



Amsterdam 1,100± Acre Farm
AMSTERDAM, MONTANA





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\$4,200,000 | 1,084± ACRES



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Executive Summary

The 1,100± Amsterdam Farm is lies a brief half hour west of the desirable mountain community of Bozeman in the fabled farmland hills of the small agricultural community of Amsterdam. Many regard this area as some of the finest dryland farmland within the region. Lands rarely become available and are held in families for generations, enriching the culture of their ancestors. The area was settled by Dutch farmers back in the early 1900s, who found the rich, silty loam soils grew barley in abundance. The farm is dryland cropped, producing a variety of crops including barley, spring wheat, winter wheat, peas, sainfoin, and alfalfa hay. The general area is sparsely populated, which is becoming rarer with the urban sprawl from nearby Bozeman growth. The terrain undulates with grassy coulees and shallow valleys bifurcating the landscape. Generally located in the center of Gallatin Valley, the climate is temperate and spectacular mountain views expand in all directions. These unimproved lands provide two select parcels that are quite private yet allow one to appreciate the valley views in their entirety. Wildlife is abundant throughout the general area and on the farm. Deer are commonly seen, elk arrive in the late fall and winter, and Hungarian partridge thrive. The farm is quite suitable for someone wanting a private and scenic place close to Bozeman, with the option of operating the farm themselves or leasing farmland acres to the capable operators in the area. It represents some of the more affordable land in the region.



Location

The 1,000± acre farm is located roughly four-and-a-half miles west of Amsterdam off Grain Belt Road, a county road with virtually no traffic. Bozeman is approximately 25 minutes west of the farm and can be distantly seen from the elevated bench. The smaller communities of Belgrade and Manhattan are located between the farm and Bozeman, as is the Bozeman Yellowstone International airfield with services from Delta, United, Southwest, and American Airlines, along with FBOs. Big Sky Resort is approximately 90 minutes south, with Yellowstone Park roughly a two-hour drive. Interstate 90 passes through the valley eight miles from the farm and is the main throughfare for travelers in the region, across the state and beyond.

Locale

As mentioned, Amsterdam, with an estimated population of less than 250, was settled around 1890 by Dutch farmers. The adjacent community of Churchill was settling around the same time, acting as the central community of the area with a population of approximately 1,120. The Braaksma family arrived in the 1890s and began farming the described lands with a horse and plough. Although modern-day farm machinery eventually prevailed, the deep-rooted culture of farming continues today, arguably by some of the best farming operators in the region, producing abundant cereal grains, alfalfa hay, seed potatoes, and, in more recent times, corn cut as silage under irrigation. The area remains founded in its history and religion and is comparatively quiet to the greater Bozeman area.

Bozeman is a vibrant community, diverse in its services and amenities and remains anchored as a college town with Montana State University which can be distantly seen from the farm. With a population approaching 54,000, it is Montana's fourth-largest city. While there is a strong blue and gold following home to the Montana State Bobcats, there is also a wide variety of entertainment by way of fine restaurants, the historic downtown district with its boutique stores, hotels, a world class dinosaur museum, live entertainment venues, festivals in the park, farmers market during the summer and a full bevy of outdoor stores supplying the recreationalists who reside in Bozeman.

Belgrade is the bedroom community of Bozeman, with a population approaching 14,000. It is anchored by the international airfield and has a bustling economy boosted by a variety of supplies, restaurants, and services that complement those offered in Bozeman.

Manhattan is smaller, yet with an estimated population of 2,120, it brings a small-town charm to the region. The large supermarkets and chain stores are replaced by smaller markets and local store ownership. Manhattan is blessed to have a very authentic New York-style pizzeria remaining true to the namesake community. Manhattan remains a town and pushes against the pressures of becoming a city.

Although agriculture remains the number one economic driver of the state, recreation is a close second. Yellowstone Park has always been a main attraction, and the fabled trout rivers of southwest Montana have also attracted anglers from global reaches. Some of the finest trout waters in America reside within a short radius of the farm, including the Madison and Gallatin rivers, both within a 15–30-minute drive. With 70% of the region's landscape state and federally owned, the opportunities to explore the surrounding mountains are endless.

Notably, there are area schools for local children, including what many consider one of the best schools in the valley—Manhattan Christian, Manhattan Public, and Amsterdam Elementary. Also notable is Amsterdam Meats, a locally owned quality meat shop providing beef, pork, lamb, and bison, all sourced from area producers.



General Description

Access to the farm is off Grain Belt County Road. Grain Belt Road is virtually abandoned by the county and effectively terminates at the farm. A new owner may elect to gravel the road for the one mile to the farm and bring in utilities the same distance. Grain Belt Road is accessed off the graveled Amsterdam Road that extends west out of town, initially bisected by the state highway that extends from Manhattan southerly through Amsterdam/Churchill and to the Norris Road that spans between Bozeman and the Madison River.

Traveling from Manhattan to the farm, there is an expanse of farmlands and a much sparser population. The terrain gently rises above the river corridors into deep, fertile dryland and irrigated farmland. The drive is quiet and beautiful, with spectacular snow-capped peaks rising in contrast to the lush farmlands.



The farm is roughly one mile wide east to west, and two miles long, with a corner of the square mile southern section owned by an adjacent farmland landowner, creating the 1,100±-acre tract that resides in two parcels. From Grain Belt Road, the farm extends west across two large, gently rolling, cultivated fields. A long, grassy coulee terminates on this northern boundary and meanders upward, rising to the south for nearly a mile to its highest point. Another large, cultivated field runs perpendicular to the coulee and then drops into a wide, shallow grassy valley that at times has seasonal flowing water. Short coulees drop off the rim into the bottom, some of which have been transplanted with junipers for wildlife habitat.

A primary build site overlooks the valley in a southern-facing direction with the Gallatin National Forest and its towering Spanish Peaks in full display across the southern horizon. The Tobacco Root Mountains are similarly impressive to the west beyond the Madison River, as is the Bridger Mountain Range in sharp focus to the northeast. The cityscape of Bozeman is easily seen to the east, and the Bobcat arena and stadium are fully visible to the naked eye. The build site is quite private, and the views are only obstructed by the resident grain bins and a small metal shop that exists on this site. To develop this site, an owner may want to consider bringing in utilities and maintaining an all-weather road for easier access.

From the build site, one can view the southeast corner of the farm, which extends a half-mile. The farm further extends a full mile along its western boundary from the center. The western boundary is bordered by Schutter Road, a maintained gravel county road that adjoins Arnold Road and leads towards Amsterdam from the south.



Climate

The part of the greater region where the farm is located is a transition area between the maritime climate in the western part of the state and a drier, montane climate of central and eastern Montana. The area experiences significant temperature swings, with average January temperatures around 13°F and August temperatures averaging 81°F. During the summer months, the temperatures usually cool off nicely in the evenings. In the northern hemisphere, the days are quite short in December/January and typically cold while the days in June/July are exceptionally long with daylight extending to nearly 10 pm during the solstice. Average frost-free days average 90-110.

General Operations

The farm has 990± acres of tillable land, entirely dry-land farming with rotational crops of spring wheat, winter wheat, peas and barely. As previously noted, the hills have deep deposits of rich quaggle loam soils across flat to 4% grade. Loam soils are a blend of sand, silt and clay particles and ideal for cultivation.

These soils are ideal for the crops grown in rotation on the farm; however, alternative crops could be utilized. One option may be to plant a hay mix of grass and alfalfa or use it as pasture for livestock. For more diversified operations, a combination of both could be used; however, it should be noted that the farm is not fenced for livestock, as is often the case in aggregated farmlands.

The north coulee spans nearly a mile and has native grasses that are cut annually as hay. While the coulee is not large, it produces upwards of five tons on an annual basis and is advantageous for maintaining the health and integrity of the grasses.





At the head of the coulee on the north end of the farm, a well was installed in 2000. At a depth of 620 feet, the well produces ample water for livestock use, and uniquely, this water resource is tapped into a warm water seam that stretches through the region and reaches temperatures reportedly as high as 90-100 degrees at an average rate of 15 gpm. A second well resides near an old homestead on the southern part of the farm. This well could service a residence and is elevated enough to gravity feed water to stock tanks.

Yields, of course, on dryland crops depend a lot on Mother Nature. The average precipitation is roughly 12.5 inches annually at an elevation of 4,900 feet. With its central location in the Gallatin Valley, the climate is somewhat temperate. While the farm does retain a light coverage of snow through most winters, spring often arrives a little early, allowing the fields to get worked and seeded during the critical time to capture the spring and early summer moisture. This is particularly advantageous for the winter wheat that is grown in the region. Late summer or early fall seedings take advantage of winter moisture that starts the crop earlier in the spring, as well as early spring rains that often come while spring wheat is being planted. Winter wheat fields are left fallow every other season so that they can be planted at the appropriate time. Under average conditions, spring wheat crops produce 58 bu per acre, winter wheat produces 65 bu per acre, barley averages 68 bu per acre, while peas average 38 bu per acre, but are alternatively cut and used as livestock forage on the farm when grown. Average dryland alfalfa yields roughly one and a half tons per acre or as much as two and a half tons per acre on years with above-average precipitation.



Recreational Considerations

The region is diverse and abundant in its natural resources and southwest Montana is highly regarded as a recreationalist's paradise.

Fishing plays a strong role in the area. The headwaters of the fabled Missouri River begin at Three Forks just minutes from the farm. It is here that the Madison, Jefferson, and Gallatin rivers confluence on their journey to the Atlantic Ocean. Dozens, if not hundreds, of tributaries influence this system, some of which find origins in Yellowstone Park, while others collect from the high alpine sources, and still others are emergent spring creeks, all benefiting the high water quality and nutrient-rich systems that support truly world-class trout fishing.

Another major attraction of the region is elk hunting. Elk are quite abundant throughout Montana, as are whitetail deer, mule deer, antelope, bear, and, to a lesser extent, moose, big horn sheep, and mountain goat. Despite the farm not having the most appropriate habitat for elk, there is a large herd of elk that seasonally reside in the Spanish Peaks and Ted Turner's Flying D Ranch, which push north when the weather settles into the late fall months. Another herd pushes south out of the nearby Horseshoe Hills, and these herds collect in the vicinity of the farm to indulge in the residual crops, which are generally free of snow. It is not uncommon to find them foraging on the farm while the general hunting season continues through Thanksgiving week. The owners have harvested bull elk on the farm with some regularity over the years, but there is no certainty with that. Crops such as sainfoin and peas are a strong attractant for these animals.

Ideally suited for upland birds, this is perhaps the most dependable hunting on the farm. While pheasant and sharptail grouse are not as common, they are around. The highlight would be the Hungarian Partridge (huns). The farm and surrounding landscape are the perfect habitat for huns and they exist in greater numbers. The grassy coulees are their preferred habitat, and while they seasonally feed on insects and forbs, they turn their full attention to grain crops in the fall and winter months. Huns are an excellent upland bird to pursue. Perhaps the smallest of the upland birds in the region, the flocks remain in coveys with wild flushes that are most enjoyed over pointing breed dogs.

Another major attraction for the region is skiing. The Bozeman area is blessed to have two incredible skiing options. Bridger Bowl is the local option located just 25 minutes from Bozeman and less than an hour from the farm. It is a nonprofit ski area with no resort influence and terrain ranging from beginner terrain to some of the most technically demanding skiing in America. Big Sky is located more than an hour from the farm to the south. Although it originated as just the Big Sky Resort, over the decades Moonlight Basin, Spanish Peaks, and the renowned Yellowstone Club vastly expanded the footprint of skiable acres, making it collectively some of the most vast skiing in America. Its expansive terrain is highlighted by the towering Lone Mountain Peak which has access to the top from a newly installed very large tram. High-speed lifts cover the mountain, providing access to skiing of all levels with crowds that pale in comparison to other popular areas in the western states. The contiguous Yellowstone Club is entirely private, with low-volume skiers providing a skiing experience like no other. There are also summer activities including golfing, mountain biking and whitewater rafting in the Gallatin River through the canyon. Nordic skiing is virtually everywhere, with the abundance of national forest lands, and is a very popular winter sport. There are also maintained Nordic ski areas such as Crosscut Mountain Sports Center adjacent to Bridger Bowl, and Lone Mountain Ranch at Big Sky.

For shooting enthusiasts, an existing private range is staged for long-range shooting, and the topography lends itself well to expansion with the creation of a sporting clays course for shotgunners. Tactic, a private shooting range located ten minutes from the ranch, offers exclusive memberships and high-level training for those seeking to advance in precision shooting, pistol, and tactical carbine.



Water Rights

There are approximately 300,000 water rights on file with the Montana Department of Natural Resources and Conservation (DNRC). In general terms, a water right allows water to be used in a prescribed manner while the state maintains the ownership of the resource itself. Water rights in Montana have defined attributes, including source, flow rate, volume, priority date, point of diversion from the source, allowable place of use, and purpose of use, such as livestock water or irrigation water for crop production. Water rights holders must use the water in accordance with the parameters of their water rights. One key attribute of water rights in Montana is the priority date. Montana operates under the prior appropriation system, under which the most senior rights have priority to receive their water in times of water supply shortages. This concept is often referred to as “first in time, first in right.”

Water rights with priority dates senior to 1973 go through the court adjudication process. Water use that began after 1973 goes through a permitting process through the state agency, the DNRC. Over the past few decades, the State of Montana has been undergoing a statewide adjudication process to verify the parameters of the pre-1973 senior water rights. This adjudication process is anticipated to take many more years, if not decades. Due to the ongoing adjudication process and the impact of historical water use on the validity of the claims, water rights are typically transferred without warranty. Water rights in Montana are complex, and landowners should always solicit professional advice regarding their individual claims.

The farm does not have any irrigation water rights. The wells located on the farm can be dual in purpose, used for livestock watering and/or domestic use.

Conservation Easement

In 2023, an open space conservation easement with the Gallatin Valley Land Trust (GVLT) was put into place to preserve and protect these lands against urban sprawl. The farm includes three non-severable parcels covering a total of 1,085± deeded acres. Per the terms of the easement, two selected building development sites were created. The first resides in the northeast corner of Section 19 along the furthest northeast corner of the farm and is five acres in size, providing for a residence up to 6,500 square feet in size, and a secondary residence up to 4,500 square feet in size. The second building envelope resides in the southeast corner of Section 19 and includes a total of ten acres. This also includes any additional agricultural buildings needed. This site provides a building footprint of 4,500 square feet, and as an option, the secondary residence can be swapped from the above-mentioned envelope in the northeast corner and placed on this site. This site also provides an additional five-acre envelope to construct any sort of non-livable agricultural buildings, such as barns, shops, etc.

Taxes

Annual property taxes are approximately \$4,500 based on 2024 tax estimates.

Brokers Comments

The Amsterdam 1,100± Acre Farm is desirable in the greater Bozeman area market. Despite only being 30 minutes distant from town, the immediate surroundings are rural and there is a greater sense of privacy offered. Yet it is quite convenient to commute into town for all the amenities that it offers. In contrast, the adjacent communities of Manhattan, Churchill, and Amsterdam maintain the rural culture and appeal of the farming and ranching that occur there. The views are much better than photos or video can depict of the surrounding mountain ranges that encapsulate the valley. In fact, these may be the best views of the valley. Recreational pursuits abound and the farm provides quality hunting experiences. In an area that remains largely held by 4th and 5th generation families, we do not see opportunities like this come often, particularly at a pricing index of this level. The farm has diverse utilization and aside from a small 40'x60' steel building with a grain kit that will hold 20,000 bu of grain and six grain bins, it is a blank slate for a new owner to create their own home place.

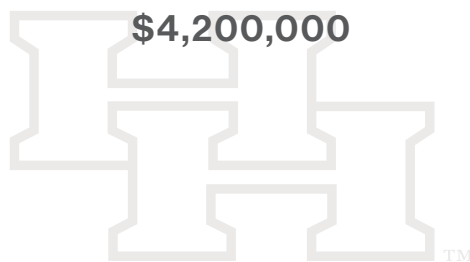




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- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the 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.
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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.

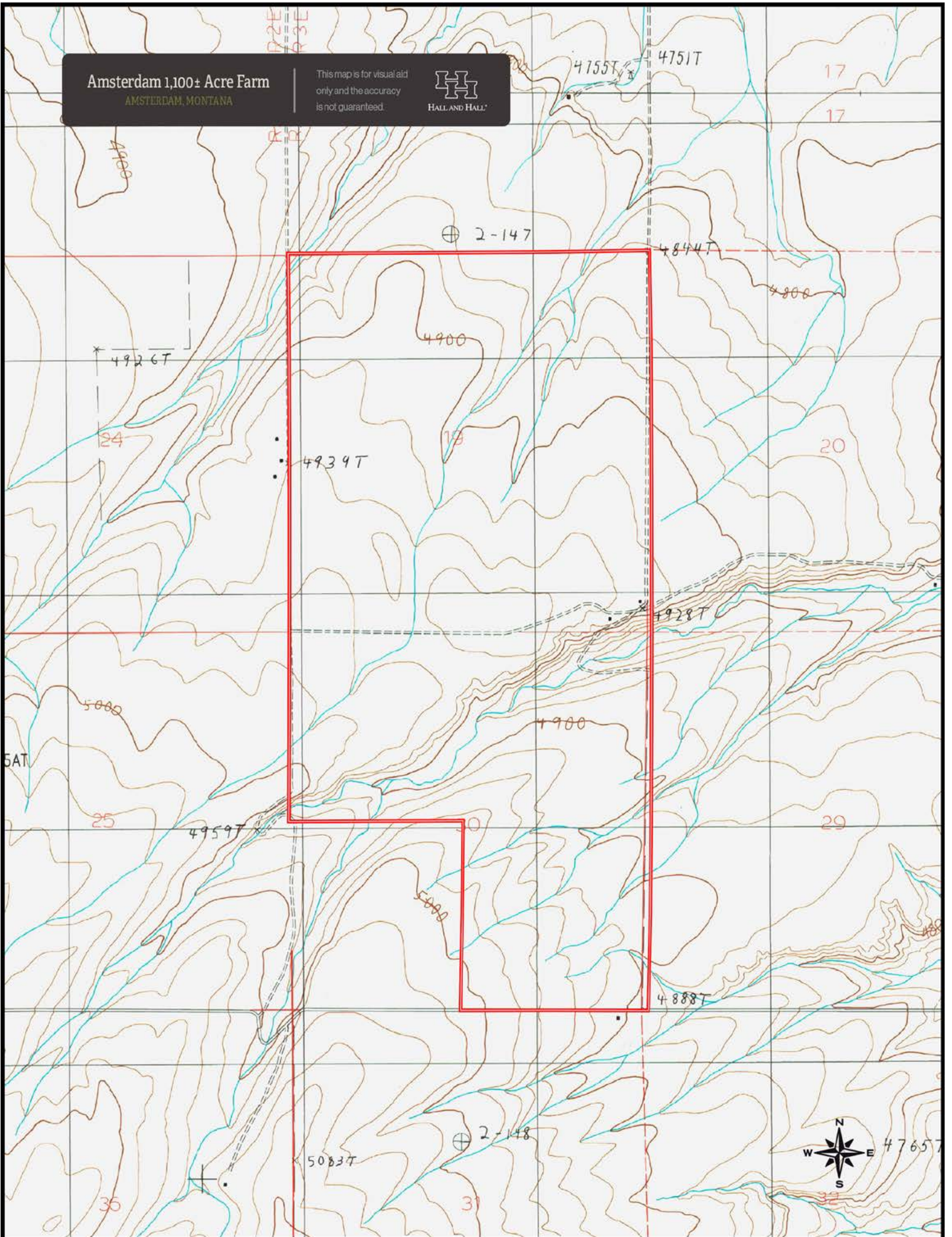
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Subagent: is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent" can offer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

[TIM MURPHY](#) of Hall and Hall is the exclusive agent of the Seller.

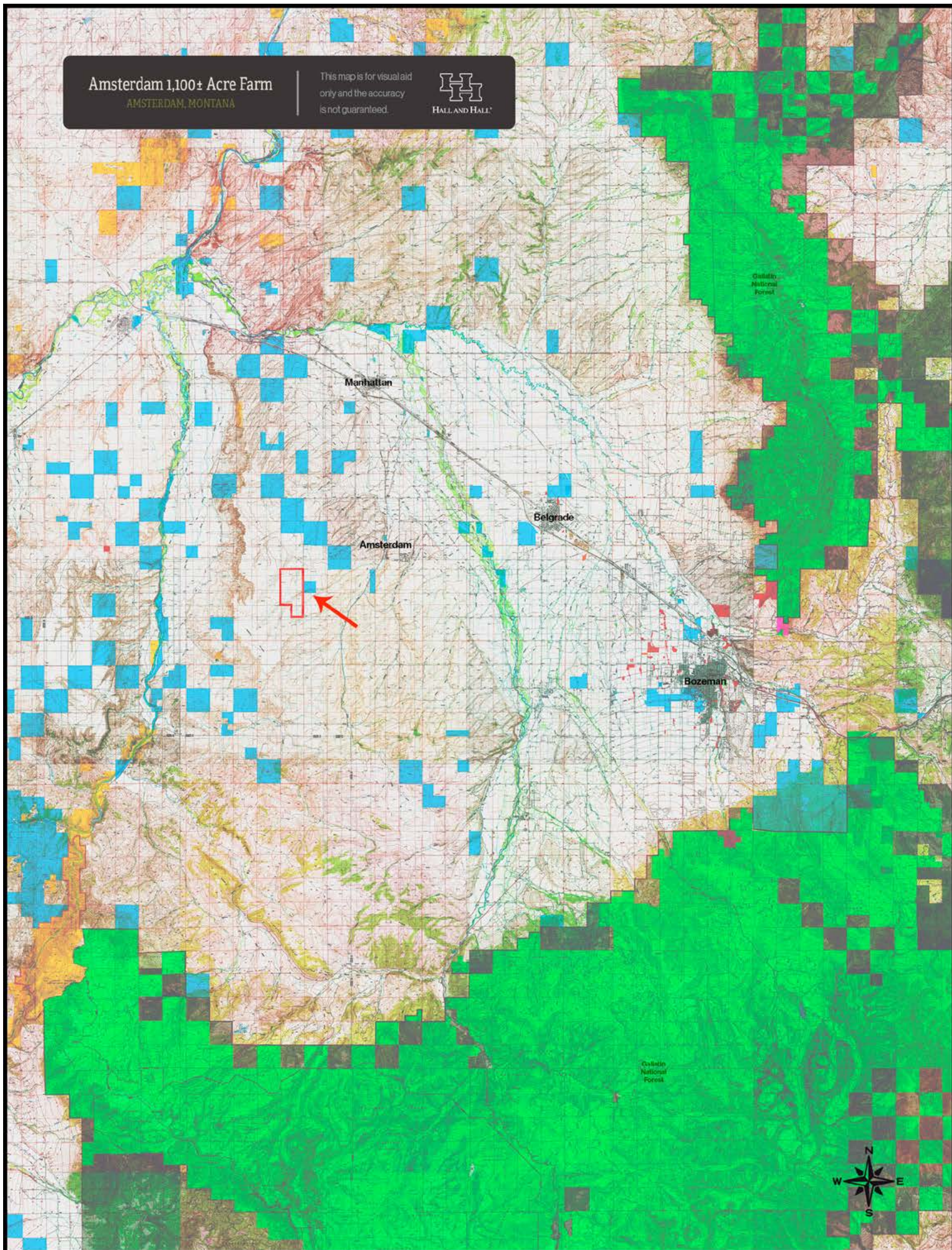
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