



BAR MZ RANCH

NORRIS, MT | MADISON COUNTY

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SWAN LAND COMPANY



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INTRODUCTION

Discover the timeless beauty and serene ambiance of Bar MZ Ranch, a picturesque haven located just two miles south of Norris on MT Highway 287 and only 45 minutes from Bozeman, Montana's fastest-growing city. Spanning 1,800± deeded acres, this extraordinary property offers a perfect blend of tranquillity and recreation, making it an ideal sanctuary for those seeking a harmonious connection with nature and history.

At the heart of Bar MZ Ranch lies a majestic 100-year-old barn, surrounded by expansive meadows, meandering creeks, and natural springs. Burnt Creek winds almost two miles through the property, providing ample stock water and irrigation for over 500 acres. With year-round flow, Burnt Creek is ideal for stream enhancement and riparian improvement.

The diverse landscape of Bar MZ Ranch, nestled in the foothills of the Tobacco Root Mountains, features meadows with quaking aspen, offering a haven for wildlife including elk, deer, moose, antelope, and bear. Upland birds such as pheasant and Hungarian partridge are also common. This rich diversity provides exceptional recreational opportunities.

Surrounding the ranch headquarters, over 500 acres of flood-irrigated meadows yield an annual harvest of 125 tons of grass hay, with the remaining meadows used for fall and winter grazing. The west side of the ranch features spring-fed, rocky drainages opening into a large basin with willow and aspen groves, offering ample cover for livestock. From this vantage point, admire breathtaking vistas of the Tobacco Root Mountains to the west and the Madison Range to the southeast.

A unique highlight is the highest point on the range, overlooking a large meadow where Wolf Creek emerges. Here, the remnants of an old homestead, marked by a solitary chimney, stand as a testament to the ranch's rich history. Historically used for summer and fall grazing, this area is currently leased to a local rancher.

Bar MZ Ranch is well-equipped with the infrastructure and carrying capacity to support 150 cow/calf pairs, making it ideal for both cow-calf and yearling operations. Experience the best of Montana's ranching heritage at Bar MZ Ranch, where nature, history, and modern ranching converge in perfect harmony.

Welcome to your new haven. Welcome to Bar MZ Ranch.



TABLE OF CONTENTS

LOCATION & ACCESS	1-2
PHYSICAL & OPERATIONAL DESCRIPTION	3
ELEVATION & CLIMATE	4
IMPROVEMENTS	5-10
WILDLIFE, FISHING & HUNTING	11
AREA RECREATION	12
AREA HISTORY	13
WATER RIGHTS	14
UTILITIES & SERVICES	15
FENCES & BOUNDARY LINES	15
REAL ESTATE TAXES	15
MINERAL RIGHTS	16
SUMMARY STATEMENT	17
OFFERING PRICE & CONDITIONS OF SALE	18
RANCH & AREA MAPS	19-21
CONTACT INFORMATION	22







LOCATION & ACCESS

Located just 2 miles south of Norris, Bar MZ Ranch offers the perfect balance of rural tranquillity and accessibility. With Ennis only 15 miles away, you'll enjoy the amenities and vibrant community life while still being able to retreat to the peacefulness of your own ranch. Additionally, Bozeman, a lively city with shopping centers, cultural attractions, and an international airport, is only a 45-minute drive away, providing further convenience and opportunities.

NORRIS, MONTANA

Norris is a charming, small town in southwestern Montana, perfect for those seeking a serene and rural lifestyle. Known for its breathtaking landscapes, Norris is surrounded by vast ranchlands, rolling hills, and scenic beauty, offering a peaceful retreat from the hustle and bustle of city life. One of the town's highlights is the Norris Hot Springs, a popular spot where you can unwind and soak in natural, geothermal waters. The nearby Madison River is a haven for fishing enthusiasts, renowned for its exceptional trout fishing opportunities.

Living in Norris means being part of a tight-knit community that values its

rich history and natural surroundings. The town's tranquil environment and picturesque setting make it an ideal place for outdoor activities, whether you enjoy hiking, fishing, or simply taking in the stunning views.

ENNIS, MONTANA

Just 15 miles south of Norris, Ennis is a vibrant community that offers a blend of small-town charm and modern conveniences. As a resident near Norris, you'll find Ennis to be a thriving hub with multiple dining options, from cozy cafes to fine dining restaurants. The town's main street is lined with unique gift shops, perfect for exploring local crafts and finding one-of-a-kind treasures.

Ennis is equipped with a well-stocked grocery store, ensuring you have easy access to all your daily necessities. The local medical center provides excellent healthcare services, giving you peace of mind knowing that quality medical care is readily available.

For those who travel frequently, the Ennis Airport features a newly upgraded 7,600-foot runway, capable of handling most private passenger planes. This makes Ennis a convenient gateway for both residents and visitors.



Bozeman Yellowstone International Airport (BZN) at Gallatin Field in Belgrade is less than an hour drive from the ranch. Recently upgraded, Bozeman Yellowstone International Airport offers several full service FBOs and excellent commercial services. One of the busiest passenger airports in the Pacific Northwest, and the busiest in the state of Montana, BZN offers direct flights to 25 cities around the nation. Bozeman is a vibrant and active university-oriented city steeped in culture and art. Bozeman is proud to maintain its small-town feeling with big-city amenities. It is home to Montana State University, Museum of the Rockies, Bozeman Symphony, and Montana Ballet. The fourth-largest city in the state, Bozeman offers abundant opportunities for fine dining, lodging, entertainment venues and shopping opportunities.

Approximate distances to other Montana cities and attractions are as follows:

Norris	2 miles
Ennis	15 miles
Lewis & Clark Caverns	29 miles
Three Forks	33 miles
Bozeman	38 miles
Bridger Bowl Ski Area	55 miles
Butte	60 miles
Big Sky	73 miles
Yellowstone National Park	86 miles
Helena	90 miles

PHYSICAL & OPERATIONAL DESCRIPTION

DEEDED ACREAGE & RANCH AMENITIES:

- 1,800± deeded acres
- 500+ acres of riparian bottom ground and hay ground
- 1,280+ acres of summer/fall pasture
- 20+ acres of improvements

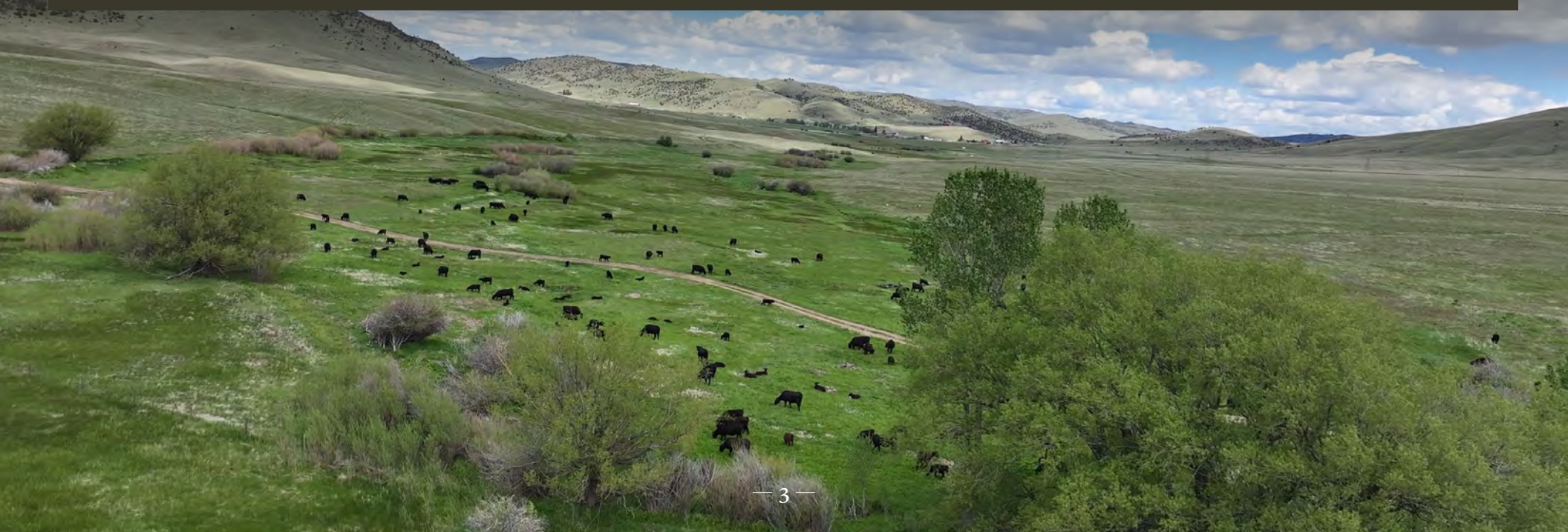
Bar MZ Ranch is nestled in the foothills of the Tobacco Root Mountains. The ranch spans over 1,800± acres with 500± acres of flood-irrigated meadows surrounding the headquarters. Each year, 125± tons of grass hay are harvested, with the remaining meadows used for late fall and winter grazing. The west side of Bar MZ Ranch features a diverse landscape with spring-fed, steep rocky drainages that open into a large basin, dotted with willows and aspen trees, providing ample cover for livestock.

From this vantage point, you can see the snowcapped peaks of the Tobacco Root Mountains to the west and the Madison Range to the southeast. The

highest point on the ranch overlooks a large meadow where Wolf Creek springs from the ground. An old chimney, the sole remnant of an old homestead, stands alone on the far side of the meadow. Historically, this part of the ranch has been used in the summer and fall and is currently leased to a local rancher for grazing. Wolf Creek eventually joins Burnt Creek on the north end of the ranch.

Bar MZ Ranch has the infrastructure and carrying capacity for 150 cow/calf pairs and would also be suitable for a yearling operation.

The DEQ-permitted 100,000-yard gravel pit and composting site offers additional revenue for the property.





ELEVATION & CLIMATE

The lowest elevation of the ranch sits at approximately 4,900 feet above sea level at the northernmost edge, and the highest point is in the western portion at 5,500± feet. The improvements sit just out of the creek bottom at 5,000± feet. The town of Norris, 2 miles to the north, has an elevation of 4,821 feet.

Norris is in a relatively arid climate with an average annual precipitation of approximately 16.95 inches.

Average maximum temperatures in June, July, and August range from 76° to 86° Fahrenheit. In December, January and February average maximum temperatures are between 38° and 43° Fahrenheit. Summer nights average about 52° to 57° Fahrenheit. Winter average minimum is 24° Fahrenheit.

IMPROVEMENTS

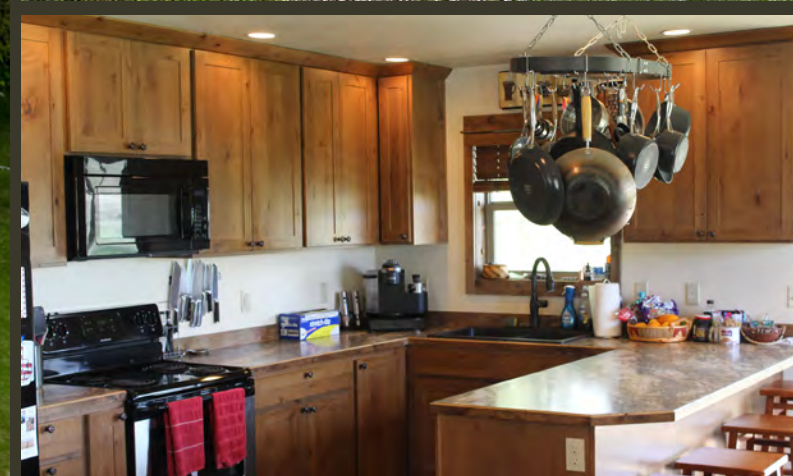
FARMHOUSE

Built in 2015, this 3-bedroom, 1-bathroom single-story home offers 1,300± square feet of comfortable living space, complemented by a 550± square-foot attached 2-car garage. The house is perfectly positioned to overlook the serene Burnt Creek, providing picturesque views from the outside sitting area.

Designed with modern living in mind, the interior features a contemporary kitchen and an open floor plan that seamlessly connects the living areas, creating an inviting and spacious environment.

The home is equipped with a 1,000-gallon buried propane tank that powers the efficient forced air heating system, ensuring warmth throughout the colder months. For added peace of mind, a backup generator is located behind the house, supplied by a designated 500-gallon buried propane tank, ensuring continuous power during outages. The yard has been thoughtfully landscaped and meticulously maintained, offering a beautiful outdoor space to enjoy.

If growing your own produce is a must, buyers will enjoy the large greenhouse with raised beds conveniently located near the house.







SHOP

Built shortly after the house was completed, the 40' x 60' finished shop boasts 16-foot walls with a 20-foot wide by 14-foot tall door. A storage loft in the back of the shop was built above a full bathroom with hot water. Along the west side of the shop is a 24' x 60' covered area with concrete pad for fuel storage.



HISTORIC BARN

The centerpiece of the ranch is a historic barn that has been freshly renovated. Originally built around 1917, the gambrel-style barn was moved to the ranch in the early 1930s and now sits on top of a concrete foundation and has water and electricity. The lower level of the barn has three stalls, three grooming stalls, and a tack room. The upstairs has been beautifully finished with the idea of hosting special events. With wide-planked wood floors, expansive windows to capture the views, a custom-built bar with a forged copper sink, and balcony seating, it is the perfect place to host large parties and summertime weddings.

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CALVING BARN

The 38' x 72' pole barn is equipped with eight pens. One end of the barn has a head catch with a concrete floor for ease of cleaning beside a warming room/tack room. Exterior pens have been set up with working livestock efficiently in mind.



GREENHOUSE & GARDEN

If growing your own produce is a must, buyers will enjoy the large greenhouse and garden located next to the house. The greenhouse has three large raised beds that are easy to work with at an ideal height. In addition, there are window-sill growing areas. The irrigated beds allow for consistent watering. It is well lit with electricity and windows throughout, which can be opened for proper ventilation. This is an avid gardener's dream.

WILDLIFE, FISHING & HUNTING

The ranch is located in Hunting District No. 320, which offers opportunities for elk, deer, and moose hunting. Residents can obtain an over-the-counter general tag, while non-residents can typically draw a tag every 2-3 years. During the mating season in September and October, elk bugling can be heard from the ranch headquarters. After the rut, bull elk form small groups and can often be seen basking in the sun on the high knobs around the ranch, with multiple 6-point bulls frequently spotted together. White-tail deer are commonly found along Burnt Creek, and mule deer inhabit the steep draws. Although moose are regular visitors to the ranch, obtaining a moose tag for hunting is extremely challenging. The ranch is also part of Antelope Hunting District 311, where there is a limited license with a high draw probability of 25%.

While Burnt Creek, which flows through the ranch, is not known as a fishery, it does contain brook trout. Quiet evenings can be enjoyed fishing in the two ponds located on the south side of the house.

When venturing off the ranch, the area is world renowned for fly fishing. Ennis is known for its proximity to the Madison River, particularly the stretch known as the “50 Mile Riffle,” which is excellent for fly-fishing. The river is teeming with brown and rainbow trout. In addition to the Madison, the Jefferson, Gallatin, Missouri, and Yellowstone Rivers are all easily accessible.

Ennis Lake, fed by the Madison River, offers great fishing for trout and other species. The lake is a popular spot for both fishing and boating.

Various smaller streams and creeks, such as Bear Creek and Jack Creek, provide additional fishing opportunities for those seeking a quieter, more secluded experience.

Both Norris and Ennis offer a rich array of hunting and fishing opportunities set against the stunning backdrop of Montana’s rugged and beautiful landscape.





AREA RECREATION

In addition to hunting and fishing, the outdoor amenities in the region surrounding Norris are abundant and cater to any outdoor recreation enthusiast.

HIKING, HORSEBACK RIDING & BIKING

Numerous hiking trails around Norris cater to all skill levels. Explore the beautiful terrain on horseback, bike, or foot, immersing yourself in the natural beauty of the region. The Madison Valley, part of the Beaverhead-Deerlodge National Forest, spans 3.35 million acres across eight counties, making it the largest national forest in Montana. Nearby, the Lee Metcalf Wilderness offers stunning landscapes, rugged mountains, remote alpine lakes, and sweeping vistas.

WHITewater ADVENTURES

The Madison River, although world-renowned for fly-fishing, is also prime for other water adventures. The ranch is conveniently situated between the upper section, which is south of

Ennis, and the lower section of the Madison River, north of Norris. The Bear Trap section below Ennis Lake provides challenging whitewater and wilderness fishing adventures. Also, within an easy day trip are the Jefferson, Gallatin, Missouri, and Yellowstone Rivers.

GOLFING & ANNUAL EVENTS

Ennis, just 16 miles from Norris, offers public golfing at Madison Meadows Golf Course. Each year, the town celebrates the 4th of July with one of Montana's oldest and largest rodeos, featuring a western-themed parade, car show, BBQ, and fireworks.

WINTER ACTIVITIES

During the winter months, the region is perfect for snowmobiling, snowshoeing, and cross-country skiing on the extensive network of trails and surrounding wilderness. Downhill skiing is available at Bridger Bowl, 55 miles away, and Big Sky Resort, 70 miles away.

NATURAL WONDERS & WILDLIFE

Yellowstone National Park, just an hour south of Norris, features half of the earth's geysers, numerous hydrothermal and geological features, abundant wildlife, and countless opportunities for nature-focused activities. Lewis and Clark Caverns is home to one of the largest known limestone cavern systems in the Northwest. This geological wonder features stalactites, stalagmites, columns, and guided tours through its series of chambers.

HISTORIC GHOST TOWN

A 30-minute drive from Norris leads to Virginia City, a historic ghost town offering a day trip back in time with historic boardwalks, an old-fashioned candy store, and seasonal live performances at the Brewery Follies and the Virginia City Players.



AREA HISTORY

Norris, Montana, named after Alexander Norris, an early settler, is a small unincorporated community in Madison County, Montana. Developed in the late 19th and early 20th centuries, it initially served as a stagecoach stop along the Virginia City to Helena route during the gold rush era. This once vibrant rural community featured a school, post office, and several businesses, experiencing rapid growth due to the influx of miners, settlers, and fortune seekers in the gold fields.

In 1865, a toll bridge was erected over the Madison River, enhancing

transportation, and fostering growth, making Norris an important stop for travellers and freight haulers. The arrival of the Northern Pacific Railroad, which built a spur line into Norris in 1890, further boosted economic activity and trade.

As the railroad industry declined, the population decreased, and many buildings were abandoned. Today, Norris is a quiet rural community known for its scenic beauty, recreational opportunities, historical richness, and as a popular tourist stop, predominately at the hot springs.



WATER RIGHTS

According to the Department of Natural Resources and Conservation, Bar MZ Ranch owns the following water rights. For additional information regarding the water rights, please contact the Swan Land Company Bozeman Office at 406.522.7342.

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.

WATER RIGHT	PRIORITY DATE	ACRES	VOL	USES	DIVERSION	SOURCE
41F 132229	01/01/1917	1	3AF	Domestic	Spring box	Spring
41F 132233	01/01/1917			Stock	Source	Spring
41F 132236	01/01/1917			Stock	Flowing	Spring
41F 132237	04/01/1879	10	85AF	Irrigation	Headgate	Burnt Creek
41F 132238	04/01/1900	42	75AF	Irrigation	Headgate	Burnt Creek
41F 132239	04/01/1890	5	25AF	Irrigation	Headgate	Burnt Creek
41F 132240	04/01/1880	5.2	44.2AF	Irrigation	Headgate	Burnt Creek
41F 132241	04/01/1898	20.6	75AF	Irrigation	Headgate	Burnt Creek
41F 132242	04/01/1886	50	75AF	Irrigation	Headgate	Burnt Creek
41F 132243	05/24/1960	122.8	133.2AF	Irrigation	Headgate	Bradley Creek

UTILITIES & SERVICES

Electricity is provided by Northwestern Energy. There is one 1,000-gallon buried propane tank, one 500-gallon buried propane tank, and one above-ground 500-gallon propane tank, all of which are owned and can be filled by one of several local vendors. Internet is currently provided by 3 Rivers Communications.

FENCES & BOUNDARY LINES

The Seller is making known to all potential purchasers that there may be variations between the property lines and the location of the existing fence boundary lines on Bar MZ Ranch. The Seller makes no warranties with regard to the location of the fence lines in relationship to the property lines, nor does the Seller make any warranties or representations with regard to specific acreage within the fenced property lines.

The Seller is selling Bar MZ Ranch in an “as is” condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for orientation purposes only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted.

REAL ESTATE TAXES

The real estate taxes for 2023 were approximately \$5,470.



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MINERAL RIGHTS

The mineral rights owned by Seller shall be transferred to the buyer at closing provided however, Seller reserves a production royalty in the aggregate amount of two (2%) percent of Net Smelter Returns received by the buyer or its successors or assigns as operator of all or any portion of the property resulting from the extraction and sale of Minerals from any portion of the property. This royalty shall run with the property in perpetuity for the benefit of Seller and its successors and assigns. The term “Minerals” means all marketable naturally occurring metallic (i.e., precious metals and base metals) minerals or mineral-bearing material, including Refined Metals, that is mined, extracted, removed, produced, or otherwise recovered from the property while operating all or a part of the property as a mine. Provided, however, sands and gravels produced from

the property shall not be included in the definition of Minerals and shall not be subject to royalties. The term “Net Smelter Returns” means the gross amount paid by smelters or purchasers for the Minerals, after deducting the charges made for smelting, treating, and refining the Minerals and the mill costs, sampling charges, and freight related to smelting, treating, and refining the Minerals. The term “Refined Metal” means gold, silver, lead, copper, zinc, platinum group, or other marketable metals produced from Minerals and refined to standards meeting or exceeding commercial standards for the sale of such refined metals. After execution of a purchase agreement relating to the property and prior to closing, the parties shall execute a Production Royalty Agreement with the terms stated herein.

PHOTO CREDIT: SHANNA MAE PHOTOGRAPHY, LLC

SUMMARY STATEMENT

Properties of this size between Ennis and Bozeman at the base of the Tobacco Root Mountains do not hit the market very often. Irrigated meadows, cottonwood and willow-filled drainages, live water, and abundant game offer diversity usually only found on much larger properties. Burnt Creek flowing year-round through the ranch with over 500 acre-feet of water rights makes it

a prime candidate for riparian improvement and fishery enhancement. To offset costs, the DEQ-permitted 100,000-yard gravel pit and composting site offer an added revenue source. Improvements on the ranch have been well thought out but not overdone, giving potential buyers a blank canvas to create a special place that is truly their own whether it be for recreational or agricultural opportunities.



OFFERING PRICE & CONDITIONS OF SALE

Bar MZ Ranch, as Previously Described Herein, is offered at \$12,250,000.00. The Conditions of Sale Are as Follows:

1. All Prospective Buyers must demonstrate to the satisfaction of the Seller's absolute financial capability to purchase the Property prior to scheduling an inspection of the Property;
2. Earnest money deposit will be due upon completion of a fully executed contract, and all earnest money deposits will be held in escrow by First American Title Company of Ennis;
3. The Sellers will provide and pay for a standard owner's title insurance policy. Any endorsements requested by the Buyer or any lender will be at Buyer's expense. Title to the real property will be conveyed by a warranty deed;
4. All of the water right claims controlled by the Ranch will be transferred to the Buyer at Closing;
5. Buyers' Brokers are welcome and invited to contact listing broker Bill Wood in our Bozeman Office for information regarding Cooperation Policies.

The Sellers reserve the right to effect a tax-deferred exchange for other real property in accordance with provisions in Section 1031 of the Internal Revenue Code. The Buyer 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.

This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers.

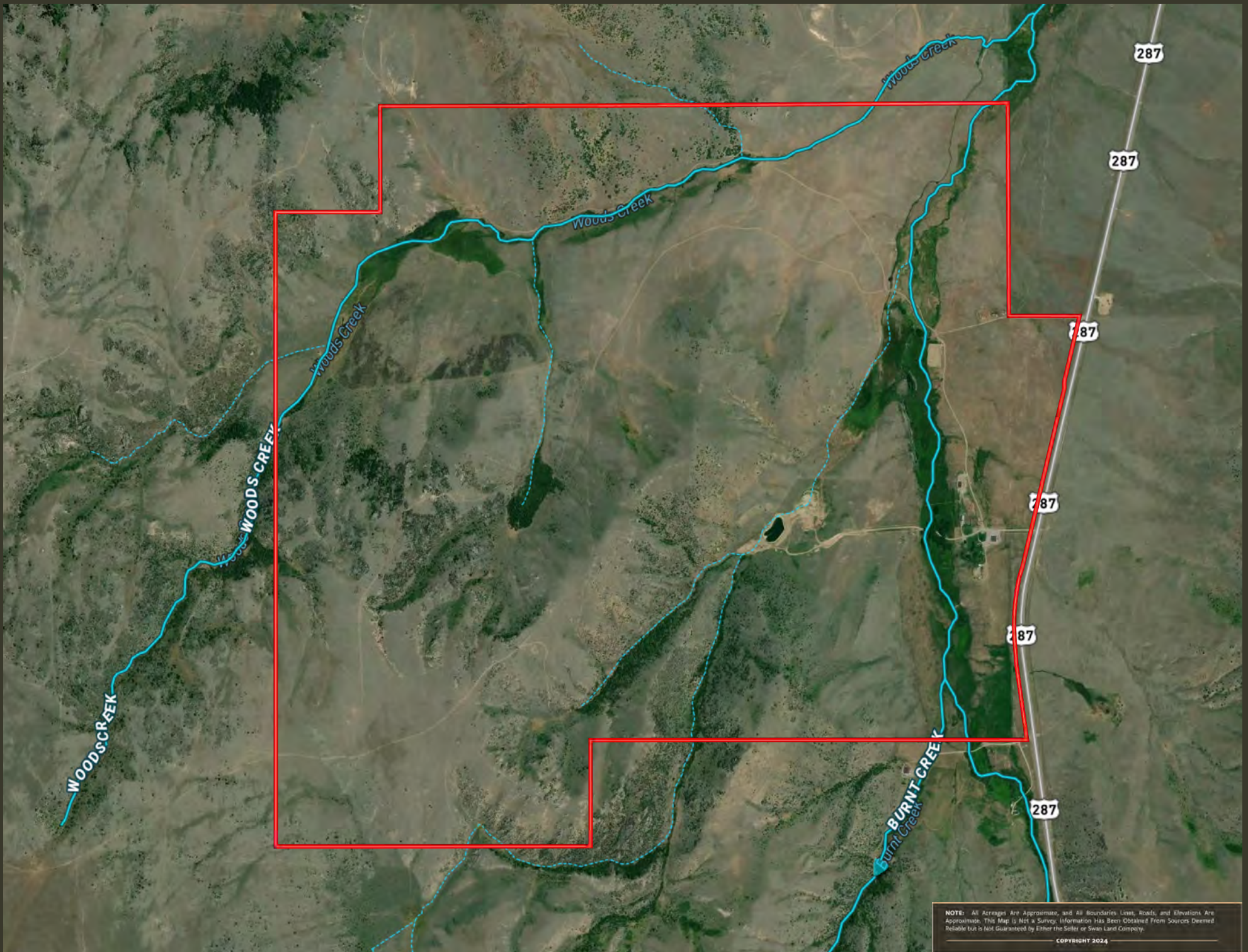
Information regarding land classifications, acreages, carrying capacities, crop yields, potential profits, hunting districts and regulations, etc., are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Sellers or Swan Land Company. Prospective Buyers should verify all information to their sole and complete satisfaction.



To learn more and view additional images,
visit <https://www.swanlandco.com/properties/bar-mz-ranch/>.



NOTE: All Acreages Are Approximate, and All Boundaries, Lines, Roads, and Elevations Are Approximate. This Map Is Not a Survey. Information Has Been Obtained From Sources Deemed Reliable but is Not Guaranteed by Either the Seller or Swain Land Company.
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CONTACT INFORMATION



BILL WOOD
SALES ASSOCIATE



406.596.7618
BILL@SWANLANDCO.COM

Swan Land Company has been authorized by the Sellers to act as their Exclusive Real Estate Broker on the sale of Bar MZ Ranch. Since 2002, we have focused on the brokerage of significant ranches, farms and recreational properties throughout the Rocky Mountain West.

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.

A 48-hour notice is requested to make proper arrangements for an inspection of Bar MZ Ranch.

**FOR MORE INFORMATION OR TO MAKE AN APPOINTMENT TO
INSPECT THE PROPERTY, PLEASE CALL BILL WOOD.**

SWAN LAND COMPANY

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FROM THE
Kitchen Table TO THE
CLOSING TABLE

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