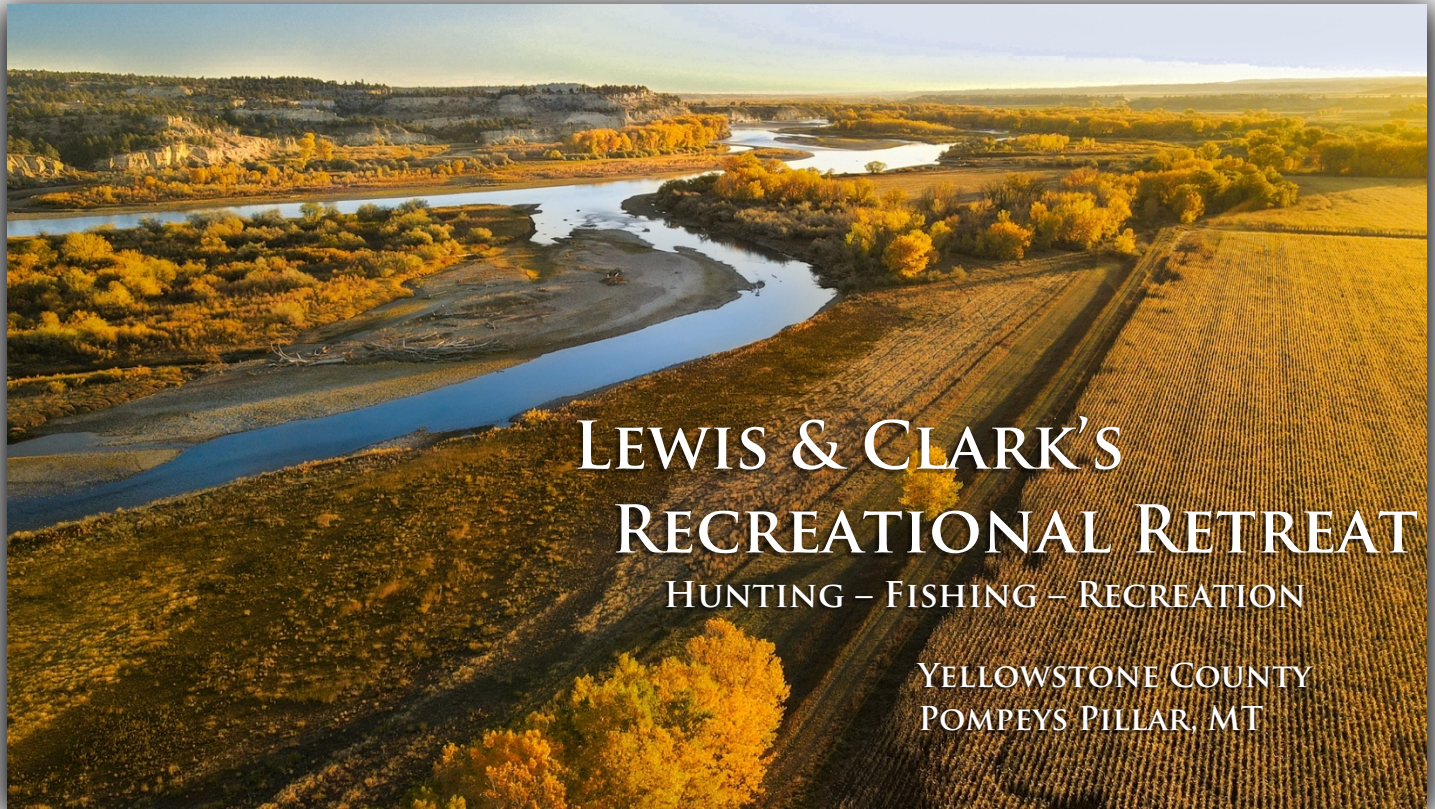




MONTANA-WYOMING WEST
RANCH BROKERAGE

MONTANA-WYOMING WEST RANCH BROKERAGE



LEWIS & CLARK'S RECREATIONAL RETREAT

HUNTING – FISHING – RECREATION

YELLOWSTONE COUNTY
POMPEYS PILLAR, MT



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MONTANA-WYOMING WEST RANCH BROKERAGE

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DESCRIPTION: Lewis & Clark's Recreational Retreat, is a Recreational Dream with Great Income Potential and offers Private Living and Convenience with Billings, MT being just 25 minutes away. Step out your back door and watch the Sun spill over the horizon onto the same Sandstone Bluffs that William Clark and his Crew awoke to in 1806. The well-kept and updated Farm House provides a very comfortable setting with plenty of room to store Equipment, Vehicles and Recreational Toys within the Large Garage, Shop and Outbuildings. The 219+/- acres of Deeded Land features 102+/- acres (per FSA Maps) of Fertile Irrigated Cropland, 35+/- acres of premium Recreational/Grazing and an 82+/- acre Private Island loaded with Wildlife. The Feedlot / Corrals offer additional income opportunity for Livestock and currently has a contract with a Reclaimed Lumber Company to harvest and replace corral plank every 3-4 years.

History runs deep with Pompeys Pillar just 1-mile upstream, bearing the only remaining physical evidence of the Lewis and Clark Expedition. On the face of the 150-foot butte, Captain William Clark carved his name and the date, July 25, 1806, during his return to the United States through the beautiful Yellowstone Valley.

The 102.91+/- (per FSA Maps) acres of Flood Irrigated Cropland offers great supplemental income or a Food Source for the Trophy Caliber Wildlife. With 1.1+/- miles of Premium River Front access, Hunting / Recreational Opportunity is abundant with Wildlife and Fishing out your back door. Having only (1) Direct Neighbor, the privacy of the Lewis & Clark's Recreational Retreat, still mimics the peacefulness that Captain William Clark and his party experienced in 1806.

With its location being near the I-94 onramp, Billings is just 20-minutes away, providing ultimate convenience and potential development opportunity especially with rumored Commercial Development in the region and booming Real Estate Market.

Call Montana-Wyoming West, Ranch Brokerage at (406) 580-1048 to schedule a showing and make this property your Recreational Paradise Today!

ACREAGE: Lewis & Clark’s Recreational Retreat is comprised of a total of 219 +/- deeded acres, with 102 +/- acres of Premium Flood Irrigated Farmland, 35 +/- acres of Premium Recreation and an 82 +/- acre Island.

LOCATION: The entirety of the Farm lies in Yellowstone County and is located approximately 27-miles East of **Billings**, Montana’s Largest City, and is easily accessible off the I-94 Interstate at Exit 23 & Paved Custer Frontage Road.

Worden, Montana lies conveniently 10-miles West of the Farm, easily accessible via Hwy-312 to provide convenient access to basic needs such as Groceries, Fuel, Hardware, Farm & Ranch Supplies.



PRODUCTION: The Lewis & Clark Recreation Retreat has been a successful Farm producing consistent yields for Cash Crops. It would make an Unbelievable Food Source for the Multitude of Wildlife that call the area Home and the diversity of the Habitat blends perfectly for healthy, well managed populations for all species. It could also provide a Strong Feed Base or Additional Income Opportunity for Backgrounding Calves with approximately 300’ Linear Feet of Feed Bunks. The watering system in the Feedlot would need some updating. Supplemental feeding requirements vary on the winter conditions, but typically cattle in the area are fed from Oct. 15th to May 1st. The cropland also provides the potential to accumulate the following approximate yields: *(a local Agronomist has provided the following production estimates based on proper planting, fertilizing, spraying and care and depending on climate conditions)*

Hay	5.5-7.5	Tons per Acre <i>with proper Irrigation</i>
Barley	110	Bushels per Acre <i>with proper Irrigation</i>
Spring Wheat	85-100	Bushels per Acre <i>with proper Irrigation</i>
Grain Corn	175	Bushels Per Acre <i>with proper Irrigation</i>
Silage Corn	30	Tons per Acre <i>with proper Irrigation</i>



LEASE OPPORTUNITY: The Seller has been Leasing out the Farmland over the recent years to a local farmer / friend providing a nice income to pay for Taxes, Improvements and Personal Expenses. There is likely opportunity to continue a lease with this Farmer or it wouldn't be difficult to find multiple parties to Lease the production portion of this property to Maximize the Income Potential.





Improvements:

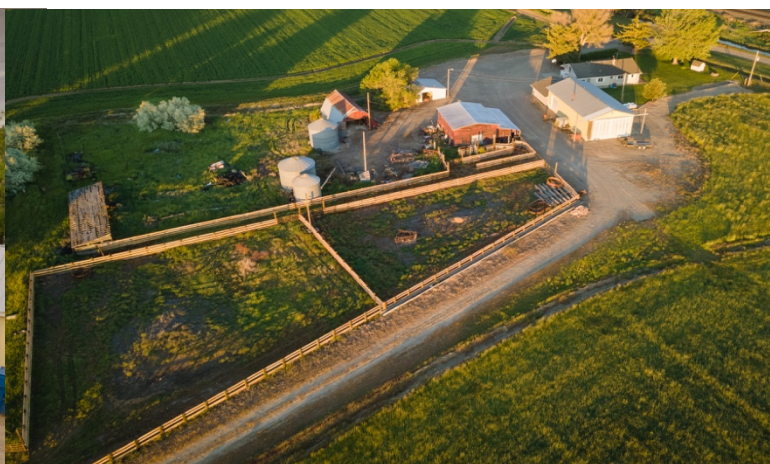
- Home – (1909 / Remodeled in 1960) 3 Bedroom / 2 Bath 2,015 sq ft.
- Detached 2.5 Car Garage (1980) 30' x 32' (Sheeted / Insulated)
- Mechanic Shop with (3) Doors 32' x 66' x 16' Tall Doors: (2) 12'x12' & (1) 27'x15' Double Door
- Loafing / Equipment Storage Barn 30' x 40' with 14'x40 Wing 12' x 9' Open Front
- 2nd Equipment Storage Barn 26' x 40' 16' x 10' Doorway
- 2nd Single Car Garage / Storage Wing 25' x 25'
- Feedlot / Corrals (New Planks 2021) 300+ feet of Concrete Feed Bunks
- (3) Grain Bins w/o aerators

1970	approx.	1,830 +/- bushel
1978	approx.	3,500 +/- bushel
1980	approx.	<u>3,400 +/- bushel</u>
Total Approximate Grain Storage		8,730 +/- bushel
- Cell Phone Service Reliable in Most Portions of the Farm





The Farm Headquarters have been cared for diligently by the owners and provide a very Inviting and Relaxing base to call home and has many more years waiting to help make incredible memories for the lucky new owners. Plan the day's adventures over a cup of coffee but be ready to watch the Sun climb over the Eastern Ridges and step outside to soak in Nature's Orchestra as all the Birds and Wildlife announce each days beginning. With the Garages, Outbuildings and Shop, you will have no problem keeping your RV, ATV, UTV, Equipment, and Boat Protected and ready for the Chore, Challenge or Adventure ahead. The Improvements are strategically positioned 300 yards off the Historical Banks of the Yellowstone River, the United States Longest Free-Flowing River. A Sturdy Levy protects the Headquarters and much of the Ag-Land, even keeping the high waters at bay during the event labeled as being near a 1 in 500-year event (*per USGS*) in June of 2022.



WATER: Water is provided by (1) Active Well, that services the Home / Shop / Corrals (2) automatic waterers. With some updating, the current facilities would provide reliable water sources for Livestock but additional water can be developed. Wildlife have no issue finding convenient water with 1.1 miles of River Frontage and a number of pockets of ground water in locations around the property.

- (1) Well
- (2) Automatic Waterers at Corral (*waterers need updated/replaced*)
- Irrigation – Ditch Rights 99 +/- shares
- Yellowstone River 1.1 +/- miles

Huntley Project Irrigation District
Livewater

Filed Water Right Number:
Source Name:
Diversion Means:

43Q 30144135
Groundwater
Well



WILDLIFE / HUNTING / FISHING / RECREATION: The Recreation Retreat has Exceptional Habitat and Terrain which provides Viewing/Hunting opportunity as Whitetail Deer, Turkeys, Ringneck Pheasants, Sandhill Crane, Great Blue Heron, a plethora of Waterfowl, and occasionally an Elk can roam through the area. The Parcel lies within Elk/Deer/Lion Region 590, known to hold Trophy Caliber animals for all species. The Whitetail Hunting has been described as Phenomenal, producing several Pope & Young / Boone & Crockett class Bucks over the past 4-5 years.



Not only does the Lewis & Clark's Recreational Retreat offer great hunting and recreational opportunities within its border, but has approximately 481 +/- acres of Bordering BLM acres. It also has 35,000-40,000 +/- additional acres of other State, BLM and Block Management Access, within 15-20 miles, providing additional hunting/recreational access and opportunity.

With the Yellowstone River flowing on the North side of the property, you can expect to have endless opportunity at numerous species of fish including: Smallmouth Bass, Sauger, Catfish, Bullhead, Drum, Ling, and Goldeye. Slide your Jetboat or Canoe into the River and its easy to find yourself imagining what it was like for William Clark and his Corps of Discovery to explore these nearly untouched areas and leaves no question why they decided to make Camp beneath Pompeys Pillar looking across to the Magnificent Sandstone Cliffs.



TURKEYS & UPLAND BIRD HUNTING ON THE FARM & IN THE AREA: The Farm provides more than sufficient opportunity to pursue Turkey and Pheasant, but if you're looking to Explore, Taking a drive to the South / East can set the mind racing, as almost every fold in the landscape looks to be perfectly suited for Ringneck Pheasant, Hungarian Partridge, and Sharptail Grouse Hunting. You will be pleased to Discover, that the looks are not deceiving. The area holds Hundreds of Thousands of acres of Wheat Fields, Grasslands and Coulees and many Landowners are happy to allow Respectful Sportsman the opportunity to Indulge with the Trading of a Handshake (or Privately Secure a Favorite area with a Fair Lease and Friendship).



~ NOTABLE RECREATION OPPORTUNITIES WITHIN THE GENERAL AREA ~

BIGHORN RIVER: Fly fishing the Bighorn River will provide an experience that will leave even the most elite fishermen in a state of exciting bewilderment. It offers one of the largest concentrations of Wild Brown and Rainbow trout in the west. Team up with one of the many Outfitters in the area or Explore the River on your own as you are almost guaranteed a bounty of fly-fishing photo ops and history suggests that you could bring in a number of trout between 18" and 22+ inches.

Entering Montana more than 150 miles downstream from its origin in Wyoming, the Bighorn River flows into Bighorn Lake, formed by the Yellowtail Dam, then winds North and joins the Yellowstone River, just 30-miles East of the Farm. Importantly, there is an Afterbay which preserves a constant flow for the Bighorn River. The combination of cold, fast-flowing water and abundant nutrients creates an ideal trout and wildlife habitat. Being a tailwater of Bighorn Lake (Yellowtail Dam), the Bighorn River is fishable year-round as it never freezes!

"The Horn," as anglers call it, is nationally recognized as one of the premier Trout Streams in the United States, but also holds a name for being an incredible Waterfowl Hot Spot. Combine these two pastimes at once and you will be certain to experience a day in the outdoors that is Truly Unique.



Cast & Blast - "A Unique and Unparalleled Experience"

With the concentration on the Waterfowl that is abundant on the Bighorn River, the typical "Cast and Blast" starts by getting out on the river and either "Jump Shooting" Ducks and Geese or Picking a quiet channel and setting up with Decoys, when the Birds are really moving. The Bighorn River offers the opportunity for Several Species of Waterfowl headed from Canada on their Southern Migration. When the Sun jumps into the Sky, the focus shifts from Shotgun to Fly Rod as the Autumn Brown Trout are starting to stage up for the Fall spawn and are ready to put up a Battle throughout the day. As the Sun starts to wane, the Ducks start to return back to the River to Roost and is time to spend the rest of the evening looking down the Rib of your Favorite Shotgun.

Bighorn Lake / Bighorn Canyon National Recreation Area (75 miles – 1.5 hrs)

Created by the 525 ft. tall Yellowtail Dam, Bighorn Lake at normal storage capacity, covers approximately 17,300 acres and extends over 70 miles upstream. Most of the lake is long and narrow draped beneath the towering and colorful walls of the Bighorn Canyon, opening up to almost 2 miles wide in the uppermost Northern section. This waterway and Bighorn Canyon National Recreation Area provide abundant opportunities for Hiking, Sightseeing, Photography, Fishing, Boating and Water Sports.

Species of Fish in Bighorn Lake: Brown Trout, Lake Trout, Rainbow Trout, Smallmouth Bass, Walleye, Sauger, Channel Catfish, Black Bullhead Catfish, Black Crappie, Yellow Perch, Carp and Shovelnose Sturgeon.

Visit <http://www.nps.gov/bica/index.htm> for more information about the recreational opportunities.



FORT PECK LAKE – Hunting Fishing & Recreation Complex: Approx. 150-270 Miles to the North & East lies the Expansive *Fort Peck Lake Reservoir - Hunting, Fishing & Recreation Complex*, providing Endless Outdoor Opportunities. Fort Peck Reservoir, Montana's largest body of water, has more than 50 different species of Fish that swim within its boundaries. The lake is about 134 miles in length and has a maximum depth of 220 feet when full. There are over 1,520 miles of shoreline, longer than the California coast. The reservoir was built from 1933 through 1937 by constructing a 3.8 mile-long dam across the Missouri River. Just a few of the most pursued species include Walleye, Northern Pike, Paddlefish, Sauger, Lake Trout, Small Mouth Bass and Chinook Salmon. A paved road for larger vehicles provides direct access to the reservoir at Fort Peck Marina, located near the West side of the dam. Other access roads are gravel and/or dirt, leading to Hell Creek Bay, 26 miles north of Jordan, and one on the South fork of Rock Creek Bay, about 10 miles West of Highway 24. All Marinas include concrete boat ramps. A multitude of gravel/dirt roads wind through the enormous complex providing access to countless areas of fishing/hunting/recreation opportunity.

Surrounding this large expanse of water is the ***Charles M. Russell (CMR) National Wildlife Refuge***, managed by the US Fish and Wildlife Service, which provides over 1.1 MILLION acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor recreation. “The Breaks” are known to hold some of the best Elk Genetics in the State and provides one of the most challenging and remote geographic locations in the West.



Don't forget the many opportunities to Ride Horseback/Hike/Bike and ride ATV/UTV's on the Ranch or in the surrounding areas. With off-road trails on much of the Public Land and Missouri River Breaks, you'll find adventurous/scenic hikes/drives/rides waiting for you. Outdoor Enthusiasts could park their RV/Vehicles/ATV's in the shop and keep them stored for the off-season, locked in the buildings. You're also just a short drive away from many Montana, North Dakota & Wyoming recreational destinations, such as Makoshika Park (Glendive, MT); Teddy Roosevelt National Park (Medora, North Dakota), Miles City, MT, known for its world-famous Bucking Horse Sale and Cody Wyoming known for its Cody Night Rodeo (every night at 8pm) and a trendy, Western, Tourist town that is the perfect outlet for Outdoor Recreation and the East Entrance to Yellowstone Park.



MONTANA - "THE WAY IT ALWAYS WAS."

LOCATION & SERVICES:

Worden, MT (population 506) *approx. 10 Miles (10 min) from Headquarters.* Worden is a small, friendly community that offers a Gas Station/Service Station, Bank, Post Office, Café, Grocery Store, Riverstone Health Clinic, Farm & Ranch Store, Bar and Veterinarian. Worden provides K-12 schooling at Huntley Project Schools, and Red Devils compete in the Class-B, District 4-B.

Huntley, MT (population 411) – *approx. 18 Miles (18 min) from Headquarters.*

Huntley is a small, friendly community that offers a Post Office, Gas Station/Service Station, Cowboy's Bar/Grill, Blue Cat Bar/Grill/Event Center, Pryor Creek Bar/Grill, R&R Hardware/Clothing/Feed Store. Huntley has a Weekly Summer Series Rodeo and the Rhoadside Event Center provides the chance to enjoy many local performing artists.

Billings, MT (population 109,577) – *approx. 27 miles (25 min) from Headquarters.*

Billings is the largest City in Montana and offers extensive services, has two major hospitals, as well as a wide variety of Shops, Restaurants, Breweries, Museums, a Zoo, Major Theaters, (8) Golf Courses, (2) Colleges (*Rocky Mountain College & Montana State University – Billings*) and Event Centers bringing in Top Performers.

The *Metra Park* offers a Large Venue for Popular Headlining Artists, like Maroon 5, Collective Soul, Garth Brooks and Kenny Chesney. The PBR, NILE RODEO, Montana State Fair, Supercross, Arena Football, State Wrestling/Basketball Tournaments and many Large Conventions are annual Events.

Pub Station – provides a unique atmosphere for Underground Artists to perform like Cody Jinks, The Marshall Tucker Band, Midland, Colt Ford, Randy Rogers Band, and Ned Ledoux.

Alberta Bair Theater – the newly renovated and highly acclaimed theater provide a very elegant atmosphere with a very diverse offering of High Level Entertainment (Ballet, Symphony's, Musicals, Comedy, Performing Artists). Examples are Nutcracker Ballet, Legally Blonde the Musical, Wheel of Fortune, Trace Adkins, and Lyle Lovett.

Billings Logan International Airport (BIL), the largest commercial airport in Montana, is located only 31-miles from the Farm. It offers services from multiple major airlines and direct flights to many larger cities including Dallas, Denver, Minneapolis, Las Vegas, Portland, Salt Lake City, Seattle, and Phoenix. For current flight schedules, please visit www.flybillings.com.

(BIL) is also home to Edwards Jet Center and offers FBO services including aircraft parking, hangar, fuel, maintenance and charter services. www.edwardsjetcenter.com

Red Lodge, MT (population 2,328) – *approx. 91 Miles (1 hr. 25 min) from Headquarters.*

Red Lodge is the county seat of Carbon County, MT, nestled in the Beartooth Mountains, offering World-Class Outdoor Recreation and access to Yellowstone National Park via the beautiful Beartooth Highway. Red Lodge offers many amenities including 2 Hospitals, Dental Office, Grocery Store, Hardware/Lumber Stores, Auto Repairs/Parts, Banks, Restaurants, Breweries, Wineries, Shopping, Motels, Camping, Hair/Nail Salons, 18-hole Golf Course, and Red Lodge Mountain, one of Montana's Premier Ski Destinations.

Red Lodge is also a Bustling Summer Hot Spot, with events planned nearly every week of the Summer, including: PRCA Extreme Bull Riding Tour, Songwriter's Festival, July 2, 3 and 4th of July Parades, the famous Home of Champions Rodeo (90th Anniversary), the 28th Annual Beartooth Motorcycle Rally, Concerts, and Adventure Races to only name a few.

Bozeman, MT (population 53,293) – *approx. 172 Miles (2 hr. 30 min) from Headquarters..* The County Seat of Gallatin County, Montana, is the fourth-largest city in Montana and growing. Bozeman is also home to Montana State University, recognized by Forbes as the #1, Top Public University in the State and is also Known to be Ranked as one of the Top Outdoor Sports & Recreation Locations in the Nation. Located in the Gallatin Valley, surrounded by Four Mountain Ranges, Bozeman offers many Outdoor Recreational activities such as, Fly-Fishing, Hiking, Hunting, Fishing, Rock Climbing, Back Country Exploring, and (2) Ski Resorts less than an hour away. Bozeman amenities include The Museum of the Rockies, a number of Hotels and Motels, a variety of Shops, Restaurants, Breweries, Wineries, Theaters, Golf Courses, Event Centers, and Art Galleries.

Bozeman Yellowstone International Airport (BZN), Montana's busiest airport, surrounded by the vistas of the Bridger, Gallatin, Madison and Tobacco Root Mountain Ranges, provides the only year-round services for two Yellowstone National Park entrances. It also provides non-stop flights to over 20 markets in the United States with connections all over the world. For current flight schedules, please visit www.bozemanairport.com

(BZN) is also home to (2) FBO operators, Jet Aviation and Yellowstone Jet Center, both provide top-notch aeronautical services such as fueling, hangar service, tie-down and parking, aircraft maintenance, and much more. (BZN) also is the home for (2) Longstanding and Reputable, Helicopter Services: Central Copters & Rocky Mountain Rotors.

GPS COORDINATES: Retreat Headquarters 45.99220, -107.96974

MINERALS: All of Seller's minerals, if any, transfer to the Buyer at closing (*the Seller may Own NO Minerals*)

ELEVATION: 2,862ft - 2,876 0 ft.

CLIMATE: With an Elevation of approximately 2,870 feet, Pompeys Pillar has a semi-arid climate with average precipitation of 14 +/-inches and only an average of 32-inches of snow each winter. Historically the warmest month of the year is July with an average daily high/low of 86°/57°. The coldest month is January with an average high/low of 35°/12°.

TAXES (2021): \$4,685.08

PRICE & TERMS: **\$ 2,100,000**

SUMMARY / COMMENTS: A rare opportunity to buy a piece of American History under the Sandstone Cliffs standing tall over the Yellowstone River where William Clark and his 12-man detachment camped on their way back from their Exploration Mission to the Western Seaboard. This Fertile Valley surrounded by the Native Montana Broken Prairie provides a truly unique location for a Private Recreational/Hunting Retreat, a place to build a Feed Base around, for a Sizeable Herd, and an Opportunity for Continued ROI as the Montana Recreational Land Market continues to grow.

Cell phone service is available on most portions of the Farm, providing reliable convenient communication and additional safety. Satellite / Wi-Fi are also available.

*Call Montana-Wyoming West, Ranch Brokerage to schedule a showing
and make this property your Recreational Paradise Today!*

CONTACT: **Wade Keller - Listing Agent (406) 861-7159**

-or-

Steve McIntosh - Brokerage Owner / Agent (406) 580-1048



Disclaimer

*** All information is from sources deemed reliable but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water Rights are subject to the Montana Water Court.

Seller hereby makes know that there may be variations between the deeded property lines and the location of the existing fence boundary lines. 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 representation with regard to specific acreage within the fenced property lines.

The property is selling in its “as is-where 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. They accuracy of the maps and information portrayed thereon is not guaranteed nor warranted. ***

LEGAL DESCRIPTIONS

Yellowstone County:

S22, T03 N, R30 E, UNIT C OR LT 22 & UNIT D OR LT 23	85.740 acres
S23, T03 N, R30 E, UNIT B OR LOTS 6 & 12	44.900 acres
S22, T03 N, R30 E, UNIT A OR LOTS 10 TO 12	82.790 acres
POMPEYS PILLAR ORIGINAL TOWN, S23, T03 N, R30 E, BLOCK 1, Lot 5	2.640 acres
POMPEYS PILLAR ORIGINAL TOWN, S23, T03 N, R30 E, BLOCK 1, Lot 4	<u>1.320 acres</u>
POMPEYS PILLAR ORIGINAL TOWN, S23, T03 N, R30 E, BLOCK 1, Lot 1	<u>2.590 acres</u>

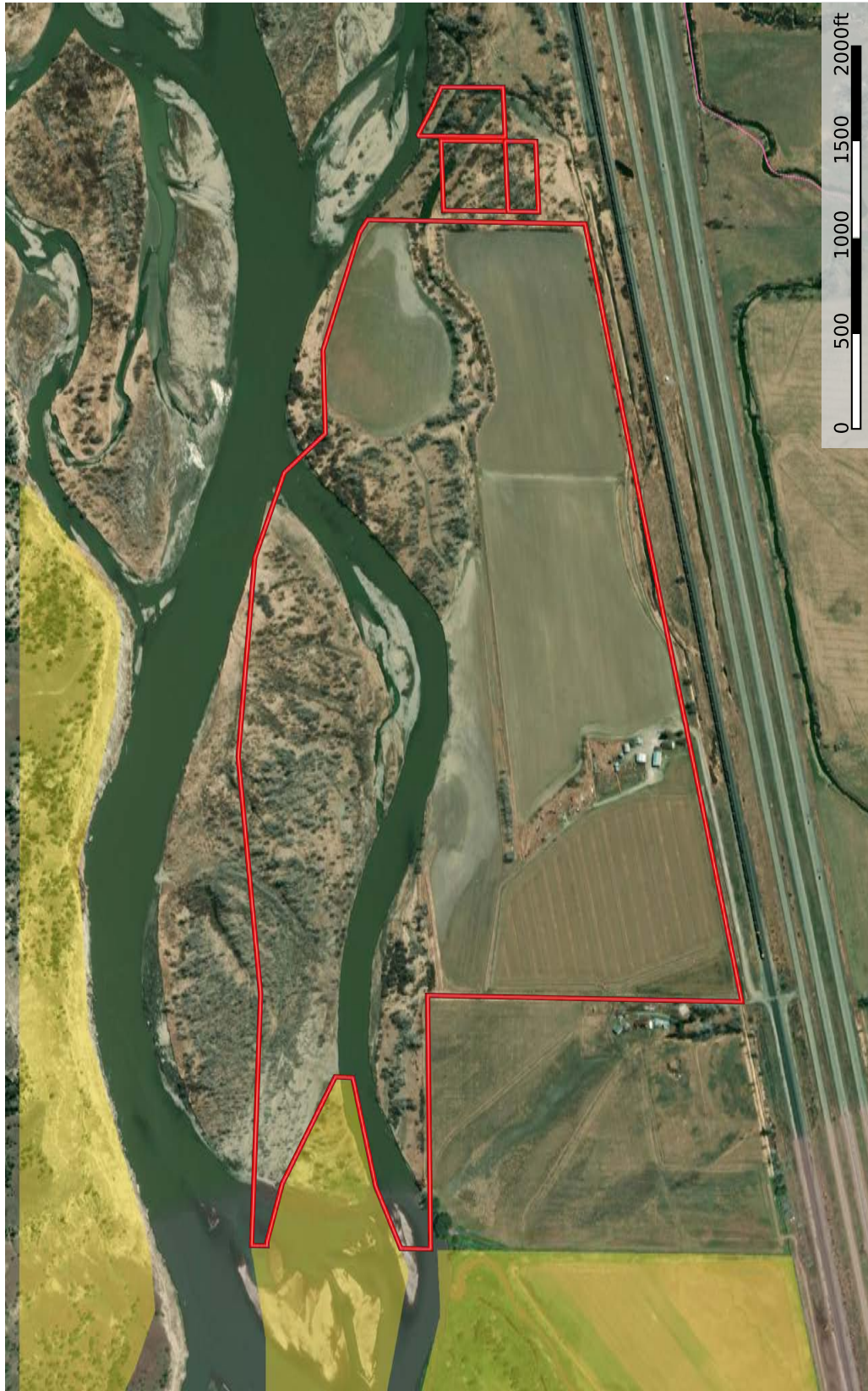
TOTAL DEEDED ACRES:

219.98 acres +/-



LEWIS & CLARK'S RECREATIONAL RETREAT MAPS

Lewis & Clark's Recreational Retreat
Yellowstone County, Montana, 219 AC +/-



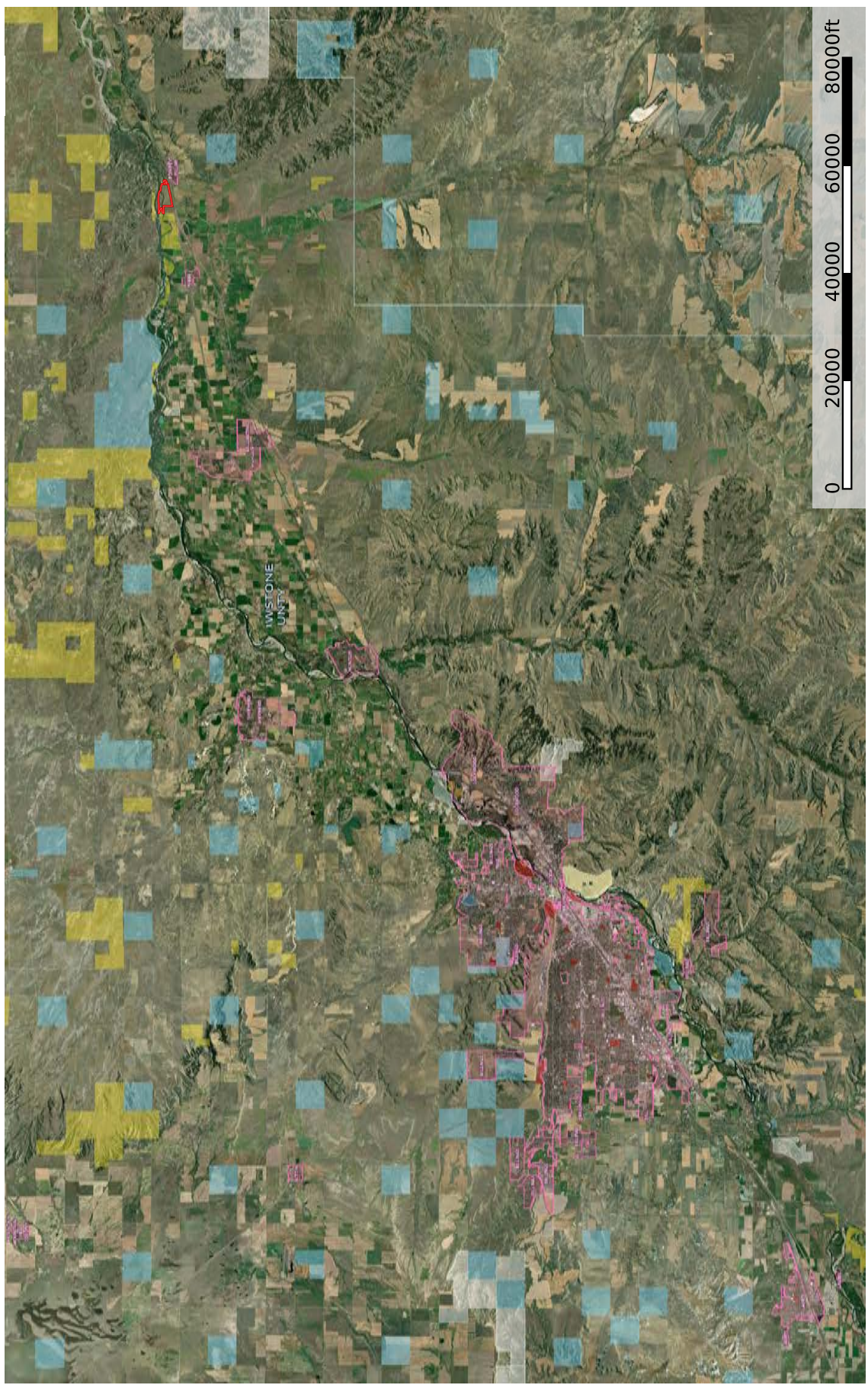
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Lewis & Clark's Recreational Retreat
Yellowstone County, Montana, 219 AC +/-



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