



— *Bridger Foothills Ranch* —

Located about  
Seven Miles North  
of  
Bozeman, Montana

*offered exclusively by*

**BATES • SANDERS • SWAN**  
**LAND COMPANY**

FOUNDED 1970 AS PATRICK BATES LAND COMPANY





## INTRODUCTION

In the foothills of Gallatin County's picturesque Bridger Mountain Range sits the Bridger Foothill Ranch. This 145-acre jewel provides commanding views of the Spanish Peaks, Gallatin and Tobacco Root mountain ranges and is only minutes from Gallatin Field, Belgrade and Bozeman.

The Ranch is located in the Gallatin Valley's most traditional agricultural locale and can be maintained as a very productive "gentleman's ranch" operation.

The Ranch encompasses about 40 acres of sprinkler-irrigated hay meadows with an additional 40 acres of dryland hay; the remaining acreage consisting of native grasses. The turn-of-the-century red gambrel barn has been a landmark in this part of the Valley for over a century. With good county road access, the Ranch is ideally situated for a small gentleman's cattle ranch or nice-sized horse operation. Complete with good irrigation water rights, the Ranch is a quality Gallatin Valley offering in today's market.

The blue-ribbon trout waters of the Gallatin, Madison, Jefferson, Missouri and Yellowstone rivers are all within 45-minute drives. Two USFS

trailheads are located within several miles of the Ranch providing excellent access into the Gallatin National Forest's extensive trail system.

The Ranch, as determined by the Gallatin County Planning Department, is situated in the Middle Cottonwood Zoning District. This zoning district is focused on the preservation of open space and agricultural land uses and allows for one residential building envelope with associated agricultural outbuildings and improvements. Specific details can be found on Gallatin County's website at [www.gallatin.mt.gov](http://www.gallatin.mt.gov).

The Ranch is very simple to own. In many similar offerings, considerable amounts of money have been spent on ill-designed and oft-times gargantuan homes and ancillary buildings which the Buyer must uncomfortably assume and, to one extent or another, pay for. The Ranch is free of this distasteful burden. The proud new owner is free to thoughtfully place a personal imprimatur on this wonderful place which will attract family and friends for many decades, rather than grudgingly tolerating "improvements" that are too expensive to level.

## PHYSICAL & OPERATIONAL DESCRIPTION

The Ranch contains approximately 145 acres consisting of the following land types:

- 60 Acres of Native Pasture;
- 40 Acres of Dryland Grass Hay;
- 40 Acres of Irrigated Alfalfa/Grass Hay;
- 5 Acres under Buildings and Corrals.

The pasture has not been irrigated for the past several years. Water rights out of Bostwick Ditch are utilized to irrigate until about early August. A 7.5 HP pump supplies a hand-line irrigation system which has historically been used to sprinkle irrigate approximately 40 acres of hay land. All irrigation equipment and the pump would transfer at the consummation of a transaction via bill of sale.

The hay pastures have typically produced about 1.5 tons of hay per acre on one cutting per year and has been used for horse hay. The irrigated land is native grasses while the dryland hay meadow is straight grass which with proper management may produce 2.0 to 2.5 tons per acre. The grazing and haying portion of the Ranch has been leased on a year-by-year basis. This lease could be terminated or transferred to a new owner.

The Ranch is cross-fenced into four individual pastures, two of which supply good water for livestock. A "catch pasture" south of the barn also has water.





## AREA HISTORY

Long before Lewis and Clark arrived in the Gallatin Valley, the Native Americans referred to it as “The Valley of Flowers”, a result of the right mix of moisture and sunshine producing gorgeous flowers. The valley’s name is derived from the Gallatin River so-named by Lewis and Clark to honor President Thomas Jefferson’s Secretary of the Treasury, Albert Gallatin. Although Mr. Gallatin is the namesake for this world-class river, its fertile valley and magnificent mountain range, the honorable statesman never had opportunity to visit our nation’s frontiers. Foreign service took him to Europe,

not out West to explore mountain and prairie. He was, because of his interest in conservation, a worthy namesake for this abundantly beautiful area.

Early Europeans may have entered the Gallatin Valley in the late 1700s as they trapped for beaver pelts to send back East for hats and coats. Lewis and Clark’s Corps of Discovery left the first written description of the valley in both 1805 and 1806 during their epic journey. A gentleman from Georgia named John Bozeman was looking for gold and established the

Bozeman Trail as a short-cut connecting the Oregon Trail to the gold rush Territory of Montana. Many followed this trail for gold but stayed in the valley to take up farming and business.

Bozeman was incorporated in 1883 and grew steadily, reaching a population of 3,500 by 1900. Census data from 2000 reported a population of 27,509 with present estimates at around 35,000 – not including approximately 12,000 full-time students at Montana State University.







## LOCATION

The Bridger Foothills Ranch is situated at the base of the Bridger Mountains, seven miles north of Bozeman off of East Baseline Road, just 10 minutes north of Bozeman's active Main Street.

Bozeman is a vibrant and active university-oriented city steeped in culture and art. It is home to Montana State University and Museum of the Rockies, many fine restaurants, entertainment venues and shopping opportunities. It is a scenic 90-minute drive to either the north or west entrance of Yellowstone National Park.

Gallatin Field in Belgrade offers several full-service FBOs with very good commercial services through Delta, Northwest, Horizon and United Airlines. The next owner can expect to have their car parked and lined-up to check in at Gallatin Field within fifteen minutes after departure from the Ranch.

Approximate distances to other Montana cities and towns are:

Bozeman	7 miles
Gallatin Field	16 miles
Manhattan	28 miles
Bridger Bowl	30 miles
Big Sky Resort	45 miles
Helena	105 miles
Billings	156 miles

## RECREATION

Near the Gallatin National Forest, the Ranch is situated in the shadows of the Bridger Mountain Range. "The Bridgers" provide almost limitless opportunities for high mountain recreation, hiking, horse back riding, fishing, camping and overall enjoyment.

Trout fishing in this part of Montana is some of the best the Rocky Mountain region has to offer. With five of Montana's premier trout rivers only 30 to 45 minutes away, the Ranch would be an outstanding home base, providing the devoted angler miles of rivers and streams to relish for a lifetime on a comfortable "day trip" basis.

An indication of this area's world-renowned trout fishing reputation is the headquartering of the internationally - known Simms Waders in Bozeman.

Exceptional skiing is less than a one-hour drive from the Ranch with the "cold smoke" of Bridger Bowl and Big Sky Resort offering numerous trails from novice to expert. Ranked as one of the Top 10 ski towns by Skiing Magazine, Bozeman offers a comfortable, small town feeling with big city amenities.

The next owner of the Ranch will literally live in a number of different worlds with fishing, hunting, rafting, skiing, and the cultural amenities of Bozeman so easily accessible. If so inclined, a full slate of NCAA Division I Intercollegiate athletics is available to avid sports fans at Montana State University.





## IMPROVEMENTS

- 44' x 50' Historic Barn constructed in the 1890s which has power, lights and is in fair condition.
- 24' x 40' Pole Barn built in 1998 is 36' high and has historically been used for hay storage. This structure is open on two sides with a steel roof and in good repair.
- 32' x 60' Metal Shop was constructed in the 1970s. About one-third of this structure is contained, insulated and heated, with electricity and a concrete floor. The remaining two-thirds are open on one side and have been utilized for equipment storage. This structure is in very good repair.

## ELEVATION & CLIMATE

The Ranch sits between 4,755' and 4,865' above sea-level.

July and August are quite comfortable with average highs of 75 degrees Fahrenheit and evening lows around 40 degrees. Indian summer can linger until mid-October. December and January bring highs of around 31 degrees with lows around 7 degrees.

Spring arrives in May in the Gallatin Valley with about one-third of the annual average precipitation of 18 to 24 inches arriving during May and June.

## WATER RIGHTS

According to the Montana Department of Natural Resources and Conservation's Water Rights Division, the Ranch owns the following water rights:

<u>Claim Number</u>	<u>Priority Date</u>	<u>Source</u>	<u>Flow Rate</u>
41H-138727-00	1883	Bostwick Creek	1.25 CFS
41H-136696-00	1883	Bostwick Creek	Stock
41H-9502-00	1976	Domestic Well	50 GPM

Typically, one CFS (cubic foot-per-second = 448.8 gallons per minute) is required to irrigate 40 acres of land.

All water rights in Montana are subject to eventual re-adjudication by the Montana Water Court and, as a result of that process, may be changed as to validity, amount, priority date, place of use and other such changes as the Court determines. This water district is currently under the Preliminary-Temporary Decree as classified by the Department of Natural Resources and Conservation (DNRC). The Seller has made all of the filings currently required and will transfer the water rights as they currently stand with no warranty of future viability.

All water rights appurtenant to and for the benefit of the Ranch will be conveyed to the Buyer at closing of a sale.

## MINERAL RIGHTS

The Sellers will convey with the Bridger Foothills Ranch all of whatever mineral, oil, gas, geo-thermal, hydro-carbon and gravel rights which they actually own, subject to reservations by previous owners. They make no representation as to the quantity or quality of any mineral or other subsurface rights appurtenant to the Ranch.

## UTILITIES & SERVICES

Electricity and natural gas is provided by NorthWestern Energy. Internet and television service are provided via satellite and telephone service through Qwest.

## PROPERTY TAXES

The real estate taxes for 2009 were approximately \$500.00.







## SUMMARY STATEMENT

The Ranch enjoys a premier location in the Gallatin Valley – one of Montana’s most desirable locales – and is graced by stunning views and abundant recreational resources.

This unique gem contains about 145 acres of land with good irrigation water rights for about 40 acres.

Additionally, the absence of poorly-designed and located improvements – including outlandish residential structures – provides an equally rare opportunity to execute exactly what feels best to the next owner.

Finally, this attractive holding has bona fide potential for placement of a conservation easement, with all of the satisfaction and tax advantages attendant with such a decision. Any one of the viable conservation organizations will be enthused and very helpful in helping to structure a proper easement on the Bridger Foothills Ranch – should this concept appeal to the Ranch’s next fortunate owner.

Offered at less than \$9,500.00 per deeded acre, the Bridger Foothills Ranch’s pricing reflects today’s economic and real estate conditions and currently may be one of the best values on the market in the highly desired Gallatin Valley.







Bates • Sanders • Swan Land Company has been authorized by the Seller, to act as their Exclusive Real Estate Agent on the sale of the Bridger Foothills Ranch. Since 1971 this company has primarily focused on the brokerage of significant ranches, farms and recreational properties in Montana, Utah, Idaho, Wyoming, New Mexico and Nebraska.

This Offering is based on information believed to be correct; however, it is subject to errors, omissions, prior sale and change or withdrawal without notice. Information contained herein has been provided by the Sellers or obtained from other sources deemed reliable. The Agent does not, however, guarantee accuracy and recommends that any Prospective Buyer conduct an independent investigation.

At closing of a purchase, the Buyer will state in writing that such investigation has occurred and the Buyer is satisfied with the Ranch and its suitability for the Buyer's intents and purposes.

## OFFERING PRICE & CONDITIONS

The Bridger Foothills Ranch, as previously described herein, is offered at \$1,375,000 Cash. The conditions of sale are as follows:

1. All offers to purchase must be in writing and accompanied by earnest money deposit check in the amount of 5.00% of the Purchaser's offering price;
2. Each offer must also be accompanied with the name and telephone number of the Purchaser's private banker to assist the Sellers and their agents in ascertaining the Purchaser's financial ability to consummate a purchase;
3. Earnest money deposits will be placed in escrow with American Land Title Company in Bozeman, Montana, which will then place the funds with local banks at nominal rates of

interest accruing to the Purchaser's benefit until Closing;

4. The Sellers will provide and pay for an owner's title insurance policy. Title to the real property will be conveyed by warranty deed;
5. All of the Property's water rights will be transferred to the Purchaser and all of the mineral rights which the Sellers actually own will be conveyed to the Purchaser at Closing.

**The Sellers reserve the right to affect a tax-deferred exchange for other real property in accordance with provisions in Section 1031 of the Internal Revenue Code. The purchaser will not be required to incur any additional expenses nor to step into the chain of title on any property which the Sellers may acquire.**





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— [www.bateslandco.com](http://www.bateslandco.com) —

**MICHAEL S. SWAN**

For more information or to  
make an appointment to inspect  
the Ranch please call:

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Office 406-522-7342

Fax 406-522-0769

Mobile 406-570-4897

Home 406-582-8350

E-mail [mike@bateslandco.com](mailto:mike@bateslandco.com)

A 48-hour notice is requested to make  
proper arrangements for an inspection  
of the Bridger Foothills Ranch.

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