



Muddy Creeek Ranch
WILSALL, MONTANA





Muddy Creeek Ranch

WILSALL, MONTANA

\$15,000,000 | 2,037± ACRES



LISTING AGENT: **B ELFLAND**

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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

The 2,217± acre Muddy Creek Ranch encompasses a dramatically beautiful setting on the west side of the Shields Valley between the communities of Wilsall and Sedan. The ease of access to the town of Livingston to the southeast and Bridger Bowl Ski Resort and Bozeman to the southwest makes this quiet, ranching community a highly coveted location. A grass-fed beef operation specializing in American Aberdeen cattle, Muddy Creek uses regenerative agricultural practices to produce nutrient-dense, grass-finished beef. A primary feature of the ranch is its irrigation rights, with an abundance of early priority rights supplying five pivots covering 570± acres, plus additional flood irrigation. Additional water features include approximately two and a quarter miles of Muddy Creek and two ponds. The Muddy Creek Headquarters totals 1,404± acres, including a 180± acre state lease. The Headquarters has a ranch residence, entertainment barn, bull pen facilities, one additional residential building site, and indoor and outdoor livestock working facilities. The Sedan Pasture unit lies three and a half miles west of the Headquarters and totals 814± deeded acres with one-third mile of Muddy Creek, no structural improvements, one building envelope within the eased acreage, plus a 20-acre unencumbered parcel. The ranch may be purchased in its entirety or as separate parcels.

LOCATION

Muddy Creek Ranch lies on the western side of the Shields Valley, between the communities of Wilsall and Sedan. The location is unique in its dramatic beauty, predominantly ranching community, and proximity to Bozeman's cultural amenities. The buzzing community of Bozeman is a scenic 45-minute drive along Highway 86 through the Bridger Mountains. Along the route to Bozeman, Bridger Bowl Ski Resort is only 30 minutes from the ranch. Livingston, also 30 minutes from the ranch, is reached by Highway 89, which travels south along the Shields River to its confluence with the Yellowstone River. The north entrance of Yellowstone National Park at the town of Gardiner is 90 minutes south of the ranch.

There is a jet-capable airstrip near Livingston with commercial air services at Bozeman. The Bozeman/Yellowstone International Airport provides the most extensive air service in Montana and is approximately an hour's drive from the ranch.

The small town of Wilsall (population approximately 250) is just a few miles east of the ranch. Eight miles south of Wilsall is the town of Clyde Park (population 300-400). Shields Valley Elementary School is in Wilsall, and the Shields Valley Junior High/High School is in Clyde Park.





LOCALE

Ranches around Wilsall and Sedan rarely trade hands. The rugged, rocky peaks on the north end of the Bridger Mountains rise to the west. The equally dramatic Crazy Mountains jut skyward to the east, providing a snowcapped contrast to the lush valley for much of the year. The greater area surrounding Muddy Creek includes some extensive private holdings owned by a combination of old-line ranching families and more recent owners who desire to maintain the integrity and privacy of this region.

The pace of the community of Wilsall offers a striking contrast to the bustle of Bozeman. You can meet someone “in Wilsall” with no further instruction. You will likely find one another along the main street between the General Store and the Bank Bar and Vault Restaurant. Don’t be surprised if you feel the urge to poke around town before continuing along your way.

Livingston, gateway to the Paradise Valley and Yellowstone National Park, supports numerous art galleries, a wine cellar, gourmet restaurants, theaters, fly shops, and antique stores. The world-famous Yellowstone River rushes through town and represents the spirit of this exciting small community. Livingston has a rich history in the fly-fishing community and is home to the International Federation of Fly Fishers.

Bozeman, southwest Montana's cultural, retail, and transportation hub, requires little introduction. It has a historic and attractive downtown area and is home to Montana State University (enrollment of 17,144 students in 2024). Its location north of Yellowstone National Park and Big Sky Resort, abundance of world-class flyfishing and many other outdoor recreational opportunities, and the broadest range of restaurants, cultural events, and shopping in Montana make it a great place to visit.

GENERAL DESCRIPTION

The 1,404± acre Muddy Creek Headquarters is the central portion of the 2,217± acre Muddy Creek Ranch. The Headquarters is on Highway 86, just a few miles west of Wilsall. A grass-fed beef operation specializing in American Aberdeen cattle, Muddy Creek is family operated using regenerative agricultural practices.

A primary feature of the Headquarters is its irrigation rights, with an abundance of early priority rights supplying five pivots covering 570± acres, plus additional flood irrigated acres. Additional water features include approximately two miles of Muddy Creek and two ponds. The Ranch Headquarters has efficient, well-constructed livestock facilities spanning over 30,000 square feet, with steel indoor and outdoor pens, an indoor heated chute, and a vet room. Two separate building areas along Highway 86 include a ranch residence and entertainment barn, bull pen facilities, and one additional building site.

The 814± acre Muddy Creek Sedan Pasture is the summer grazing portion of the 2,217± acre Muddy Creek Ranch. The pasture unit is three and a half miles west of the Headquarters near the area known as Sedan. It has varied, mountain foothill terrain with fabulous views in a dramatically beautiful setting. There are no structural improvements, one building envelope within the eased acreage, plus a 20-acre unencumbered parcel.



ACREAGE

2,217± total acres (2,037± deeded, 180± state lease)



ACREAGE BREAKDOWN

The Headquarters is 1,404± total acres (1,224± deeded, 180± state lease), including 570± acres under five pivots, plus additional flood irrigation. The Headquarters has two ponds and is traversed by approximately two miles of Muddy Creek.

The Sedan Pasture is 814± deeded acres of mountain foothill pasture with approximately one-third mile of Muddy Creek.



GENERAL OPERATION

Muddy Creek Ranch is a pasture-to-plate grass finished beef operation featuring American Aberdeen and Speckled Park cattle. The ranch sells Muddy Creek beef directly to consumers, and Muddy Creek beef is served at the local Bank Bar and Vault Restaurant in Wilsall. The predominantly registered herd has typically fluctuated around 150 mother cows with yearlings grass-finished on the ranch pivots and sold at 18 months. Excess hay is sold, with the amount depending on stocking rate and field rotation. To learn more about the Muddy Creek Ranch operation, visit <https://muddycreekranch.com/>.



WILDLIFE RESOURCES

A variety of wildlife frequents the ranch. Elk, mule deer, and antelope are common during fall archery and rifle hunting seasons. Hunting on the ranch has been available through the Land Trust at <https://landtrust.com/>. Hungarian Partridge is the predominant upland game bird, and waterfowl frequent the ranch ponds and wetlands.

FISHERY RESOURCES

The Shields River is a short drive from the ranch and offers good fishing for a variety of trout. The river is accessible at public access points, and Montana stream access laws allow walking, wading, or floating below the high water mark. Floating the Shields is uncommon because of the river's size and flow. It's better used as a wading stream and consequently has less traffic than larger rivers nearby.

The Shields joins the Yellowstone River approximately twenty-five minutes south of the ranch. The Yellowstone is the longest free-flowing river in the continental United States and is renowned as a world-class trout fishery. To maximize an angling experience on the Yellowstone, consider fishing from a drift boat or wading along the gravel bars and islands that separate the river channels.





TAXES

Annual property taxes average around \$10,500.

WATER RIGHTS

The ranch has abundant irrigation water from Flathead Creek and its tributaries, which supplies the 570± pivot irrigated acres. Approximately 80 acres of the 180-acre State lease are flood irrigated from Flathead Creek, as are approximately 20 deeded acres. Much of the pastureland at the Headquarters is sub-irrigated through natural springs and irrigation discharge, adding significantly to the grazing capacity. Approximately 60 acres on the north side of the ranch are flood irrigated from Muddy Creek.



Broker's Comments

Muddy Creek is an investment-quality ranch property in a desirable and visually stunning location that is convenient to southwest Montana's most alluring urban destinations in and around Bozeman and Livingston, but just far enough away to remain undeveloped. The rural ranching community, combined with the proximity to downhill skiing, entertainment, and cultural amenities, is ideal in many ways. An abundance of water rights makes the ranch highly productive and attractive to wildlife. Ranch properties in this area rarely come available, making Muddy Creek a unique opportunity to join the community.





Click on map above for link to Land id™ map of property.

PRICE

2,217± acre Muddy Creek Ranch - \$15,000,000

1,404± acre Muddy Creek Headquarters - \$11,875,000

814± acre Muddy Creek Sedan Pasture - \$3,125,000

Available in its entirety or separately.

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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.

Competitive Pricing | Flexible Terms | Efficient Processing

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

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (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.

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Muddy Creek Ranch

WILSALL, MONTANA



State Lease

This map is for visual aid only and the accuracy is not guaranteed.



Sedan
Pasture

Headquarters

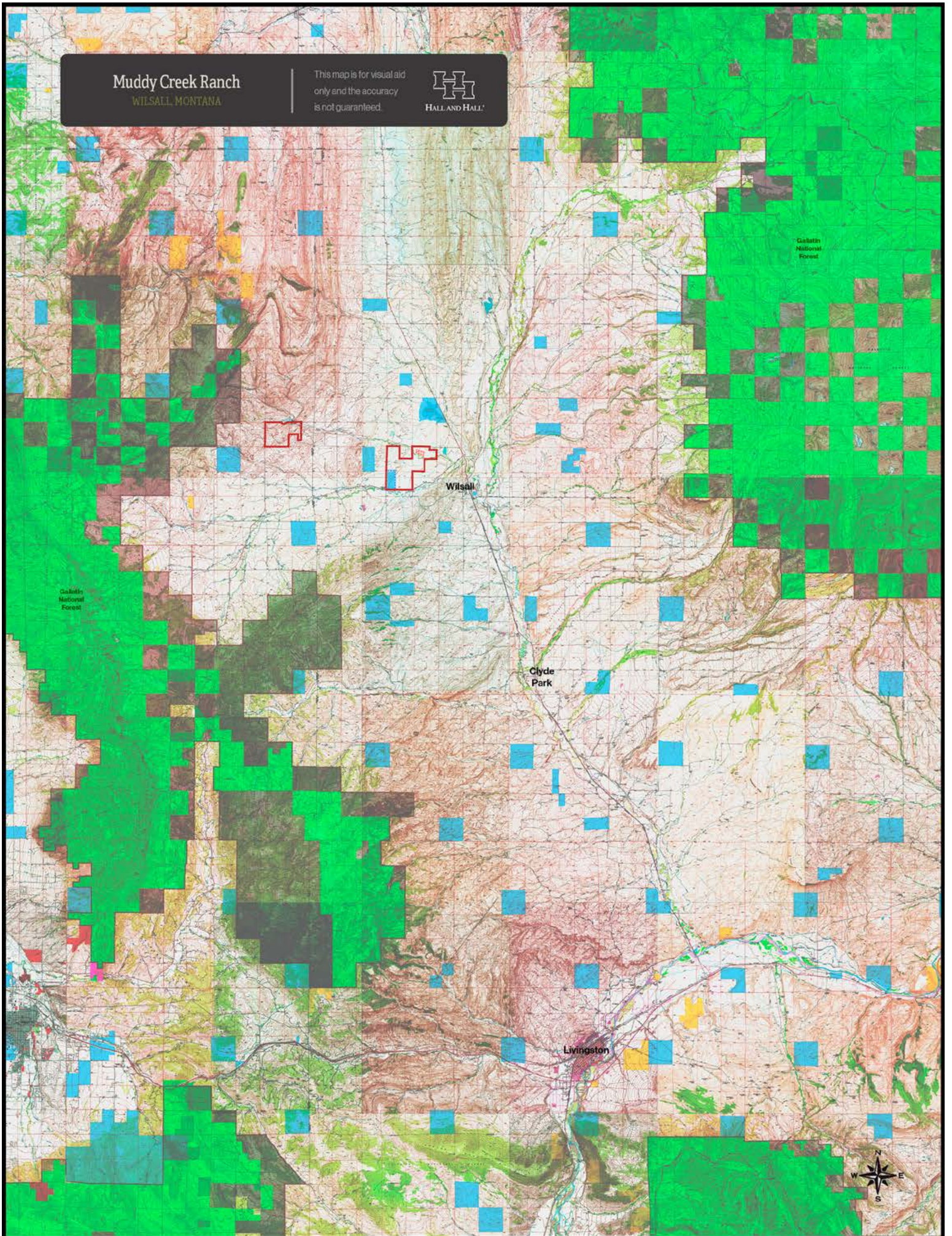
Cottonwood
Reservoir

OUT



Muddy Creek Ranch
WILSALL, MONTANA

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is not guaranteed.



Muddy Creek Ranch

WILSALL, MONTANA

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 State Lease

Sedan
Pasture

Headquarters

OUT



Muddy Creek Ranch

WILSALL, MONTANA



State Lease



Conservation Easement

This map is for visual aid only and the accuracy is not guaranteed.



Sedan
Pasture

Headquarters

OUT



