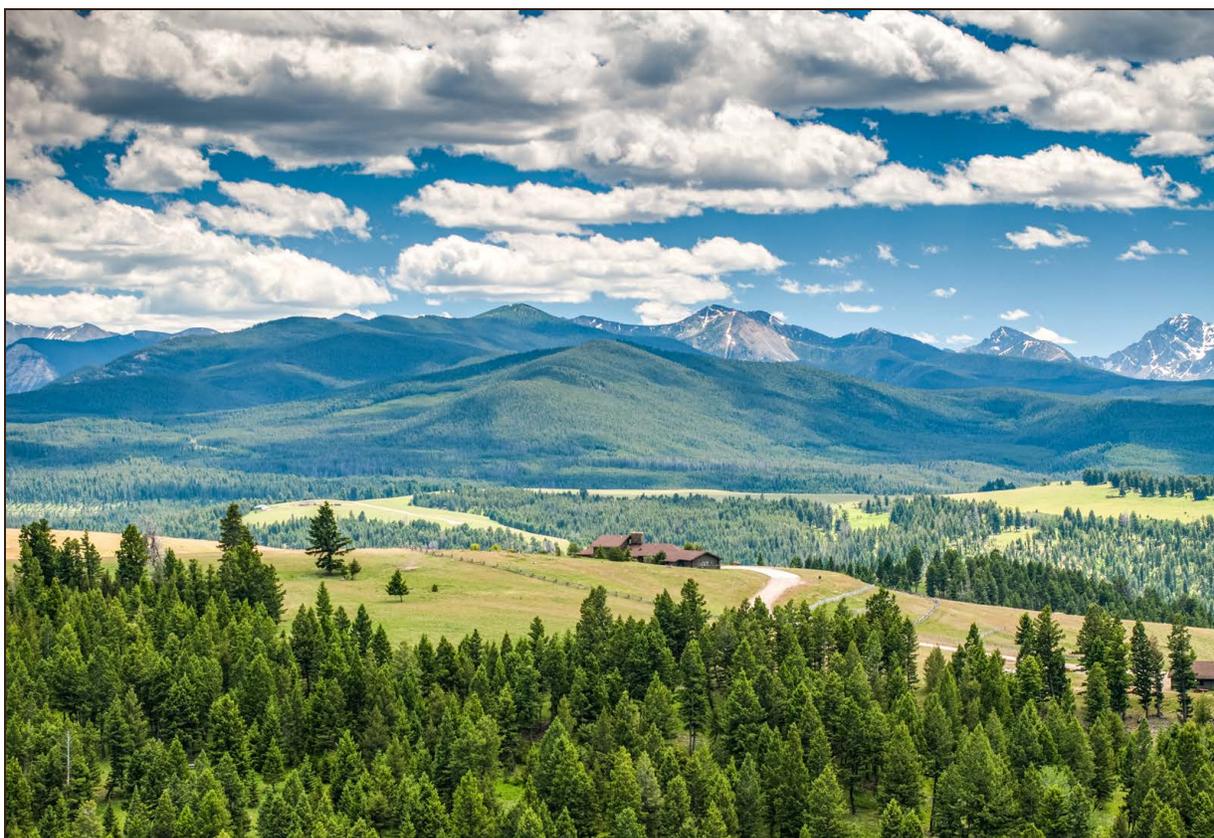




KOKOPELLI RANCH
PHILIPSBURG, MONTANA





KOKOPELLI RANCH
PHILIPSBURG, MONTANA

\$5,950,000 | 400± ACRES



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Sometimes we have the honor of bringing truly exceptional properties to market. Kokopelli Ranch is something special. The views of the Pintler Range and the East Fork Valley from this 400± acre, mountaintop retreat defy description as they need to be experienced. From the mottled light to the storms that swirl and wrap themselves around the Pintlers' jagged peaks, the everchanging reel cradles you in some of the best views the Rocky Mountains have to offer. Located 20 minutes from the historic town of Philipsburg and surrounded by large ranches, the locale is ideal for those wanting remoteness, yet desire a connection to a vibrant local community.

Perched like a crown, sitting 300± feet above East Fork Road, is the focal point of the property, a 7,700+ square foot custom large log home complete with five bedrooms, six and a half bathrooms, master suite, luxury kitchen, breakfast nook, formal dining, and attached, oversized three-car garage. The home was painstakingly designed with timeless appointments to capture the viewshed from virtually every location in the home. To complement the residence, the operational improvements include a six-stall enclosed equipment shed and two-stall horse barn with vet/tack rooms, washing facilities, associated pens, and sheds.

Philipsburg, roughly 20 minutes to the northeast, anchors this rural community by providing basic services, boutique storefronts, as well as lodging and dining options. Unlike many "discovered" destinations, this vibrant town of around 900 has retained its historic western flair and local flavor. Philipsburg is home to the globally renowned Ranch at Rock Creek, a destination guest ranch on the banks of Rock Creek.

For outdoor adventurers, the area provides a host of activities. Skiers and snowboarders will marvel at Discovery's 2,200 skiable acres, 215 inches of annual snowfall, and 2,388-foot vertical drop. For summer fun, Disco Bike Park is located 20 minutes away at the bottom of Discovery's back side. The park offers 1,000-foot lift-served vertical terrain offering a mix of flow and technical style trails. For the sporting set, the region provides ample big game hunting and fishing opportunities, including Georgetown Lake and the famous Blue Ribbon fishery, Rock Creek.

LOCATION

The ranch is located approximately 20 minutes southwest from Philipsburg, the seat for Granite County, Montana. From the paved Skalkaho Highway, one travels on the paved East Fork Road two-and-a-half miles to the ranch gate. Access along the public roads is maintained throughout the year to the gate.

The ranch is an easy hour-and-a-half drive from Missoula International Airport offering daily flights from several hubs around the nation. Missoula, Montana's second-largest city, is a full-service community of roughly 75,000 residents, home to the University of Montana, two regional medical facilities, a burgeoning tech industry, and a healthy art scene.



LOCALE

The area surrounding the ranch primarily consists of large, productive agricultural operations, smaller ranchettes, and large swaths of public land. Philipsburg anchors this rural community by providing basic services, boutique storefronts, as well as lodging and dining options. Unlike many “discovered” destinations, this vibrant town of around 900 has retained its historic western flair and local flavor. Philipsburg is home to the globally renowned Ranch at Rock Creek, a destination guest ranch situated on the main stem of Rock Creek.

For outdoor adventurers, the area provides a host of activities. Skiers and snowboarders will marvel at Discovery's 2,200 skiable acres, 215 inches of annual snowfall, and 2,388-foot vertical drop. For summer fun, Disco Bike Park is located 20 minutes away at the bottom of Discovery's back side. The park offers 1,000-foot lift-served vertical terrain offering a mix of flow and technical style trails. The ranch is also within close proximity to the Anaconda Pintler Wilderness, a nearly 160,000-acre roadless playground known for its spectacular mountain peaks, trout filled alpine lakes, and hiking/stock trails. Additionally, the area is surrounded by the Beaverhead-Deerlodge National Forest encompassing nearly 3.4 million acres of publicly accessible ground in which to recreate.

For the sporting set, the region provides ample big game hunting and fishing opportunities, including Georgetown Lake and the many forks of the famous Blue Ribbon Trout fishery, Rock Creek, and in the vast swaths of public land nearby.



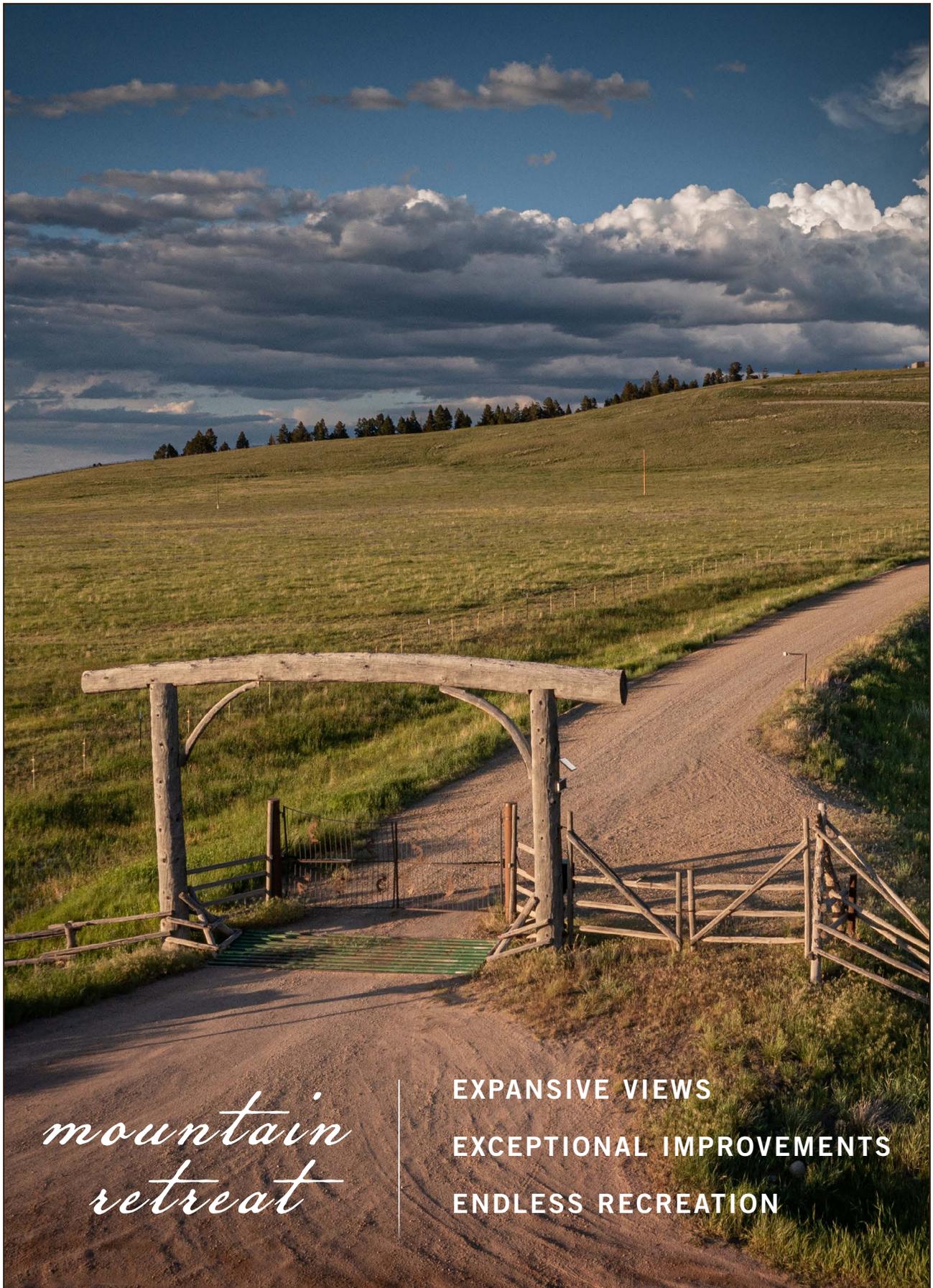
GENERAL DESCRIPTION

Kokopelli Ranch is topographically diverse, with wide-open, gently sloping grasslands below giving way to a spectacular prominence where the owner's residence and operational improvements are located. After entering the main gate, the route quickly ascends with views of the Pintler Range and East Fork Valley becoming more spectacular. The ridgetop drops away to the north into a forested bowl providing ample cover for wildlife. The residential complex is located on one of the highest points in the immediate area, providing a viewshed that is unrivaled in beauty and scope offering a nearly 360-degree picture-book scene.



ACREAGE BREAKDOWN

The ranch is currently subdivided into 20± parcels should a new owner wish to explore the option of development. The existence of such a significant subdivision in an area of large ranches makes the property ideal for a conservation easement to preserve the agricultural aesthetic.



*mountain
retreat*

EXPANSIVE VIEWS
EXCEPTIONAL IMPROVEMENTS
ENDLESS RECREATION

IMPROVEMENTS



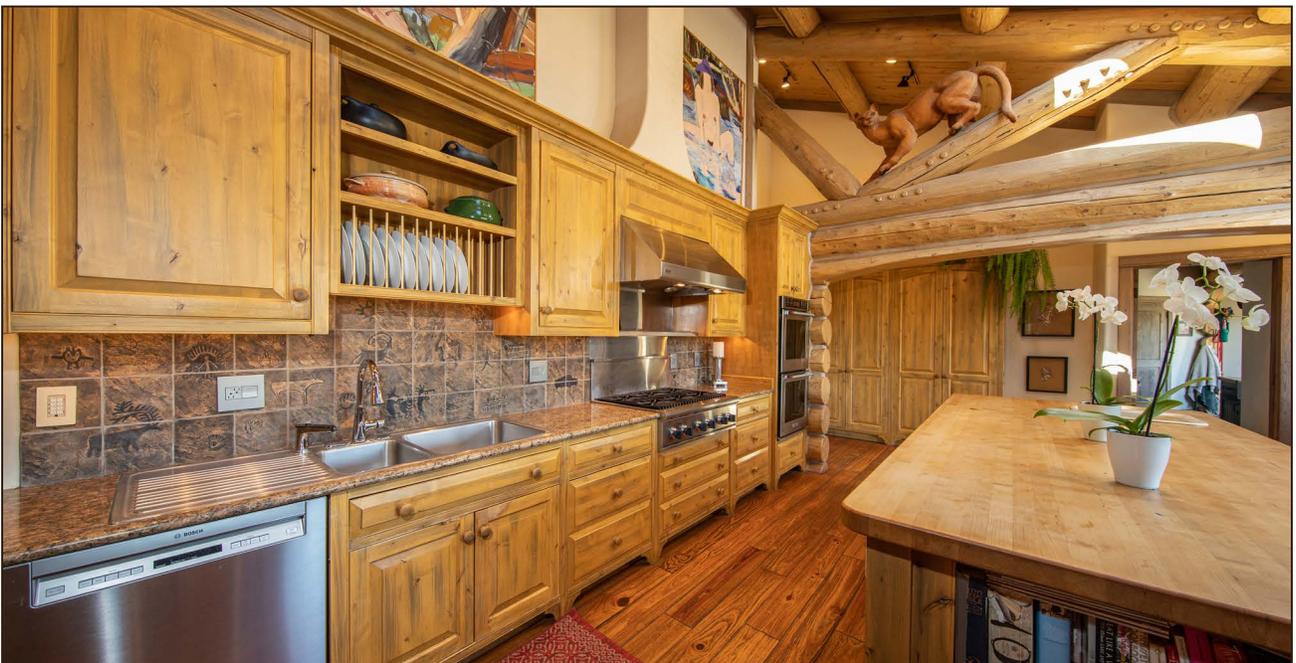
RESIDENCE

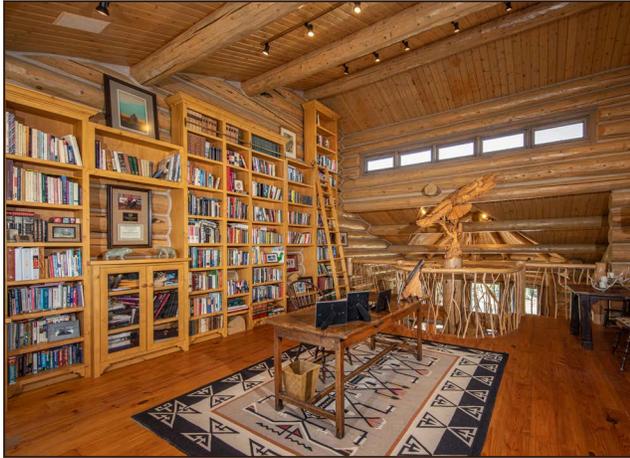
The Crown Jewel of Kokopelli Ranch is the magnificent owner's residence perched perfectly near the crest of the area's most prominent ridge. This 7,720 square foot, five-bedroom, six-and-a-half-bathroom masterpiece was painstakingly sited to capture what is arguably the best scenery in the region, with expansive views of Pintler Mountain Range above and the East Fork Valley below. Situated to blend harmoniously in with the setting, the home makes ample use of natural materials and thoughtful integration of the surrounding landscape. Constructed from large logs salvaged from a forest fire in Oregon, it imbues rustic charm reminiscent of the early western lodges when massive log structures were the standard. The main level was thoughtfully designed with vaulted ceilings offering storybook views from nearly every location. The focal point of the great room is the floor-to-ceiling rock fireplace creating a cozy, four-season living space.





The home offers convenient living with the kitchen, laundry, and master suite on the main level. The kitchen is bright and open with luxury appliances, a breakfast nook, and dumbwaiter to easily move goods from the main level to the basement pantry. The master suite, situated just off the great room, offers a spacious bedroom, walk-in closet, soaker tub, and glass block shower. Above the master suite is an office space accessed by a spiral staircase with natural wood balusters.







The full, walkout basement is complete with four additional bedrooms, each with their own bathroom, two of which are ensuite. Additional amenities include a second living room, workout room with sauna, additional laundry, temperature controlled wine cellar, pantry, and mechanical room with cistern for water storage. The home comes with a generator wired to operate the critical systems in case of emergency.



Lastly, the home is serviced by an attached, oversized three-bay garage with room for three vehicles and a workspace for small projects.

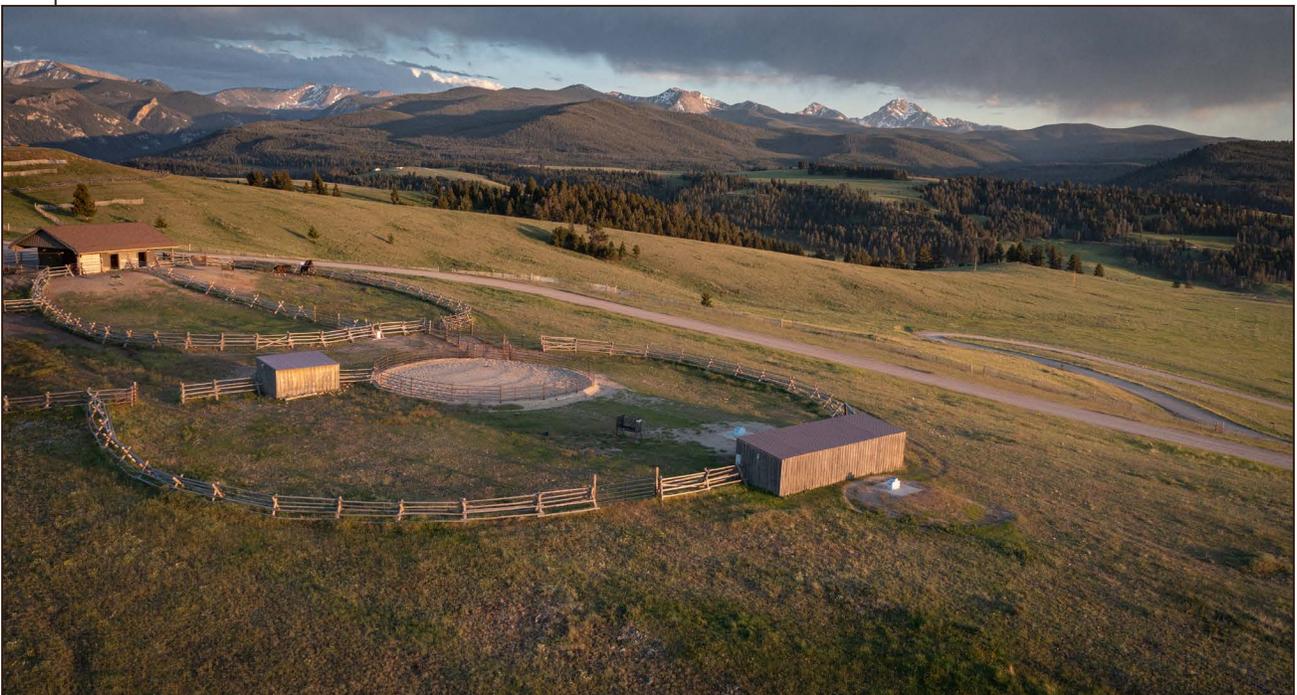
BARN

Kokopelli Ranch is ideally set up for horses. The 26' x 36' horse barn offers two stalls, a wash station, tack and vet rooms, toilet facilities, and a washer and dryer. There are numerous pens, shelters and water available.



EQUIPMENT SHED

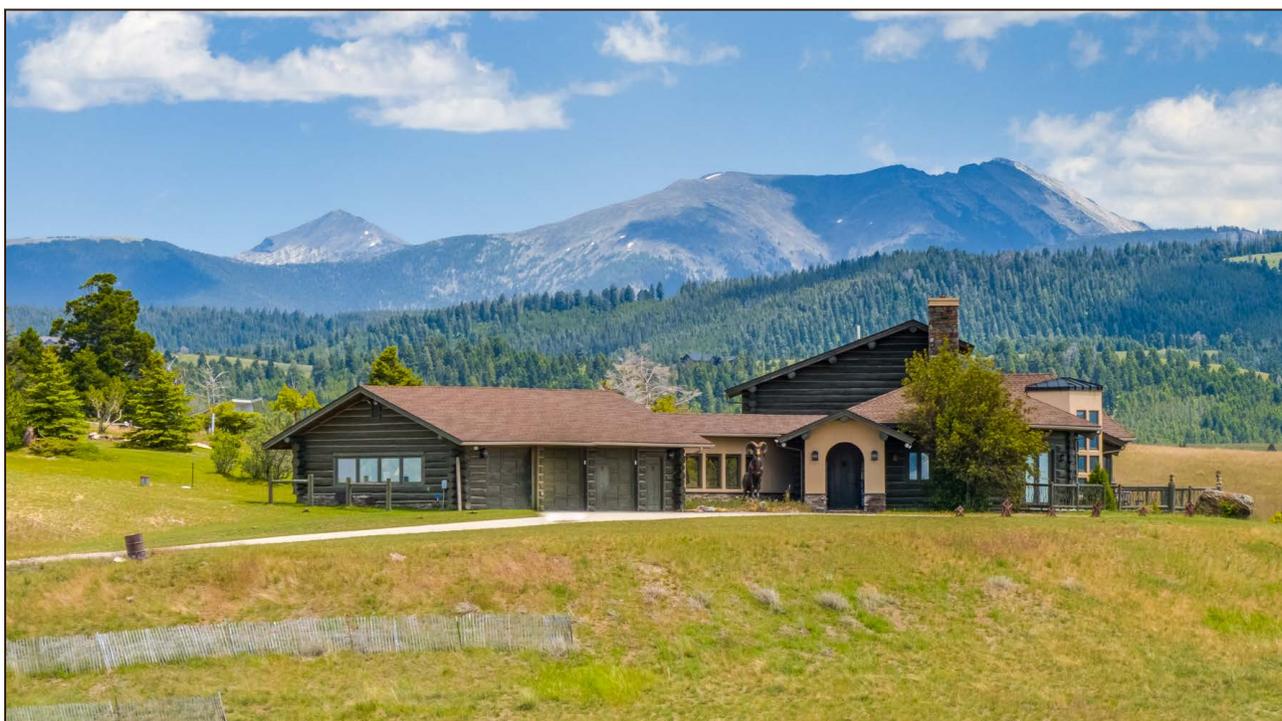
Adjacent to the horse barn is a 30' x 84' enclosed equipment shed complete with six roll-up doors and power. The current owners utilize this shed for equipment and hay storage.





CLIMATE

Located west of the Continental Divide, the climate is influenced more by weather patterns originating over the Pacific than the arctic/plains. On average, the area receives 60 inches of snow and 16 inches of rain annually. Generally, summers are short and dry, with highs in July averaging 80 degrees and lows in January averaging 15 degrees. May and June are typically the wettest, with the region averaging 1.5 to 2.5 inches per year during those months. The snowy season typically lasts from mid-October to May. Humidity is generally not a factor in terms of comfort in arid regions like Montana, nor is the Philipsburg locale known for excessive wind.



GENERAL OPERATIONS

Kokopelli Ranch lacks a significant operational component. However, the ranch is fenced and cross-fenced, and water is available for stock should a new owner wish to custom graze during the summer months.

WATER RESOURCES

The ranch lacks surface water but retain one ground water right for stock and domestic purposes.

TAXES

Property taxes are estimated at \$24,386 based upon past years.

MINERAL RIGHTS

The sellers will convey all mineral rights they own, if any.



BROKER COMMENTS

Kokopelli Ranch with its timeless and top-shelf residential improvements, spectacular viewshed and coveted locale offers what could be one of the most compelling residential offerings on the market today in Western Montana.



Click on map above for link to MapRight map of property.

PRICE

\$5,950,000



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ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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UNDERSTANDING WHOM REAL ESTATE AGENTS REPRESENT

Montana law requires that BUYER's and SELLER's be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

SELLER's Agent: exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only, and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

BUYER's Agent: exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only, and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

Dual Agent: does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

Statutory Broker: is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

In-House SELLER Agent Designate: is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be.

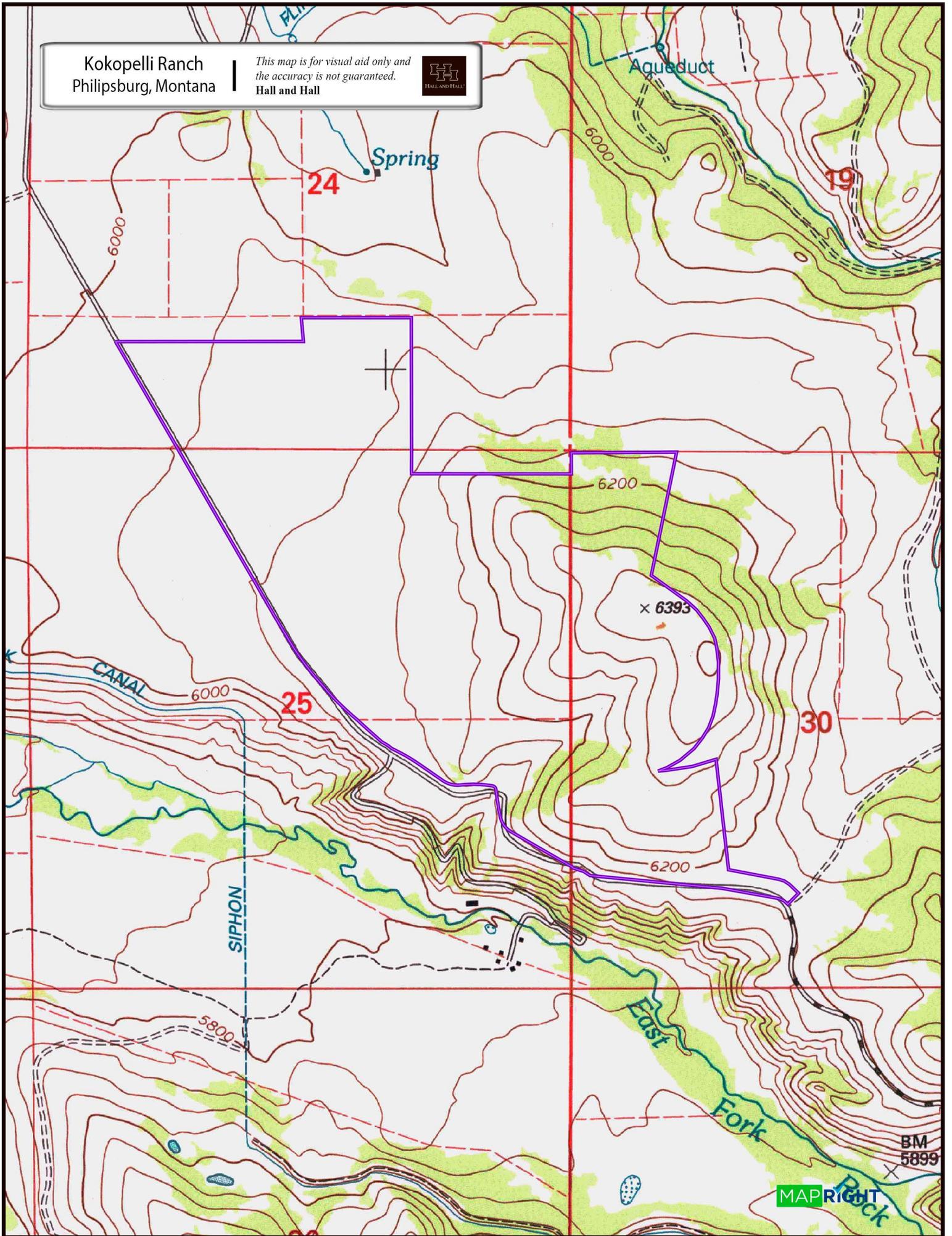
In-House BUYER Agent Designate: is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

Subagent: is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

[Deke Tidwell](#) of Hall and Hall is the exclusive agent of the Seller.

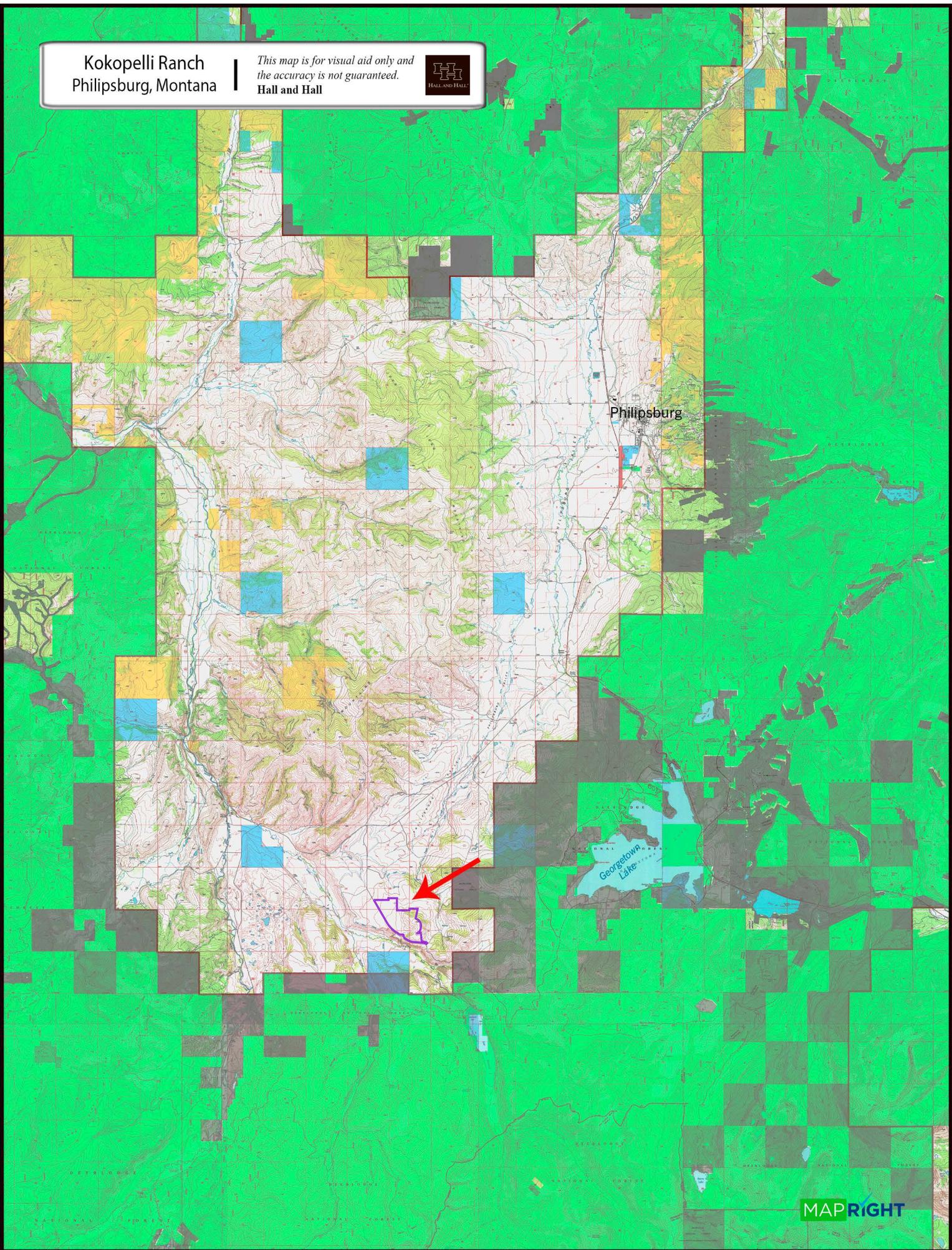
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