buildings.

A caretakers home is also located near the old homesite. The home is utilized to house hired help or rented to a local resident. The house was constructed in the 1960s, is on a private well and septic system. It is in fair condition.

SUMMARY STATEMENT

Attractive live-water properties with enough scale to provide a sense of privacy and place are difficult to obtain in today's active real estate market. Located in one of Southwest Montana's relatively undiscovered areas, the South Willow Creek Meadows Ranch is a tremendous opportunity to acquire a sizable holding with an unparalleled simplicity of ownership and enjoyment.

The 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 a private retreat or gentlemen's ranch.

Numerous building sites providing unsurpassed privacy and views would provide the next owner the enjoyment of recreating in one of Montana's

finest areas. With no existing owner's compound, the buyer will have an opportunity to plan and construct a new home befitting personal taste.

The Ranch contains enough land to pasture a good number of saddle horses and run a decent number of cattle to manage the abundant grass resource. Several neighboring ranchers would welcome the opportunity to lease the existing agricultural ground for hay and grass production.

The plentiful water resources combined with abundant big game, upland birds and private fishing with close proximity to the conveniences of Bozeman make this well-blocked piece of land an extremely desirable holding and a rarity on today's market.

Finally, this attractive holding has bona fide potential for placement of a conservation easement and enjoying the personal satisfaction of environmental preservation plus the tax advantages attendant with such a decision. Every one of the viable conservation organizations will be enthused and very helpful in helping to structure a proper easement on the South Willow Creek Meadows Ranch.





OFFERING PRICE & CONDITIONS

The South Willow Creek Meadows Ranch – consisting of approximately 1,905 acres of deeded land plus all improvements and water rights and 100% of whatever mineral and sub-surface rights which are actually owned by the Seller as described herein – is offered at \$4,400,000 Cash or terms acceptable to the Seller at the Seller's sole discretion and under the following conditions:

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 its 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 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 and the water rights and personal property will be transferred by bill of sale;
5. All of the Ranch'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.

The Seller reserves the right to effect a tax-deferred exchange for other real property in accordance with Section 1031 of the Internal Revenue Code. The Purchaser will not be required to incur any additional expenses nor to step into the chain of title on any property which the Seller may acquire.

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

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 Sellers 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.





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— www.bateslandco.com —

MICHAEL S. SWAN

C. PATRICK BATES

For more information or to
make an appointment to inspect
South Willow Creek Meadows
Ranch, please call:

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Office 800-819-9920
Office 801-521-4259
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A 48-hour notice is requested
to make proper arrangements
for an inspection of South
Willow Creek Meadows Ranch.

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