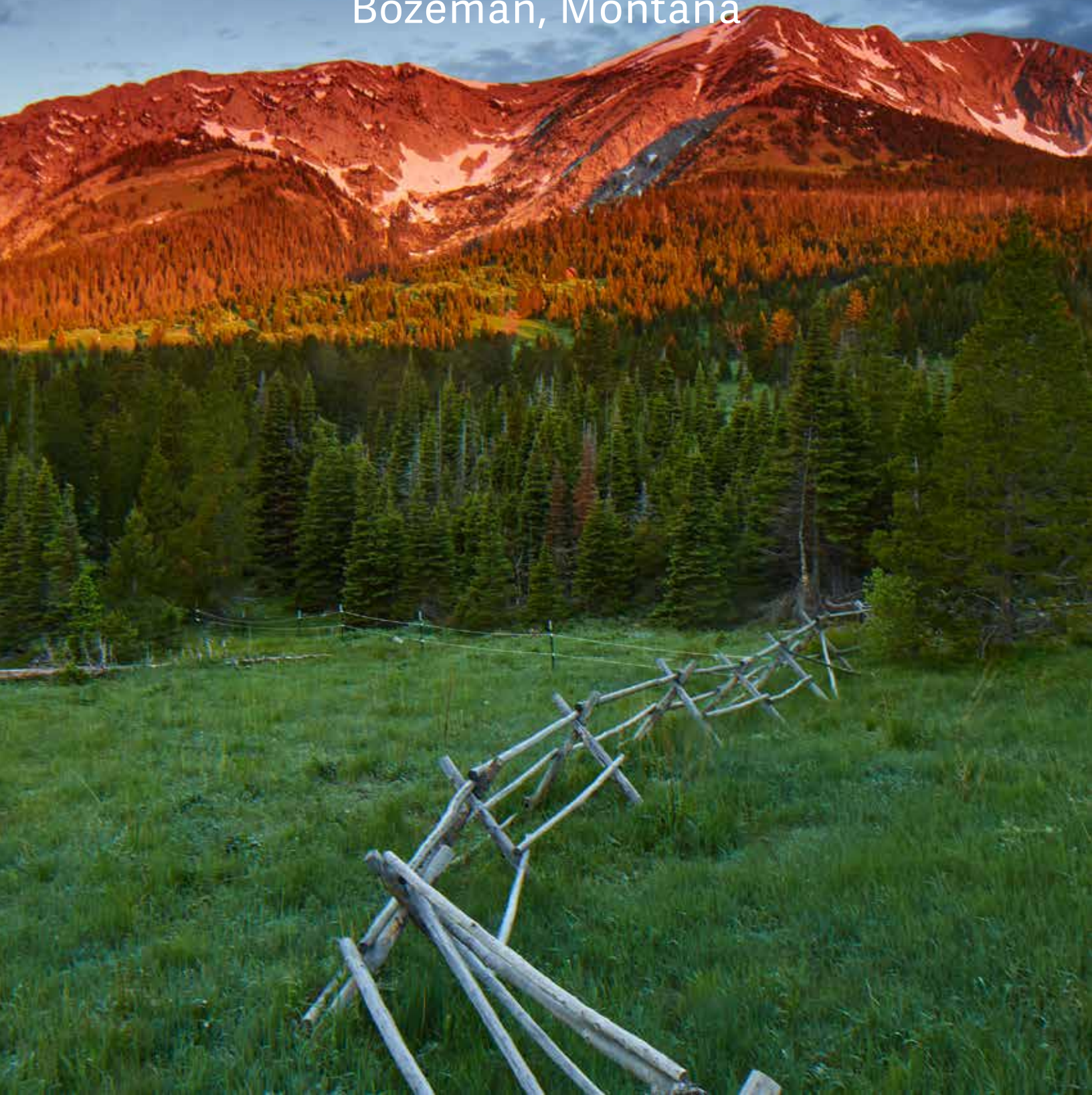


# NORTH RIDGE RANCH


Bozeman, Montana



Big Sky

Sotheby's  
INTERNATIONAL REALTY





*Your own private  
Yellowstone National Park  
is North Ridge Ranch*

Big Sky | Sotheby's  
INTERNATIONAL REALTY





# OWNER'S TESTIMONIAL

“Living here for the past 8 years has been the greatest experience of my life. It is like living in a National Park. Our neighbors are the wild creatures that have been here for eons. Everything we do here is done with consideration of how it will affect the surrounding environment. It has been a privilege to live here.

We have tried to leave the Ranch in a much better state than we found it in. We have built about 7 miles of hiking and cross country ski trails. We use these trails daily for skiing and snowshoeing in the winter, and hiking in the summer. We have managed the property in a responsible manner, which includes controlling weeds, improving springs, clearing downed trees from trails and being good stewards of this land.

This place is truly unique. Located in the North Bridger range, we are the only total in holding in the Bridgers that is accessible, year round by a good gravel road. The equipment required to keep the road open sells with the ranch. It is amazing that the surrounding forest, as well as the ranch, can be so wild and beautiful, but be only 35 minutes from downtown Bozeman, and 45 minutes from the airport.

There is no way to describe this ranch, except to be up here and see it. I guarantee that its nature and rare beauty will change your life forever.”

***Sandy Pew***







*Sunset*



*North Bridger Range*

# PROPERTY OVERVIEW

With elevations up to 8,000 feet, this extremely rare 640-acre property is surrounded by National Forest with mountain views in all directions. Arrive by helicopter at your secure and serene Family Compound. Protected by a conservation easement, the land and wildlife will remain unchanged. The easement allows four residences in addition to two currently on the property, ideal for family gatherings. Enjoy endless recreational activity in your own Yellowstone National Park, ski at nearby Bridger Bowl or bike, hike or simply relax at neighboring Fairy Lake. This Retreat offers utmost privacy, yet is only 30 minutes north of downtown Bozeman, Montana.TT

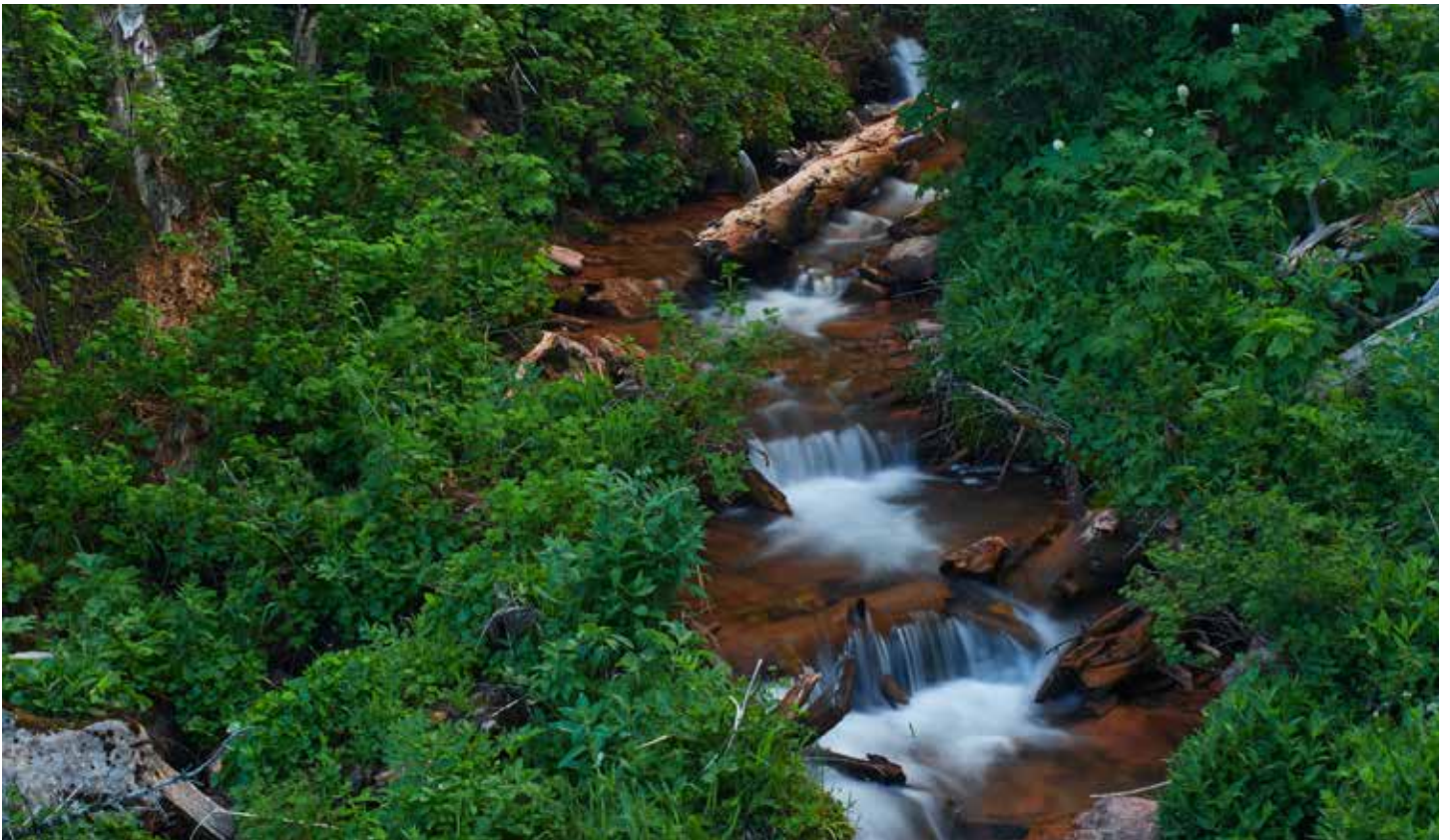


*The pond*





*Storm rolling in over the mountains*



*Cache Creek*



# ABUTS BRIDGER RANGE

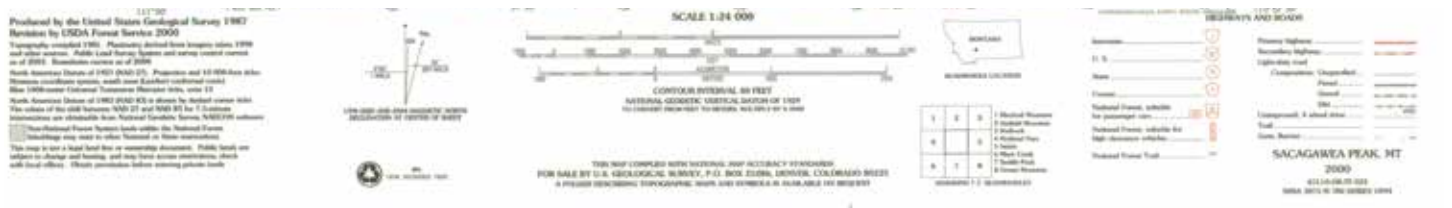
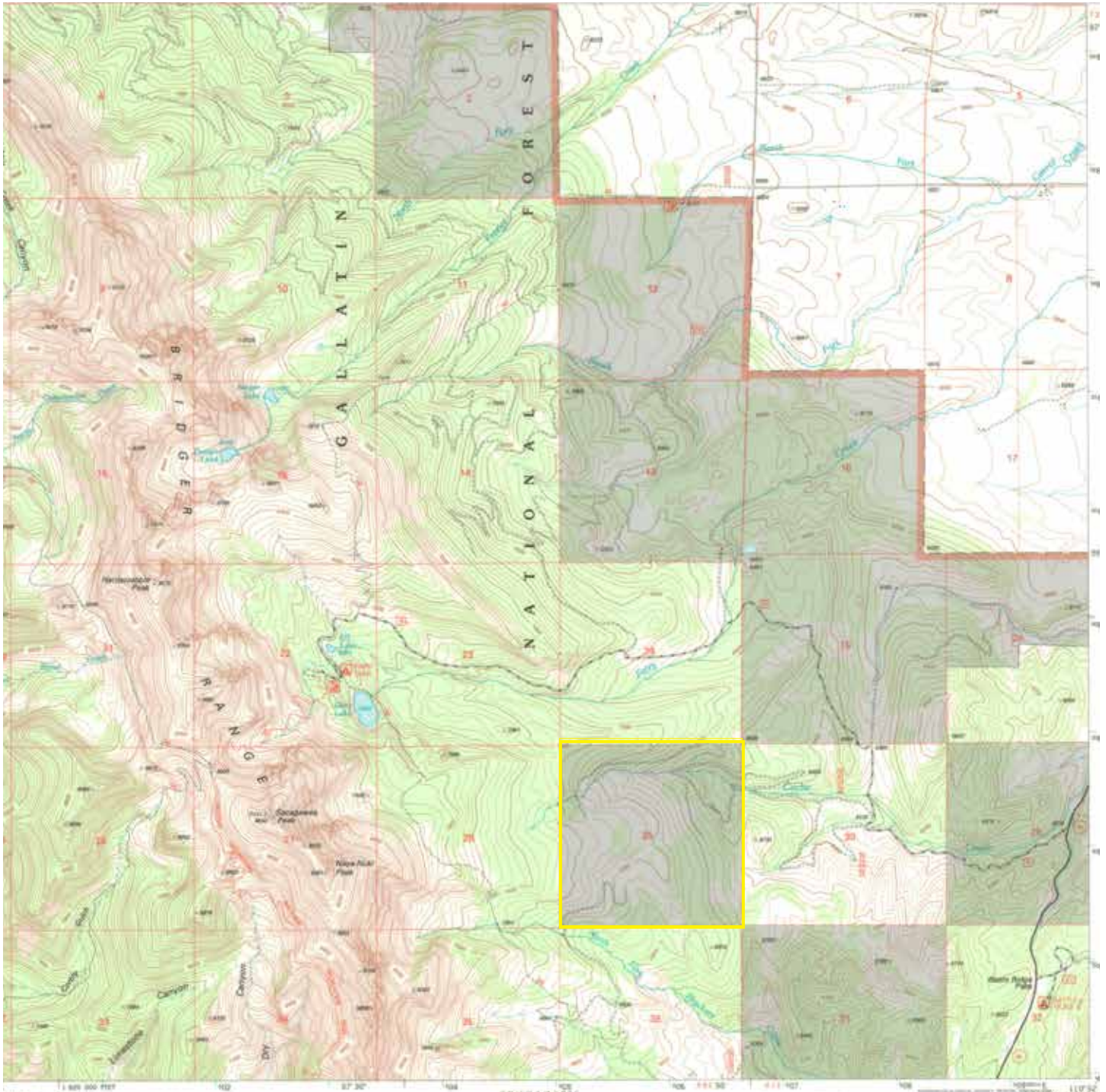
Section 25 is surrounded by National Forest with a Conservation Easement held by the Montana Land Reliance allowing for 6 total Residences. Four more may be built.

**Directions:** Bridger Canyon Road, turn left at the Fairy Lake Forest Service road. At 1.4 miles in from the highway, you take the left fork, road marker "Road Closed to Through Traffic" .2 mile you come to an electric gate with a backup system. After passing through the gate you reach the buildings in 2 miles. The road is a very well built gravel road with buried utilities. The Caretaker of the property maintains and plows the road all the way to the highway, about 3.5 miles of road. A short distance from Fairy Lake.





# AND GALLATIN NATIONAL FOREST





# FEATURES

**Outstanding recreational ranch with over 7 miles of Nordic Ski Trails and Hiking Trails. Can hike to Fairy Lake (1.7 miles) and Sacajawea Peak.**

\* Lot Size 640 Acres

\* Zoning Farmstead - Rural

\* 120' X 40' Shop Building has in floor radiant heat (60' X 40'), toilet, sink and concrete floor. Half the building is gravel floor and unheated storage for equipment, Oskosh Snow Blower and Cat 140 G Road Grader, which can convey .

\* The building compound is surrounded by electric Fence and Cattle Guards. There are over 20 phone lines into the property and 7 miles of underground power lines.

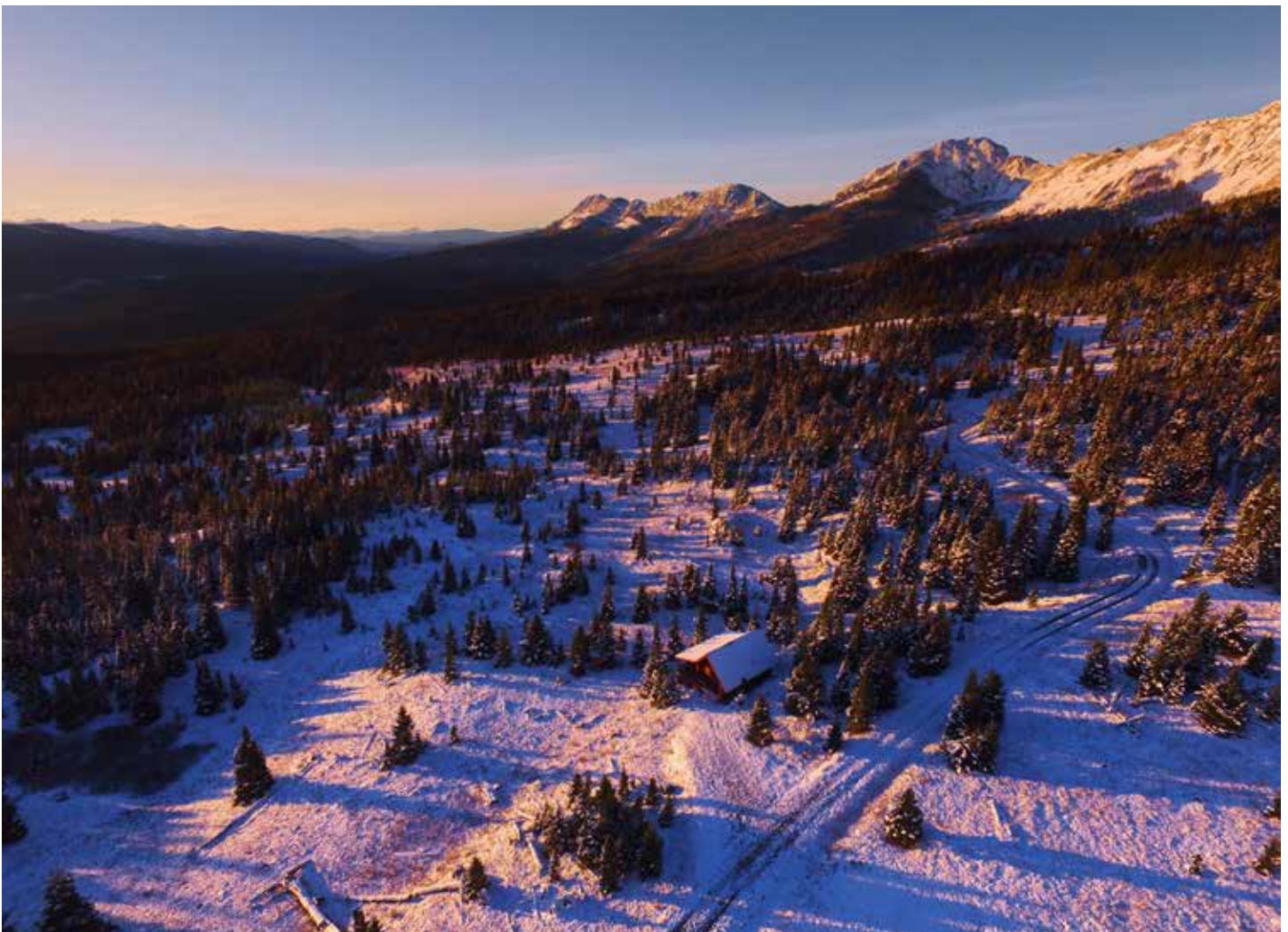
\* Section 25 is surrounded by National Forest with a Conservation Easement held by the Montana Land Reliance allowing for 6 total Residences. Four more may be built.

\* Owners Potential Residence( 2648 Cache Creek Road) building site is in the Meadow at the base of Sacajaewea, with power, well and septic installed.

\* Elevation is 6,000-8,000'

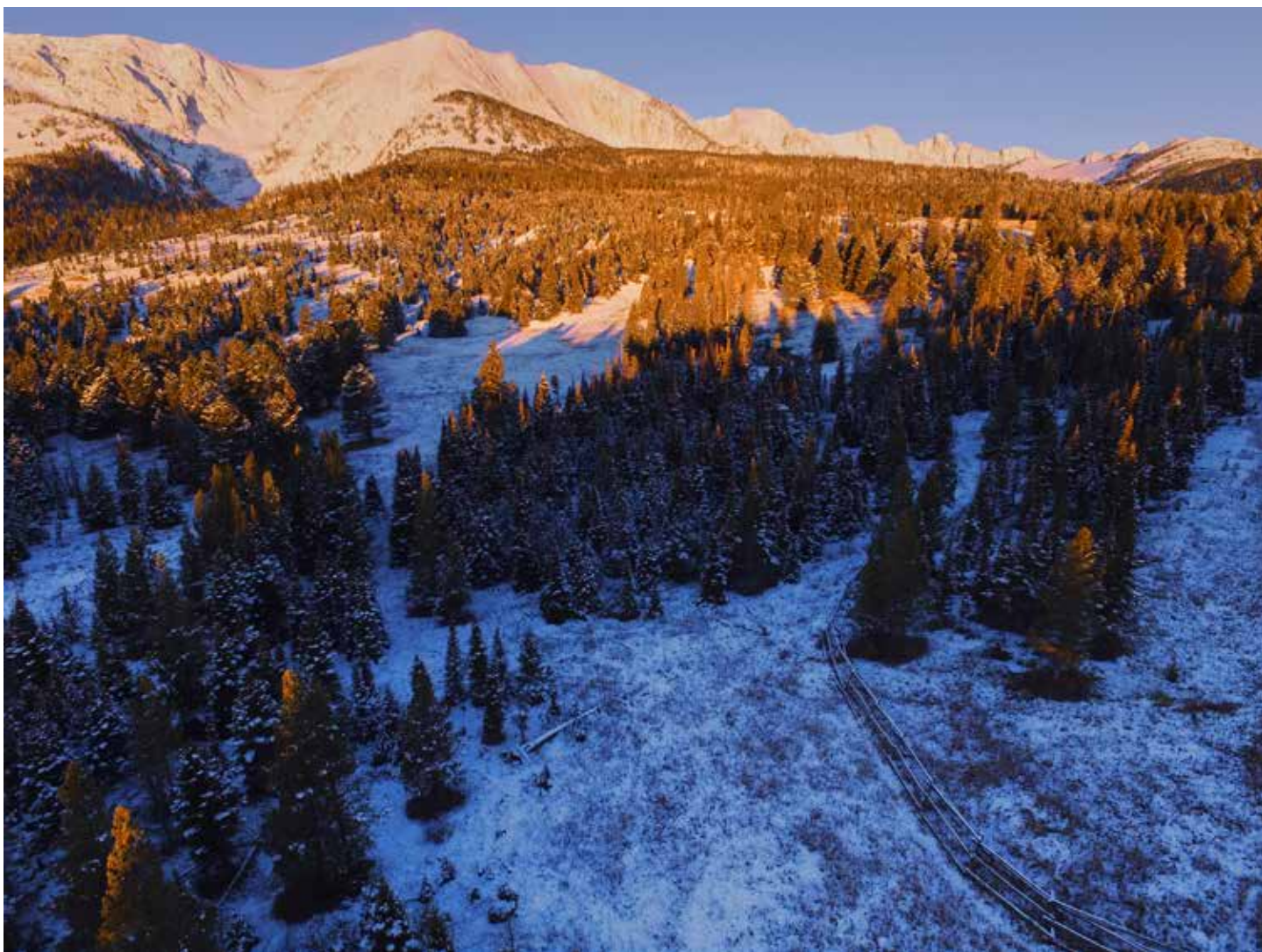
\* Buildings are at around 7200' elevation.

\* Precipitation 24" annually



*Cabin & Ross Peak*





*North Bridger Range*

**Outstanding views...of Yellowstone Park- down the Paradise Valley, the Crazy Mountains, Beartooths, Bridgers, Madison Range and the Castle Mountains with a 60 mile view.**

\* A pond that is over an acre and 20 feet deep is located below the Owners' building site, the artesian well feeds the cabin.

\* Two additional log Cabins are on the site, each with one bedroom and one bathroom and their own well. One Cabin is 648 square feet and the other 360 square feet. Each has a small kitchen, electric heat, shower and sink and electric toilet, so only gray water is released. New outhouses installed.

\* The Owners may choose to do a 1031 Exchange at no cost to the Buyer.

Several commercials have been filmed on the property: Wild Blue

Dog Food, and Chevy Avalanche the last commercial was filmed on the ranch.

\* Owners have owned property for over 7 years

\* 28 miles from Bozeman & 35 miles to Gallatin Field Airport

\* Borders Forest Service gravel road to locked gate. 3.8 miles from Bridger Canyon Road, a paved county road.











# CARETAKER'S HOUSE: 2395 CACHE CREEK ROAD



*The House and deck off of the Master Suite*



*Kitchen & Dining Areas*

**Legal Description:** S25 T2N R6E PMM

**Square Footage:** 3585 sq. ft. (total)

**Bedrooms:** 4

**Bathrooms:** 3

## **First Floor:**

1572 sq. ft. 1 Library, 1 Bathroom  
Kitchen - Slate floors, GE Profile Refrigerator, Jenn Air Range, LG Dishwasher, Corian countertops.  
Living Room-Carpeted, Tulikivi wood stove.  
Laundry Room-Maytag Neptune Washer and Dryer.

## **Second Floor:**

2013 sq. ft. 3 Bedrooms, 1 Bathroom + Master Bedroom and Bathroom, Deck, Office- all carpet.

**Year Built:** 2002 by Swanson Construction





*Great Room*



*Main Home and Garage/Shop*



# GARAGE. SHOP. TWO GUEST CABINS



*Heated Shop and Garage*





*Guest Cabin*

**Garage:** 648 sq. ft. framed and finished. 2 car attached. Heated.

**Crawl Space:** Two sump pumps and radon mitigation system, vapor barrier

**Sewer:** 4 Bedroom septic

**Utilities:**

**Heating System**

Central radiant hot water electric

**Water Source**

Well: total depth- 100 ft; yield- 30 (gpm).

Water Right#43A30043279

2nd Well: total depth: 140 ft; yield- 20 (gpm).

Water Right #43A30043281

Well: 35 gpm, Well Right # 43A30043280

Well: 50gpm, 260' deep, well log #215279

+ 10gpm Artesian (feeds pond)

**Roof:** Tinted Metal

**Exterior:** Stone and Wood siding from Timber harvested on the property

**Taxes:** \$8,336.47 (2015)

**Insurance:** Payne West Insurance (fires would have response from Sedan, Bridger Canyon and the forest service).

**Energy:** 10-2014 to 10-2015: \$3,365 for all buildings



*Interior Guest Cabin*



# MONTANA CONSERVATION RANCHES

## Conservation Values

Large special properties in the West that have conservation easements on them are a great value. Not only are you buying a rare property that protects wildlife, riparian values, and the landscape from development, but you are paying less than the current price of the land that does not have an easement on it.

et seq., Grantor does hereby convey to Grantee this Easement in perpetuity, consisting of the rights hereinafter enumerated on, over and across the Property.

### SECTION I

#### Purpose and General Effect of Easement

A. Purpose. It is the purpose of this Easement to assure that the Conservation Values will be maintained forever and to prevent any use of, or activity on, the Property that will significantly impair those Values. Grantor intends that this Easement will limit the use of the Property to such activities as are consistent with that purpose (including farming, ranching and other agricultural uses; hunting, fishing, outfitting, and other recreational uses; selective timber harvesting; and operation of bed and breakfast businesses consistent with the terms hereof). Grantor and Grantee recognize that changes in economic conditions, in technologies, in accepted farm, ranch and forest management practices, and in the situation of Grantor may result in an evolution of land uses and practices related to the Property provided that such uses and practices are consistent with the purpose of this Easement.

B. Perpetual restrictions. This Easement shall run with and burden title to the Property in perpetuity and shall bind Grantor and all future owners and tenants.

C. Dedication. The Property is hereby declared to be open space and may not, except as specifically provided herein, be converted from open space.

### SECTION II

#### Rights Conveyed

The rights conveyed by this Easement are the following:



**RELATIONSHIPS/CONSENTS IN REAL ESTATE TRANSACTIONS  
(COMBINED EXPLANATION AND DISCLOSURE)**



**THIS IS A RELATIONSHIP DISCLOSURE REQUIRED BY MONTANA LAW. NEITHER THE EXECUTION OF THIS DOCUMENT NOR ANYTHING CONTAINED IN THIS DOCUMENT SHALL BE CONSTRUED AS CREATING A BINDING CONTRACT OR OTHER AGREEMENT BETWEEN THE PARTIES.**

Definition of Terms and Description of Duties

1 A **"Seller Agent"** is obligated to the **Seller** to:

- 2 ● act solely in the best interests of the seller, except that a seller agent, after written disclosure to the seller and
- 3 with the seller's written consent, may represent multiple sellers of property or list properties for sale that may
- 4 compete with the seller's property without breaching any obligation to the seller;
- 5 ● obey promptly and efficiently all lawful instructions of the seller;
- 6 ● disclose all relevant and material information that concerns the real estate transaction and that is known to
- 7 the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality
- 8 arising from a prior or existing agency relationship on the part of the seller agent with a buyer or another seller;
- 9 ● safeguard the seller's confidences;
- 10 ● exercise reasonable care, skill, and diligence in pursuing the seller's objectives and in complying with the
- 11 terms established in the listing agreement;
- 12 ● fully account to the seller for any funds or property of the seller that comes into the seller agent's
- 13 possession; and
- 14 ● comply with all applicable federal and state laws, rules, and regulations.

15  
16 A **"Seller Agent"** is obligated to the **Buyer** to:

- 17 ● disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are
- 18 known to the seller agent, except that the seller agent is not required to inspect the property or verify any
- 19 statements made by the seller;
- 20 ● disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
- 21 information regarding adverse material facts that concern the property;
- 22 ● act in good faith with a buyer and a buyer agent; and
- 23 ● comply with all applicable federal and state laws, rules, and regulations.

24  
25 A **"Buyer Agent"** is obligated to the **Buyer** to:

- 26 ● act solely in the best interests of the buyer, except that a buyer agent, after written disclosure to the buyer and
- 27 with the buyer's written consent, may represent multiple buyers interested in buying the same property or
- 28 properties similar to the property in which the buyer is interested or show properties in which the buyer is
- 29 interested to other prospective buyers without breaching any obligation to the buyer;
- 30 ● obey promptly and efficiently all lawful instructions of the buyer;
- 31 ● disclose all relevant and material information that concerns the real estate transaction and that is known to
- 32 the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality
- 33 arising from a prior existing agency relationship on the part of the buyer agent with another buyer or seller;
- 34 ● safeguard the buyer's confidences;
- 35 ● exercise reasonable care, skill, and diligence in pursuing the buyer's objectives and in complying with the
- 36 terms established in the Buyer/Broker agreement;
- 37 ● fully account to the buyer for any funds or property of the buyer that comes into the buyer agent's
- 38 possession; and
- 39 ● comply with all applicable federal and state laws, rules and regulations.

40  
41 A **"Buyer Agent"** is obligated to the **Seller** to:

- 42 ● disclose any adverse material facts that are known to the buyer agent and that concern the ability of the
- 43 buyer to perform on any purchase offer;
- 44 ● disclose to the seller or the seller agent when the buyer agent has no personal knowledge of the veracity of
- 45 information regarding adverse material facts that concern the ability of the buyer to perform on any purchase offer;
- 46 ● act in good faith with a seller and a seller agent; and
- 47 ● comply with all applicable federal and state laws, rules and regulations.

48  
49 **DUAL AGENCY** IF A SELLER AGENT IS ALSO REPRESENTING A BUYER, OR A BUYER AGENT IS ALSO  
50 REPRESENTING A SELLER WITH REGARD TO A PROPERTY, THEN A DUAL AGENCY RELATIONSHIP MAY  
51 BE ESTABLISHED. IN A DUAL AGENCY RELATIONSHIP, THE DUAL AGENT IS EQUALLY OBLIGATED TO BOTH  
52 THE SELLER AND THE BUYER. THESE OBLIGATIONS MAY PROHIBIT THE DUAL AGENT FROM ADVOCATING  
53 EXCLUSIVELY ON BEHALF OF THE SELLER OR BUYER AND MAY LIMIT THE DEPTH AND DEGREE OF  
54 REPRESENTATION THAT YOU RECEIVE. A BROKER OR A SALESPERSON MAY NOT ACT AS A DUAL AGENT  
55 WITHOUT THE SIGNED, WRITTEN CONSENT OF BOTH THE SELLER AND THE BUYER.

--	--



56 A **"Dual Agent"** is obligated to a Seller in the same manner as a seller agent and is obligated to a buyer in the  
57 same manner as a buyer agent, except that a dual agent:  
58 ● has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent  
59 regardless of any confidentiality considerations; and  
60 ● may not disclose the following information without the written consent of the person whom the information  
61 is confidential;  
62 (i) the fact that the buyer is willing to pay more than the offered purchase price;  
63 (ii) the fact that the seller is willing to accept less than the purchase price that the seller is asking  
64 for the property;  
65 (iii) factors motivating either party to buy or sell; and  
66 (iv) any information that a party indicates in writing to the dual agent is to be kept confidential.  
67

68 A **"Statutory Broker"** is not the agent of the Buyer or Seller but nevertheless is obligated to them to:  
69 ● disclose to:  
70 (i) a buyer or a buyer agent any adverse material facts that concern the property and that are  
71 known to the statutory broker, except that the statutory broker is not required to inspect the  
72 property or verify any statements made by the seller; and  
73 (ii) a seller or a seller agent any adverse material facts that are known to the statutory broker and  
74 that concern the ability of the buyer to perform on any purchase offer;  
75 ● exercise reasonable care, skill, and diligence in putting together a real estate transaction, and  
76 ● comply with all applicable federal and state laws, rules and regulations.  
77

78 An **"Adverse material fact"** means a fact that should be recognized by a broker or salesperson as being of  
79 enough significance as to affect a person's decision to enter into a contract to buy or sell real property and may be  
80 a fact that:

- 81 (i) materially affects the value, affects structural integrity, or presents a documented health risk to  
82 occupants of the property; and  
83 (ii) materially affects the buyer's ability or intent to perform the buyer's obligations under a proposed or  
84 existing contract.

85 "Adverse material fact" does not include the fact that an occupant of the property has or has had a communicable  
86 disease or that the property was the site of a suicide or felony.  
87

## 88 Disclosures/Consents

89 The undersigned Broker or Salesperson hereby discloses the relationship(s) as checked below, and the undersigned  
90 Seller or Buyer acknowledges receipt of such disclosure(s) and consents to the relationship(s) disclosed.  
91

### 92 Check all the Applicable Relationship(s):

- 93  
94 ☐ Seller Agent  
95 ☐ By checking this box, the undersigned consents  
96 to the Broker or Salesperson representing  
97 multiple sellers of property that may compete  
98 with the Seller's property  
99  
100 ☐ Statutory Broker  
101  
102  
103 ☐ Buyer Agent  
104 ☐ By checking this box, the undersigned consents to  
105 the Broker or Salesperson representing multiple  
106 buyers interested in buying the same property or  
107 properties similar to the property in which the  
108 buyer is interested or showing properties in which  
109 the buyer is interested to other prospective buyers,  
110 at the same time.  
111  
112 ☐ Dual Agent (by checking this box, the undersigned  
113 consents to the Broker or Salesperson acting as a dual  
representative.)

107		
108	Broker and/or Salesperson	Date
109		
110		
111		
112		
113	<input type="checkbox"/> Seller <input type="checkbox"/> Buyer	Date

**NOTE:** Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.





Offered at \$4,750,000

MLS: 209593   <http://bit.ly/northridgeranch>



Click here or type in this address <https://youtu.be/wmlmt1Sdsss> for our video tour.



**Vivian Bridaham, Broker**

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**Bozeman, MT**

**[bridahamcollection.com](http://bridahamcollection.com)**

**[bigskySIR.com](http://bigskySIR.com)**



A full-page photograph of a night sky filled with stars, with a snowy mountain range and evergreen trees silhouetted against the horizon. The text "Night skies at North Ridge Ranch" is centered in the middle of the image.

*Night skies at North Ridge Ranch*