



CHERRY SPRINGS RANCH
BRIDGER, MONTANA





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\$8,900,000 | 5,852± ACRES



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TRUSTED *by* GENERATIONS, *for* GENERATIONS

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.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
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SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | MANAGEMENT



EXECUTIVE SUMMARY

The Cherry Springs Ranch is located in the productive and scenic Clarks Fork River Valley. Located seven miles southeast of Bridger, Montana, 27 miles from Red Lodge Mountain, a family friendly ski resort, and 57 miles southwest of Billings, Montana. Comprised of approximately 5,852± deeded acres, of which 110± acres are irrigated. Aside from the irrigated base and the 2,677± acres of BLM and 640± acres of state leased ground, the remaining acreage is highlighted by two major drainages that run through the ranch, namely the North and South Forks of Cherry Creek. The strong native grasses and the well-timbered draws provide great habitat for an assortment of wildlife.

A beautiful main residence with exceptional views anchors the expansive ranch, which also includes an equestrian barn, horse runs, and an arena, all supplementing the ranch's working aspect. A second home and a livestock facility provide the additional resources need to sustain an ongoing well-balanced farm and ranch operation.



LOCATION

The Cherry Springs Ranch is located seven miles south of Bridger, Montana, on Highway 310. Bridger is approximately 45 miles southwest of Billings. Delta, Alaska, United, and Allegiant Airlines serve Montana's second largest airport from their hubs in Salt Lake City, Minneapolis, Las Vegas, and Denver, providing several flights each day. A full range of services, markets, and supplies are available at several communities, the nearest being Bridger which has a bank, grocery store, two fuel stations, and a K-12 school. The Bridger Airport can accommodate a light twin engine aircraft. The Laurel Airport, 38 miles away, has a full service FBO and is capable of landing small jets. Red Lodge, the Gateway to Yellowstone National Park is only 26 miles away. The western Wyoming town of Cody is 64 miles away and has a commercial airport.



LOCALE

The Cherry Springs Ranch is located in the Clarks Fork River valley fifty-seven miles southwest of Billings, Montana's largest city. This valley is known for its mild climate and fertile soil. In addition to the typical hay and grain crops, the farmers in the valley raise beans, with a facility in Bridger, as well as sugar beets. The beets are harvested in the fall, stockpiled in the valley, and then hauled to the processing facility in Billings throughout the winter months. The agricultural activity in the area has given rise to several small towns that supply the basic staples for the area. Most residents make the trip to Billings for major purchases, professional services, and medical care, for which it has a well-deserved reputation. In addition to its reputation as the distribution center for Montana and northern Wyoming, Billings has become a major cultural center with the Yellowstone Arts Center, the Alberta Bair Theatre, and the newly renovated Metra Park Event Center. Commerce, culture and an ever-growing medical community have all combined in recent years to make Billings the hub of activity for the Northern Mountain Region. Although the Clarks Fork Valley is a well-regarded farming community, it enjoys close proximity to the Beartooth Mountains and the destination resort town of Red Lodge. The expanding Red Lodge Mountain Ski Resort is only a short thirty-minute drive from the ranch.





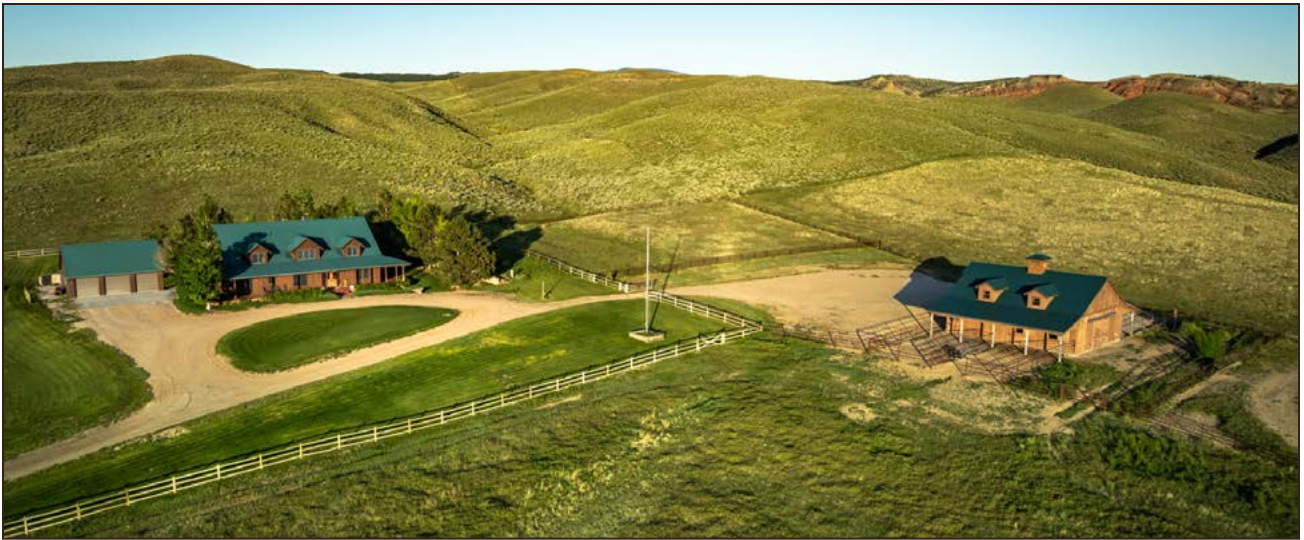
GENERAL DESCRIPTION

The Cherry Springs Ranch is an impeccably improved grass ranch with views of the Beartooth Mountains. The ranch consists of 5,852± acres, of which 110± acres are irrigated and the balance is in native grass and timbered draws. In addition, there is 2,677± acres of BLM lease and 640± acres of state lease, which adjoins two non-contiguous deeded tracts creating one well-blocked unit. The ranch is well-watered with small creeks, two wells, one of which is an artesian, and many springs. The ranch is highlighted by a tastefully designed 4,100± square foot ranch house, a six-stall horse barn has a wash rack and tack room with a large hay storage loft. There is also a 150 by 300 feet outdoor arena. Further west of the ranch is a second home with a functional set of ranch buildings. The calving barn has heated water in three pens, a Pearson Squeeze Chute, four jugs, and a scale. The property is set up well for recreation, cattle, and horses.



CLARKS FORK RIVER VALLEY





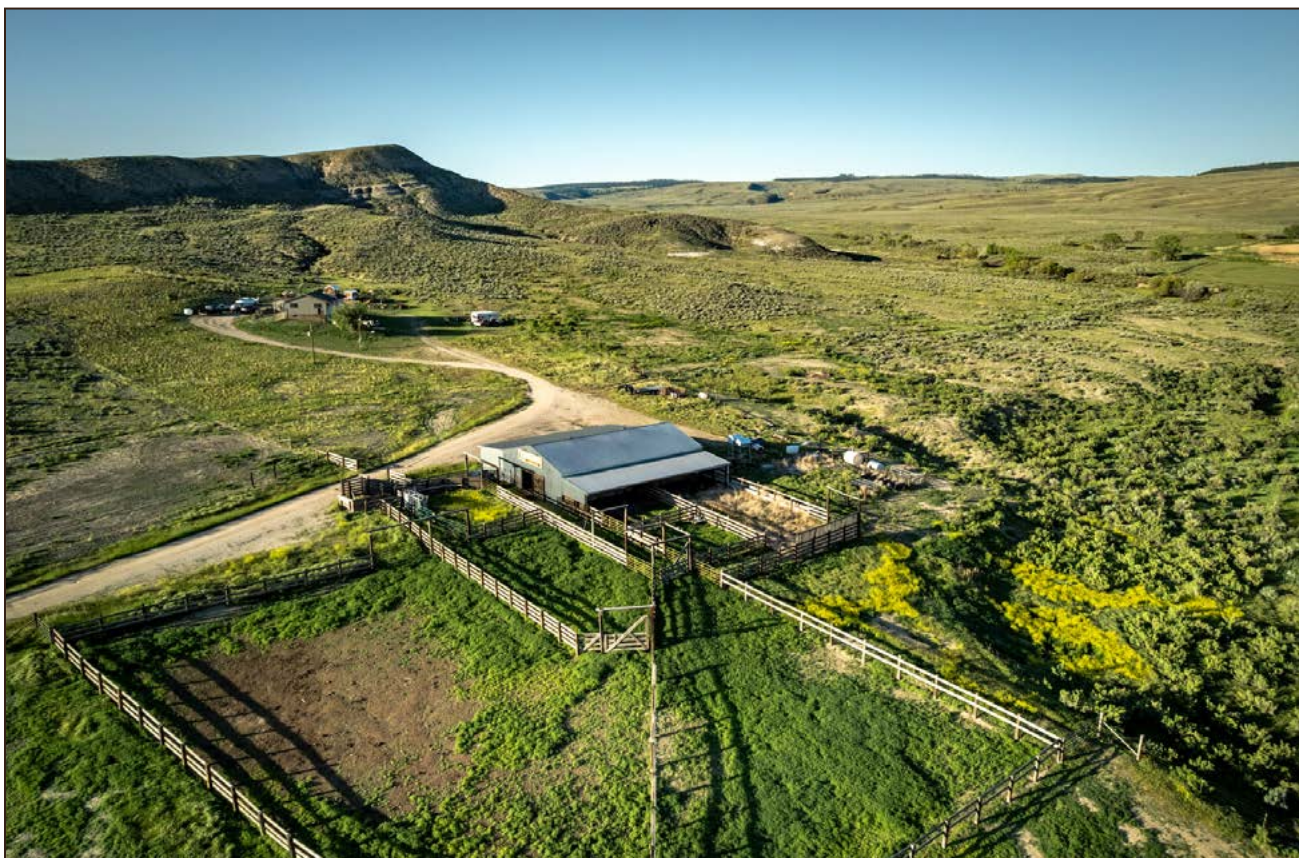
IMPROVEMENTS

The primary residence consists of a lovely contemporary home which contains four bedrooms and five baths. The main floor has a living room, formal dining room, and kitchen with large windows offering abundant natural light and pastoral views framed by the Beartooth Mountains. A large master bedroom, second bedroom, a well-designed kitchen, large laundry room, and wraparound porch round out the comfortable main floor living area.





The horse barn located at the main headquarters has six stalls with shared automatic waterers, wash bay, tack room, and hay loft.





The second house is a three bedroom, three bath, 1,288± square foot home on a full basement. This home would serve as a manager's house if needed.





CLIMATE

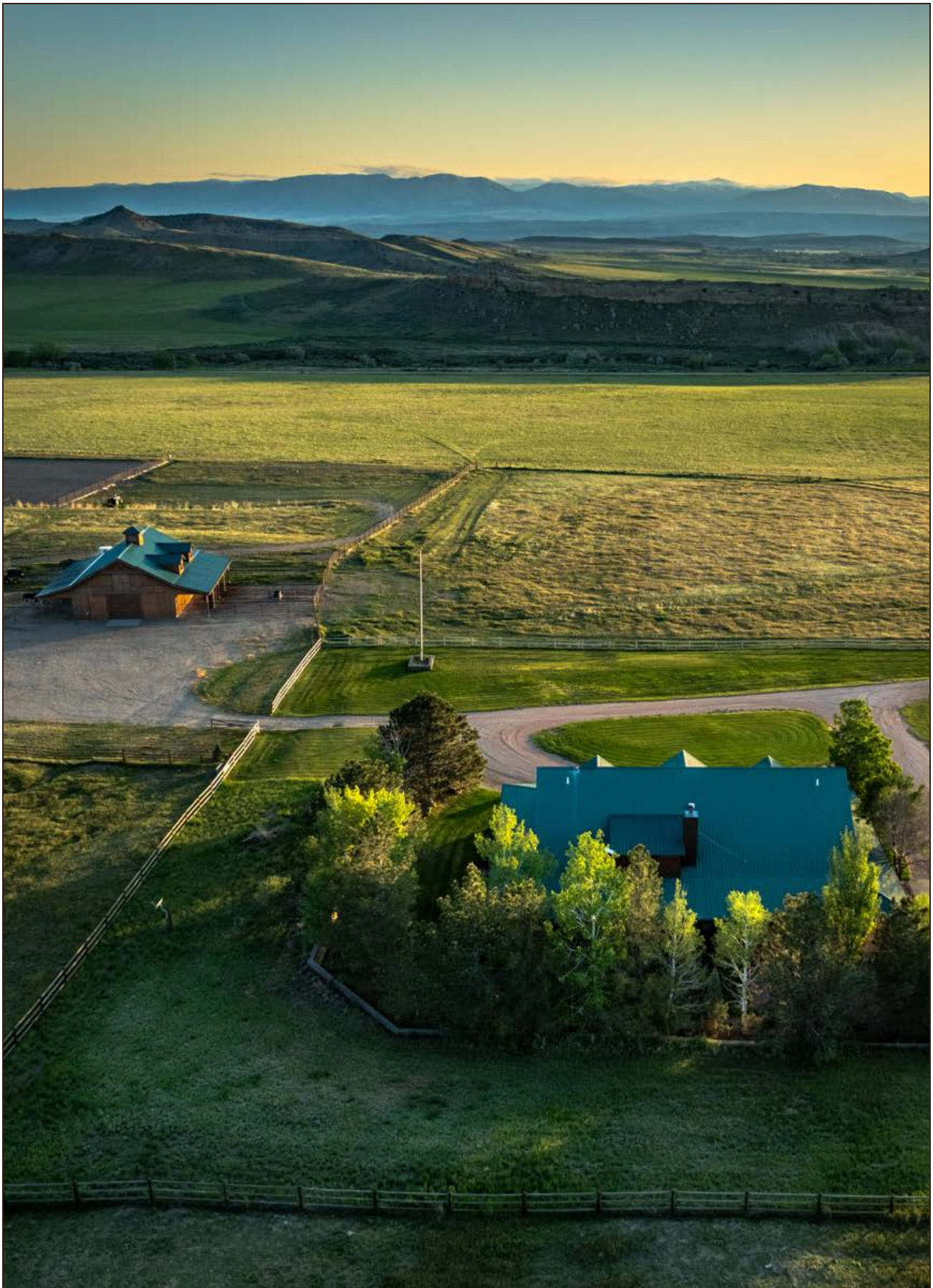
Nestled in the rain shadow of the Beartooth Mountains, the ranch and surrounding area enjoy their own micro-climate, often referred to as the “banana belt”. Typical annual moisture is less than 12 inches with humidity in the 20 to 40 percent range. The average low temperature in January is 4 degrees and the average high is 35 degrees. The area is considered one of the driest areas in Montana, which means that irrigated farming with dependable water rights is rarely interrupted by bad weather. Residents enjoy over 300 days of sunshine and clear skies per year.

GENERAL OPERATIONS

The Cherry Springs Ranch has been leased to a local operator for several years. The operator leases both the pasture and the irrigated pivot for \$68,000 per year. The owners who reside on the ranch live in the main house and maintain full use of the horse barn and facilities to train and ride performance horses.



The second home has three bedrooms and three baths and is approximately 2,576 square feet. The home is currently leased for \$760 per month.



WILDLIFE RESOURCES

Cherry Springs Ranch has excellent wildlife resources, primarily due to abundant water, ample and good natural cover. Mule deer are the primary big game animal with potential for trophy quality bucks. Antelope, whitetail deer, and elk can also be found on the ranch, although the elk tend to be nomadic and not considered resident.



The upland bird numbers are good with sharptail grouse populating the hills with the native grasses and the pheasants using the riparian creek bottom for cover, forage, and nesting. Innumerable songbirds, raptors, and fur-bearing animals make their home on the ranch as well.

TAXES

Property taxes are estimated at \$7,400 based upon past years.

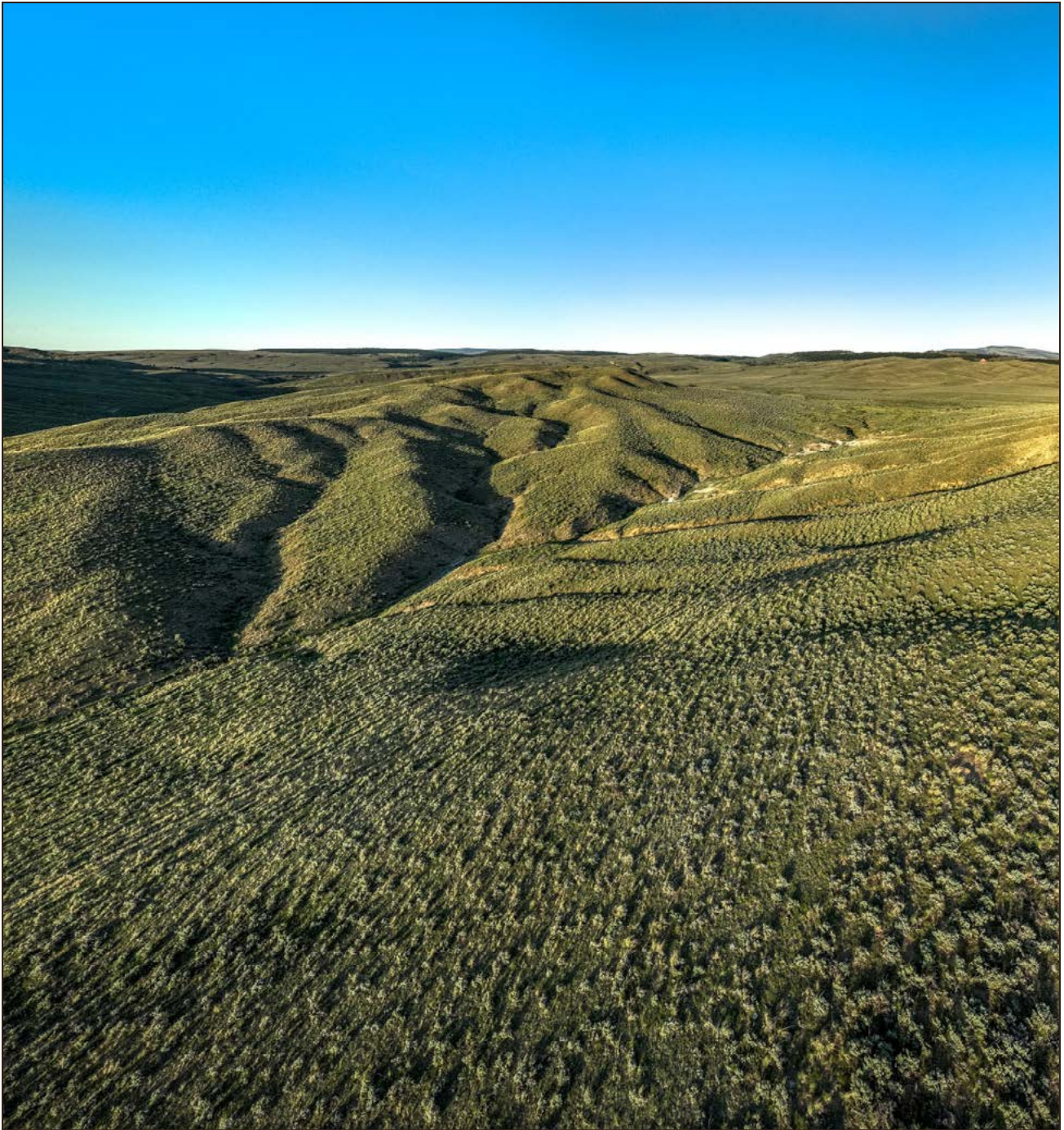
MINERAL RIGHTS

All mineral rights owned by Seller will be transferred at closing.



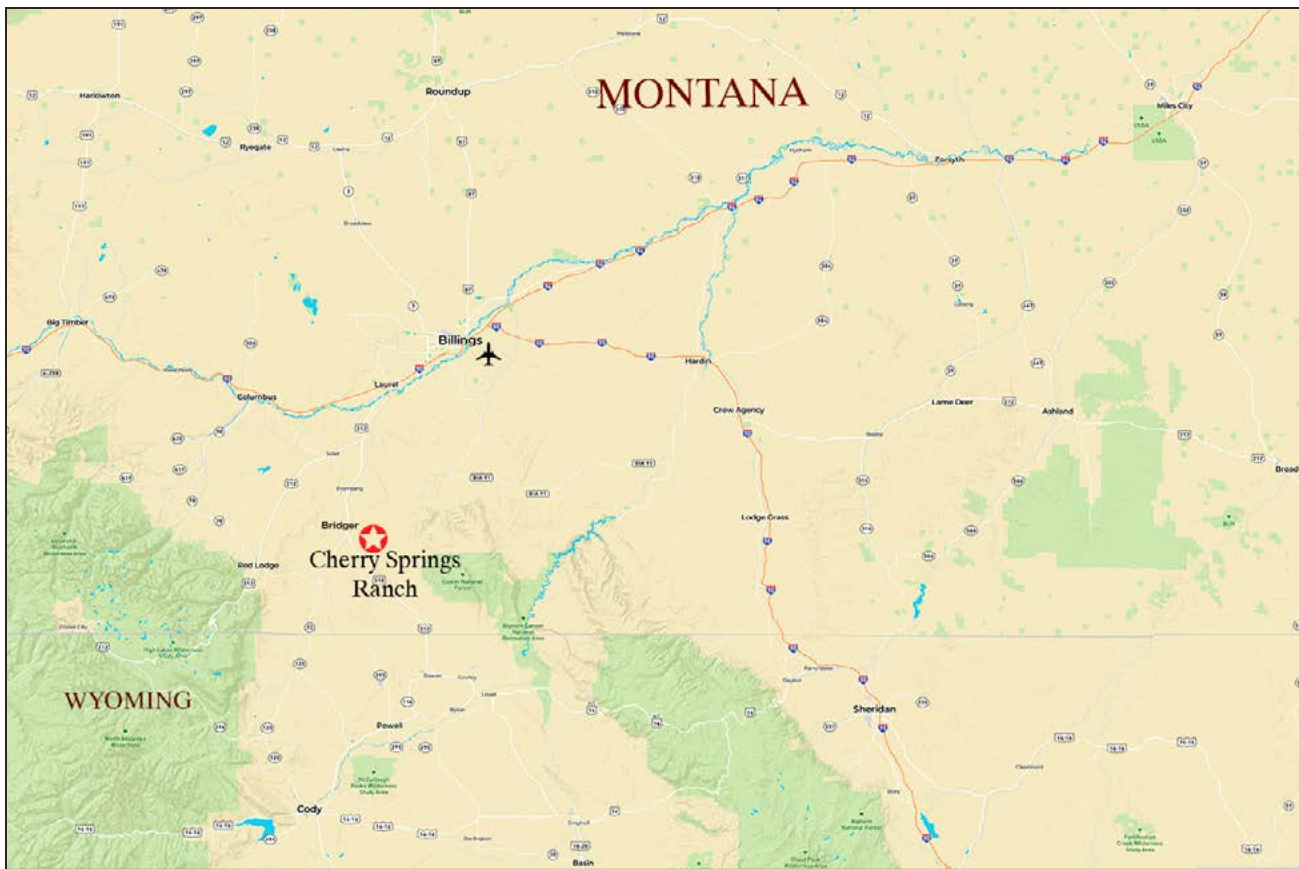
WATER RIGHTS

The ranch has 15 water rights from two wells, Bridger Creek, groundwater sources, and springs. Available in our Due Diligence Package.



BROKER COMMENTS

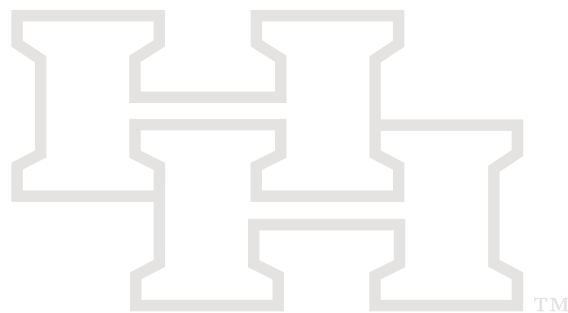
The Cherry Springs Ranch represents an opportunity to own a productive cattle/horse ranch with productive pivot ground for balanced feed. The ranch has abundant recreation and easy access to both the city of Billings and the Beartooth Mountains. This allows one to easily enjoy the culture of Montana's largest city and the recreational opportunities of the mountains, along with the resort amenities of Red Lodge. This opportunity comes with an attractive and very comfortable home and horse facilities in arguably Montana's most desirable climate.



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

PRICE

\$8,900,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

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. [J.T. Holt](#) 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.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

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.

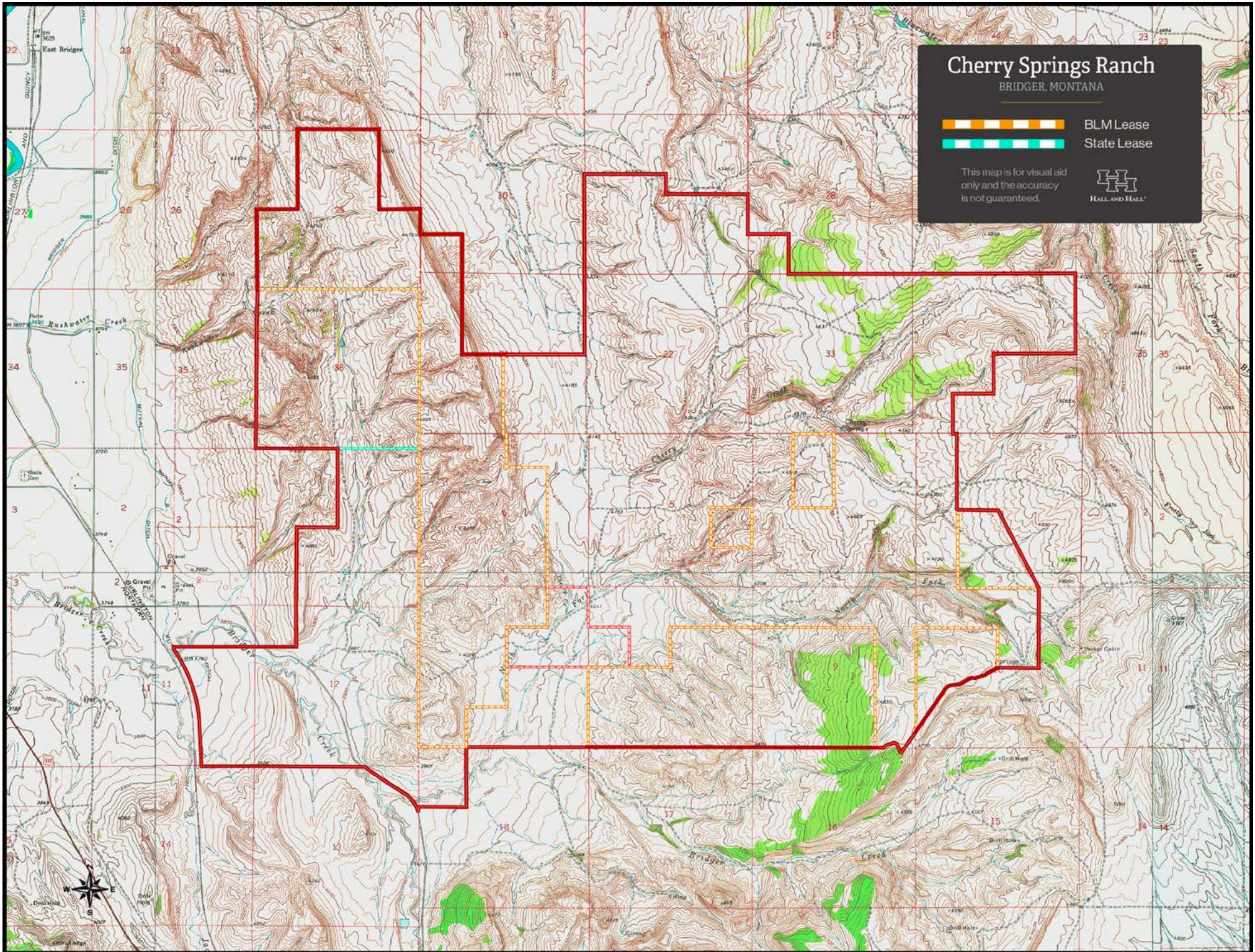
Statutory Broker: is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER,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

[Randy Shelton](#) of Hall and Hall is the exclusive agent of the Seller.



Cherry Springs Ranch

BRIDGER, MONTANA



BLM Lease



State Lease

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only and the accuracy
is not guaranteed.



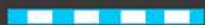
HALL AND HALL

Cherry Springs Ranch

BRIDGER, MONTANA

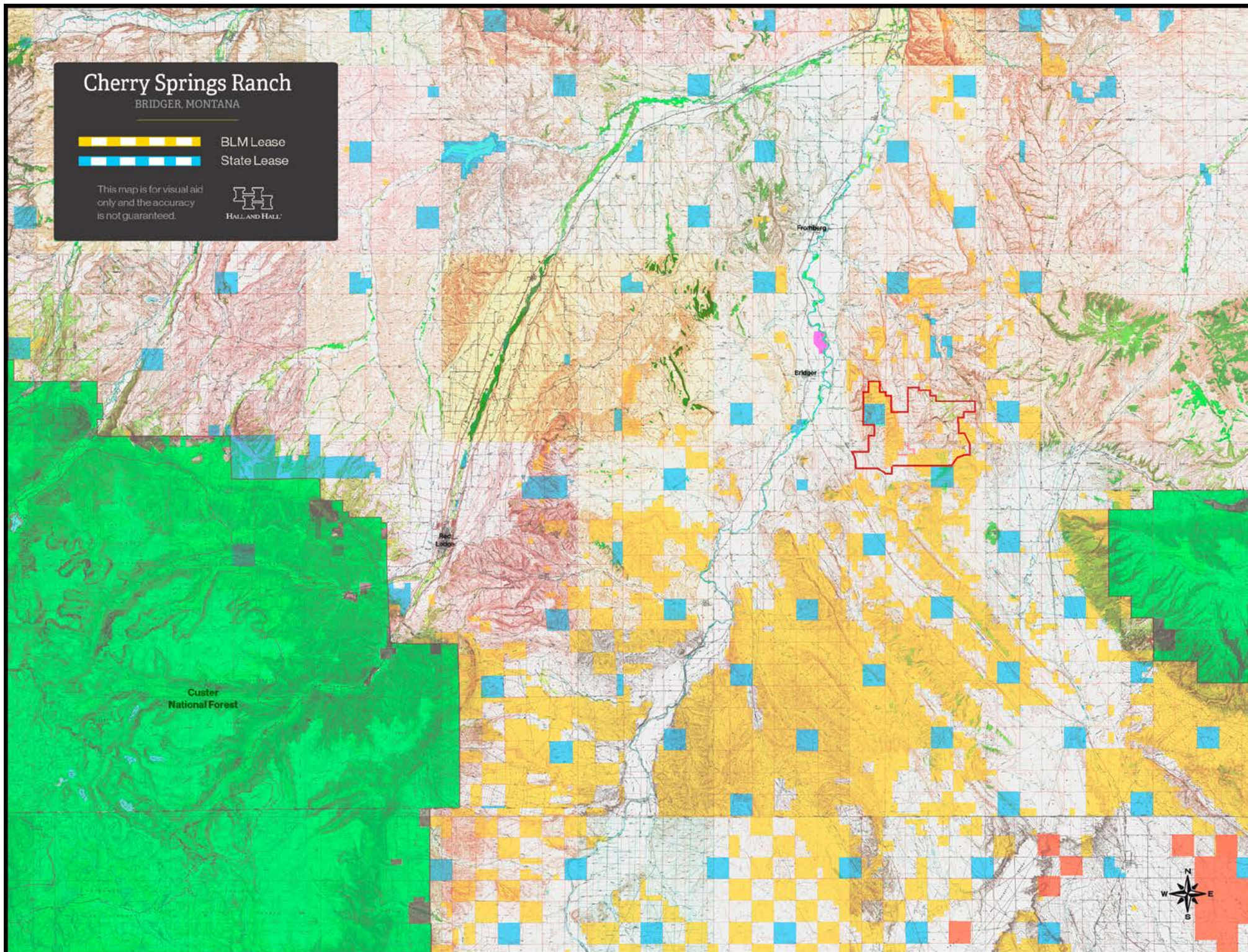


BLM Lease



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