



Trinity Ranch
ABSAROKEE, MONTANA





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\$3,490,000 | 158± ACRES



LISTING AGENT: **RANDY SHELTON**

2290 GRANT ROAD
BILLINGS, MONTANA 59102

P: 406.656.7500
M: 406.696.4966

RSHELTON@HALLANDHALL.COM



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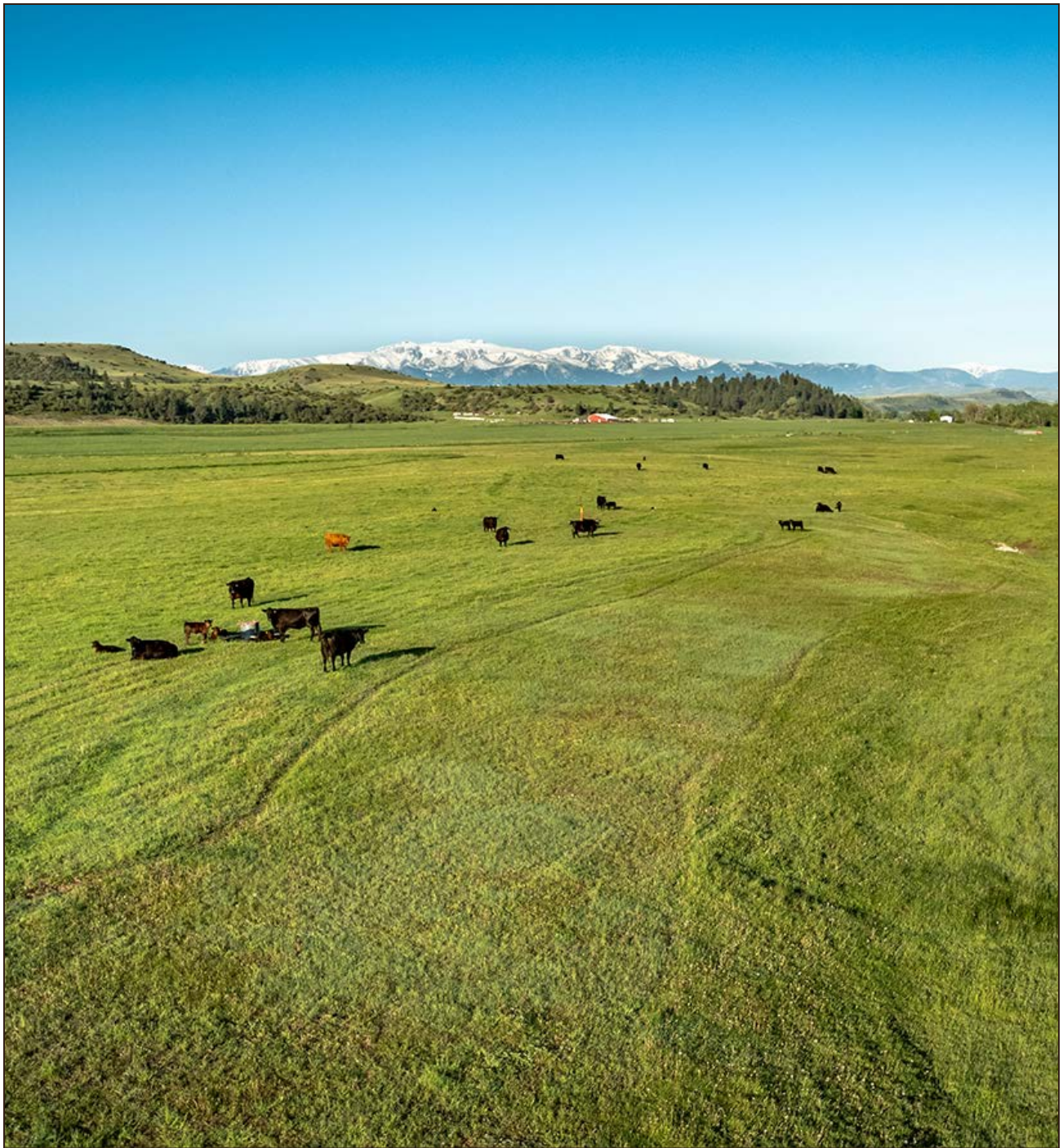
Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

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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BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

The Trinity Ranch is situated in the scenic Stillwater River Valley, just minutes west of Columbus and less than an hour from Billings, Montana. Encompassing approximately 158± deeded acres, of which nearly 92± acres can be irrigated, the ranch has over 1,500± feet of Stillwater River frontage, one of Montana's premier trout fisheries. The improvements consist of a comfortable three-bedroom main house showcasing beautiful views of the Beartooth Mountains.



Location

The Trinity Ranch is located about ten miles south of Columbus and lies on the north side of State Highway 78. Columbus has all the necessary staples to operate the ranch, including a good airport (Woltermann Memorial) with a 3,814'X75' asphalt strip. Red Lodge, the gateway to Yellowstone National Park, is less than 40 miles from the ranch and provides upscale dining, retail shopping, and Red Lodge Mountain Ski Resort. Billings is approximately 50 miles from the ranch and is the major trade center for all of Montana and northern Wyoming. Billings Logan is one of Montana's largest airports, providing air service through American, Delta, United, Horizon, Frontier, and Allegiant airlines.





Locale

Columbus and Absarokee provide a friendly place to purchase all the staples needed to operate the ranch. Columbus, which is closest to the ranch, has a population of approximately 2,500 and is the county seat of Stillwater County. It has a small community 23-bed Critical Access Hospital with 24/7 Emergency Service. Less than an hour's drive, Billings has the largest cluster of medical facilities between Salt Lake City, Denver, and Boise, employing nearly 5,500 people in two major medical complexes.

Stillwater County extends north from the Beartooth-Absarokee Wilderness Area towards the Yellowstone River Corridor, which runs through Columbus in an east-to-west direction. Its population is estimated to be near 10,000. The county has grown consistently over the last ten years due to influences from the ex-urban development associated with Billings and the development and growth of the Stillwater Mine.

The immediate area around the ranch has a diverse and aesthetic flavor, with small—to medium-sized foothill ranches and river homes along the banks of the Stillwater River. These are owned by a mix of full-time and part-time residents. The area is regarded as a stable and prosperous community that experiences large influxes of tourists and part-time residents during the summer and fall months. The activities in this part of Montana are world-renowned for fishing, hiking, rafting, camping, and skiing.

General Description

The Trinity Ranch's greatest asset is the Stillwater River, which is the entire northern boundary of the ranch. Immediately south of the river lie all the improvements, allowing you a true river-life experience. The ranch's southern boundary is Highway 78, creating a 158± acre irrigated buffer of farm production between the river and highway.



158± DEEDED ACRES





Improvements

The main house was originally constructed in about 1900 and was remodeled in 1980. The wood frame structure is wood-sided with an asphalt-shingled gable roof. There are three bedrooms, one full bathroom, one half bathroom, a dining room, a family room, a kitchen, and a laundry room. The ranch-style home is 1,523± square feet. In addition, there is a 480± square feet detached garage.

The quintessential red barn, built in 1940, is approximately 1,088 square feet. It is a solid structure and offers dry storage on both the main floor and the loft area.

There is a large metal-sided and metal-roofed equipment shed with a dirt floor. It's a good, covered space for farm equipment and/or drift boats and rafts.

Several ancillary buildings are located at the headquarters, providing additional secure storage.





Climate

The average annual precipitation is approximately 15 inches, with nearly 60 percent of it falling during May through September. The growing season averages a frost-free period of 121 days. The average daytime temperature in the summer is 78 degrees, and 21 degrees in the winter. Fall produces the multitude of colors one would expect in a four-season area with stands of riverfront deciduous cottonwood trees. One can expect some snow cover in the winter. The location is known for its warm spring rains that bring the blessing of new growth as the Stillwater Valley erupts in green grass and wildflower bloom.

General Operations

The current agricultural operation is based on leasing the ranch for production and grazing to a local rancher. The current lease agreement is available to a potential purchaser. The headquarters, located on the river, is enjoyed by the current owners and their guests throughout the year.



Water Resources

The property has approximately 1,500 feet of frontage along the Stillwater River. All irrigation water is diverted from the Stillwater River through the Roadhouse and Nichols Ditches. The water rights are recorded and are typically more than sufficient for irrigation needs. Additionally, there is one domestic well on the property.



Fishery Resources

The mountains provide a stunning backdrop to any fishing or float trip. In the river's lower reaches, as it meanders through the ranch, excellent fly fishing can be experienced. Trout are plentiful as rainbows and browns populate the river. It is estimated that there are nearly 3,000 trout per mile. Brown trout average 12-14 inches, but one can expect to hook into a specimen exceeding 20 inches at any time. Rainbow trout in this section of the Stillwater River average about 12 inches, although they are routinely caught over 18 inches. This is definitely a dry-fly fishing river. Insect hatches begin appearing as early as April and May. The advantage during spring is the opportunity to hit rainbows running up the river out of the Yellowstone River to spawn, creating the perfect opportunity to catch the really big fish. The first big hatch of the year is very close to Mother's Day. The water clears by late June and warms up to nearly 50 degrees. Fishing the hatches at this time can be highly productive. Next, in mid-July, a major caddis hatch begins and usually lasts about three weeks. A Pale Morning Dun mayfly hatch comes off in mid to late July and can be great dry-fly fishing, as does a hatch of brown drakes. By late July, trout start looking for grasshoppers. And in late September, the browns begin to spawn. Big browns are frequently taken on streamers as they move up from the Yellowstone River.

Taxes

The annual real estate taxes are estimated at \$2,345 based on past years.



Broker's Comments

The Trinity Ranch is an amazing opportunity to own a retreat on one of Montana's most notable "blue ribbon" trout fisheries, the Stillwater River. The land along its banks is becoming increasingly more difficult to find. Not only does it have fantastic fishery, but the Trinity Ranch is also in the foreground of the magnificent Beartooth Mountains. With its manageable farm component and proximity to event-filled communities, this ranch is unmatched at this price point.

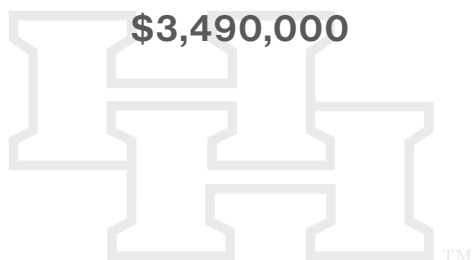




Click on map above for link to Land id™ map of property.

Price

\$3,490,000



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

[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.

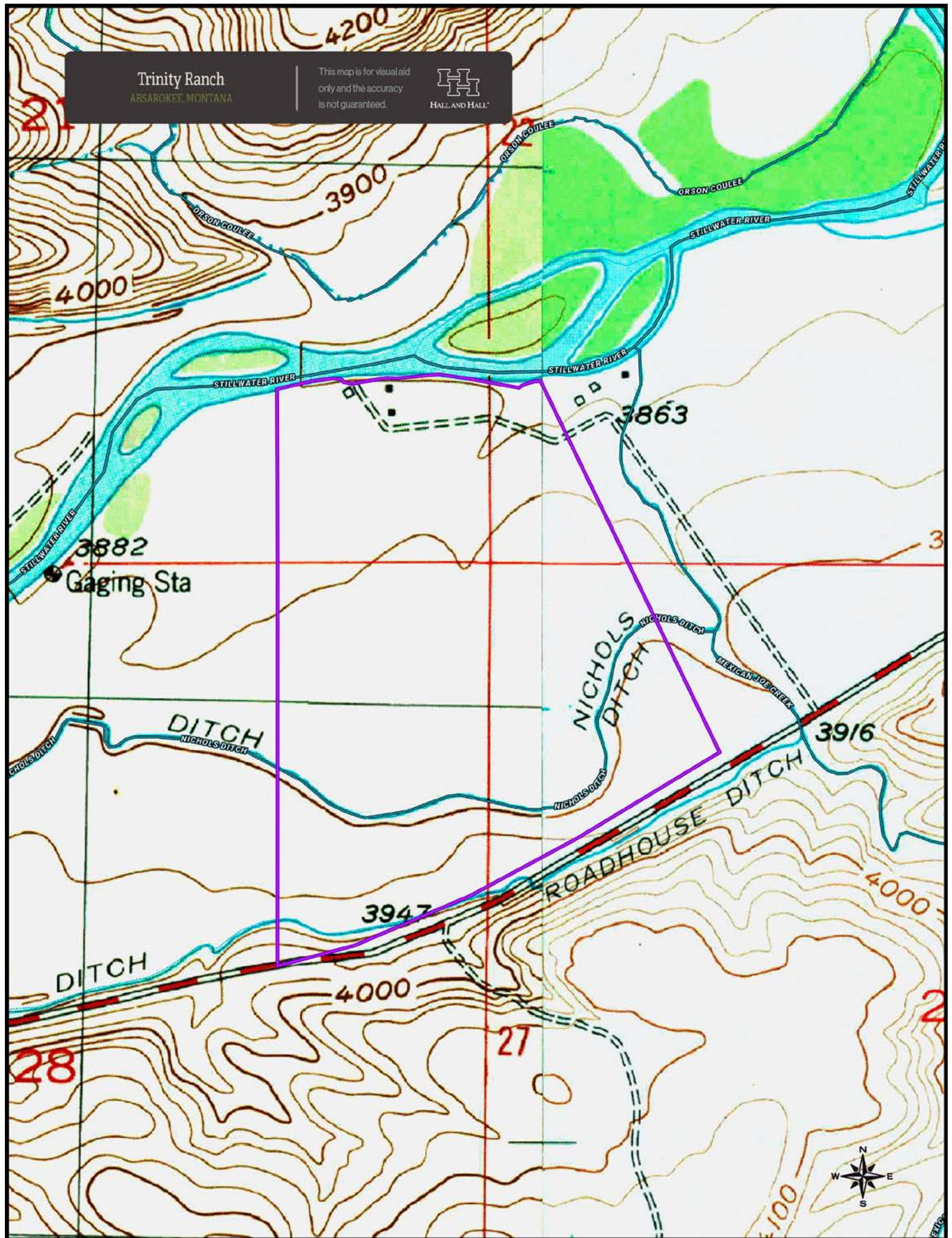
In-House BUYER Agent Designate: is a licensee designated by the broker- owner/manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This 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.

[RANDY SHELTON](#) of Hall and Hall is the exclusive agent of the Seller.

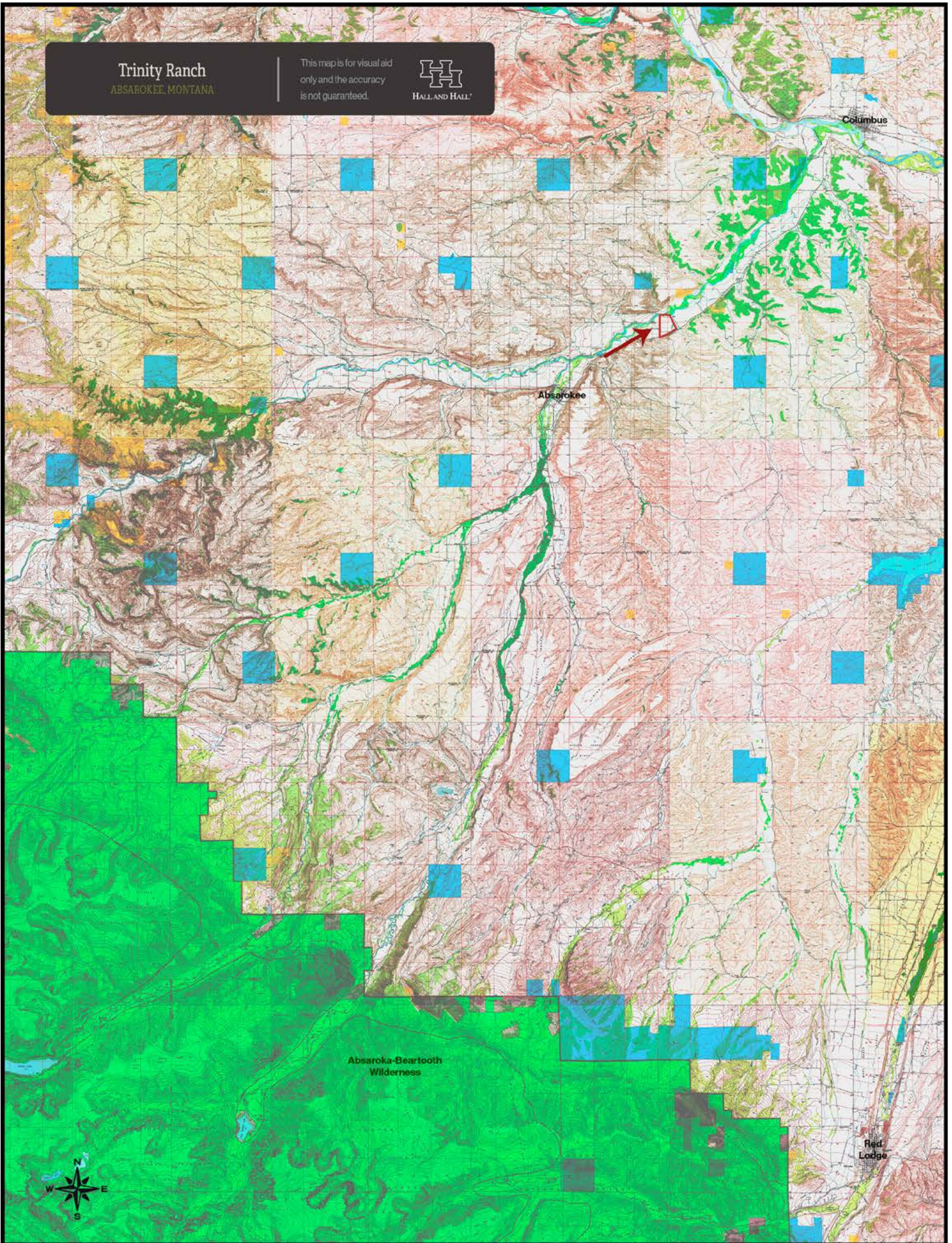
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Absaroka-Beartooth
Wilderness

Columbus

Absarokee

Red
Lodge

Trinity Ranch
ABSAROKEE, MONTANA

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