



STORY CREEK PRESERVE
BELGRADE, MONTANA





STORY CREEK PRESERVE
BELGRADE, MONTANA

\$7,500,000 | 373± ACRES



LISTING AGENT: **DEKE TIDWELL**

901 S. HIGGINS AVE., STE 103
MISSOULA, MT 59801

P: 406.542.3762
M: 406.544.7191

DTIDWELL@HALLANDHALL.COM



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
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
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

Story Creek Preserve is a 373± acre sporting property located in the Gallatin Valley north of Belgrade, literally minutes from the airport and an easy drive to all that Bozeman and the Gallatin Valley have to offer. This location, while close to town, is the epicenter of working agricultural operations and recreational retreats-large and small. This part of the Gallatin River watershed is known for its high groundwater table, which supplements a multitude of unsung spring creeks. This property has been developed, creating outstanding waterfowl habitat along with the ability to recruit larger trout from the nearby Gallatin River into the upper reaches of Story Creek. In addition to the water features, the ranch is home to large numbers of whitetail deer and pheasants. The Preserve has been intensively managed for both crops and wildlife with the objective of maximizing wildlife numbers. Story Creek Preserve is truly an “open canvas” waiting for one to create their own vision of the ultimate sporting property.

LOCATION

The property is located within four miles of Bozeman Yellowstone International Airport, which services American, Allegiant, JetBlue, Frontier, Sun Country, Delta, United, and Alaska Airlines, as well as two FBO's for private air travelers. The town of Belgrade is just two miles further south, the smaller community of Manhattan is eight miles west, and Bozeman is 10 miles east.

Other area attractions include Big Sky Resort/Yellowstone Club, which is a scenic one-hour drive south and a popular destination for winter sports. Yellowstone Park can be accessed from multiple routes within two hours.

The property is accessed at the Airport exit on Interstate 90. One drives past the airport entrance on the paved Dry Creek Road, then west on Weaver Road - a graveled county road into the shop/apartment entrance - and finally north on Swamp Road to a farm gate that allows immediate access into the west field of the Preserve.





LOCALE

The Bozeman area has built a reputation as one of the most desirable communities in which to live in America and is the fourth largest city in Montana. With a current population of approximately 51,000, it offers a vibrant downtown, an active business community with multiple high-tech businesses, Montana State University, and a large agricultural community. In addition, the town boasts a strong social and cultural scene which is enhanced by a population that has moved there to enjoy its beautiful and expansive mountain valley setting that offers virtually every recreational amenity one could ask for in an inland location. Bozeman also serves as the hub to Big Sky Resort which also includes the Yellowstone Club, Spanish Peaks Resort, and Moonlight Basin. This has become a global destination in recent years and has provided a strong economic boost to the local economy. Given its extensive recreational opportunities in general, the Gallatin Valley attracts visitors and residents alike, such as skiers (both Alpine and Nordic), hikers, climbers, explorers, big game hunters, bird hunters, anglers, floaters, kayakers, and Yellowstone National Park visitors, creating a truly diverse population. It has all the benefits of a resort community but very few of its detriments. Its diverse elements ensure this.

Belgrade is a bedroom community of Bozeman, and although its current population is just under 9,000 residents, it has seen substantial growth in recent years. Just six miles from Bozeman, it shares the same amenities and services as Bozeman while also hosting the airport.

Manhattan lies just to the west of Belgrade and has a current population of just over 1,800 residents. Despite its proximity to larger communities, Manhattan embraces the small-town feel and culture stemming from a vibrant agricultural economy. It offers simple yet adequate services, dining, and quality schools. Manhattan is in stark contrast to the valley's urban centers maintaining its small-town appeal because of its residents and ties to agriculture.

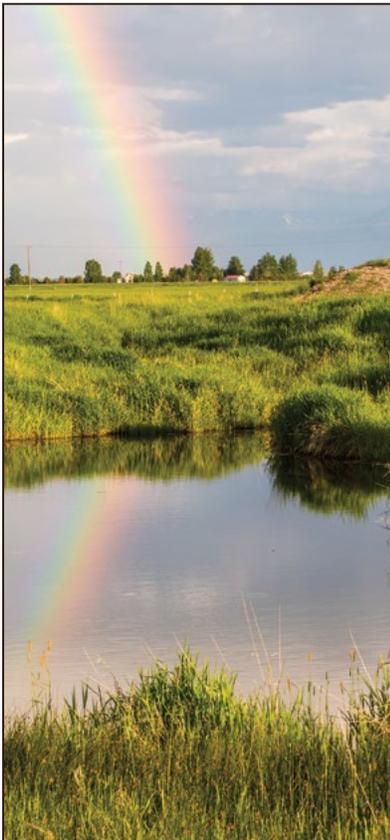
GENERAL DESCRIPTION

The sprawl of development quickly gives way to rural appeal as soon as one approaches the property on Swamp Road. The lands extending north, east, and west are all uninterrupted agricultural lands held mainly by landowners who also have strong recreational interests. An unimproved access off Swamp Road allows entry into a cultivated field with the Bridger Mountain Range as the backdrop. The main access entry point is off of Weaver Road, which leads one directly to the shop with a two-bedroom apartment.

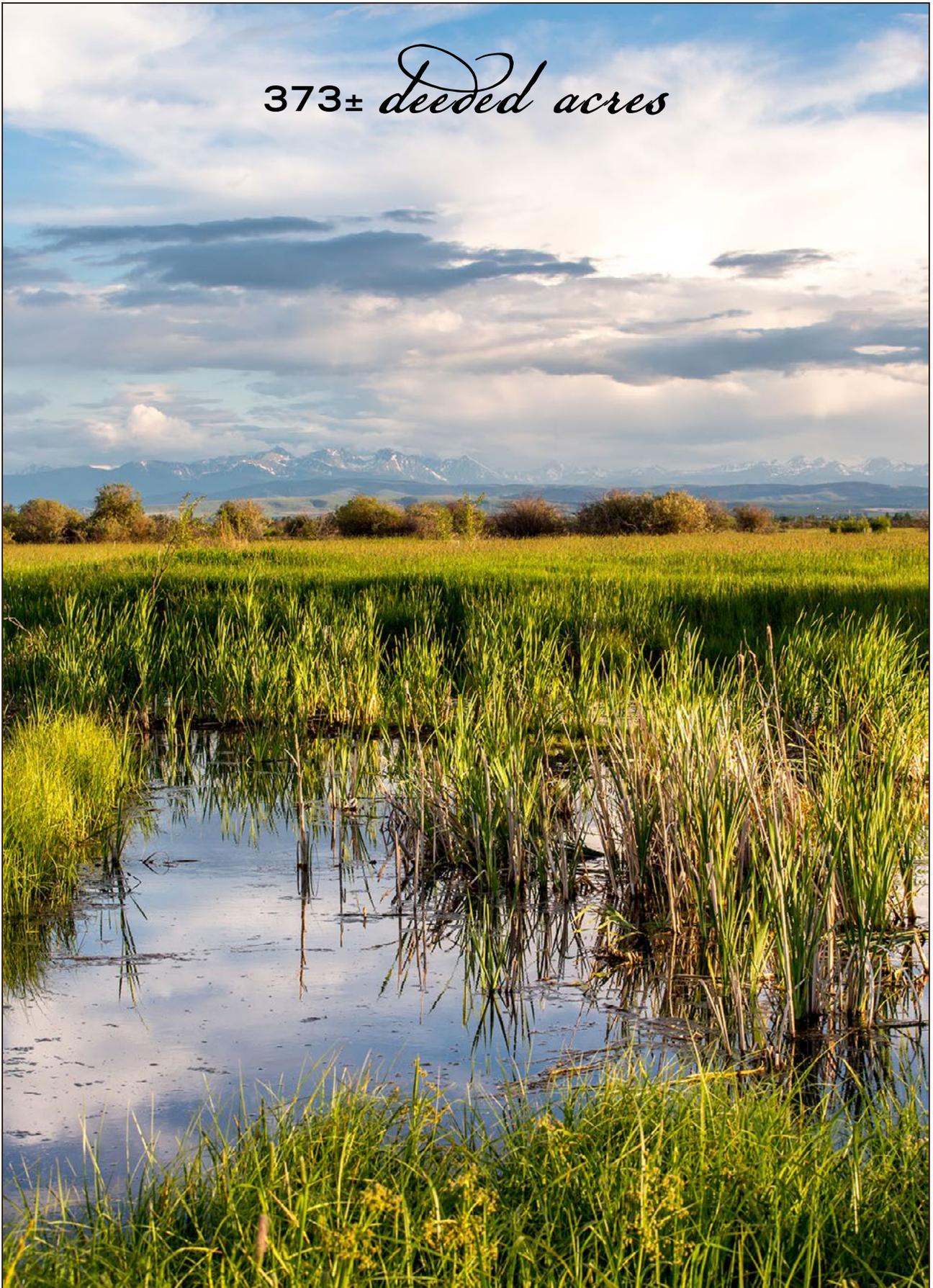
The property continues east across the farm ground to the headwaters of Story Creek, which has developed waterfowl ponds, willows, and riparian habitat for wildlife. Continuing east, there is more farm ground with a sizable drainage ditch running southeast to northwest along the eastern boundary. This ditch was recently “daisy chained” to create additional exceptional waterfowl habitat. Fields are planted with tame grasses, alfalfa, and small grains, benefiting all the wildlife.

The land is sporty by nature, and the owner has paid close attention to the stewardship of the property while developing the recreational amenities. That sense is further bolstered by the quantity of wildlife that are apparent. Pheasant, waterfowl, and large raked whitetail deer are generally present in strong numbers.

Views from this central valley location are panoramic, with the Bridger, Spanish Peaks, and Gallatin mountain ranges on the horizon as well as more distant views of ranges outside of the basin.



373± *deeded acres*



IMPROVEMENTS

The primary improvement on the property is the 60-by-96-foot shop/apartment building. The apartment is two stories with a total of 2,600± square feet, up and down. There are two bedrooms with two full bathrooms upstairs and a living area, including a kitchen, sitting area, bar, and half bathroom downstairs. Outside, on the north side of the structure, is a small patio that looks towards the expansive Bridger Mountain Range. It is the perfect set-up for one who wants a hunting “hang out” while enjoying the recreational aspects of the property, allowing a place to entertain and room for all the “toys.” Additionally, it is about 10 minutes from the Bozeman airport as a stop-over for early morning or late-night flights.





The additional improvements consist of two-grain bins, an open-sided pole shed, and a closed pole shed, which is primarily used for bird raising and with flight pens. The property also is perimeter and cross-fenced for agricultural purposes.





CLIMATE

The Gallatin Valley experiences four distinct climates. For growers, the valley is categorized as "Zone 4" and has an average growing season of 107 days. The average yearly temperature is a comfortable 56 degrees; however, each season clearly has its own distinct weather pattern. Humidity is relatively low year around, which makes it bearable to be outside even on the hottest or coldest days of the year.

At a base elevation of roughly 4,800 feet, weather is diverse across the valley, particularly with mountain peaks rising to over 10,000 feet surrounding the valley floor and affecting weather patterns.

Winter generally sets in around Thanksgiving and extends into March. With short days, early winter is typically dry and cold, with average temperatures dipping to 13 degrees. Rare high-pressure systems bring in Arctic air that can drop temperatures to below zero. As winter continues, the days start to lengthen, and as is the case with all the seasons, spring announces itself.

Warmer 50-degree days begin to melt the snow on the lower elevations. As April and May arrive, the plants reemerge, and the valleys start to green up. Of course, early spring is also when the mountains, and often the valleys, receive the most snow as the pressure systems collide and bring that last bit of snow precipitation.

June is typically the start of summer and is also one of the most beautiful months as the high-country snows recede and uncover a carpet of wildflowers. The rivers generally carry the melting snowpack out during May/June, and the area remains lush often through July. Dependable daily afternoon rain showers diminish towards August while the temperatures warm to an average of 81 degrees.

Fall usually makes an abrupt announcement of its arrival around mid-September as the mountains receive their first blanketing of snow, which melts quickly. Temperatures continue to cool to very pleasant levels as the fall colors emerge and extend through October. Late fall typically extends through to Thanksgiving, and then winter arrives again.

GENERAL OPERATIONS

Mainly the ranch is operated for recreational purposes. This is accomplished by a combination of contracting out the farm ground to be custom hayed and harvested and planting a variety of food plots using a small tractor and implements.

Current agricultural operations find balance with the owner's recreational needs and desires. The hay fields serve the purpose for nesting birds, but there is a preference for the aesthetics of cut fields with the further benefit of weed mitigation. Fields of barley or wheat are also grown and allow income for the tenant farmer in addition to providing habitat for wildlife.

If one were so inclined, with adequate fencing, one could also graze cattle and horses on the property, although that is currently not being done.



RECREATIONAL CONSIDERATIONS

Under current ownership, the ranch has always been about the sporting life, namely whitetail deer and pheasant hunting and, most recently, waterfowl hunting. Many of the surrounding neighbors have similar interests, which makes a positive impact on the wildlife migrating through the area.

Perhaps the single greatest amenity is the water. The immediate area is subject to high groundwater charged by the Gallatin River watershed, of which Story Creek is a part. A multitude of springs emerge throughout this area, creating a variety of prized spring creeks, many of which are high-quality fisheries. The contributing springs, waste irrigation water, and small tributaries on the property creating the headwaters of Story Creek were carefully developed through the counsel of an area hydrologist and aquatic excavation crew. While this is still a work in progress, all the hydrologist's work is available to a new owner to continue with their own vision to develop the water attributes. It is also possible, with proper permitting, to create a daisy chain of small waterfowl ponds along the existing drainage ditch on the east side of the property.





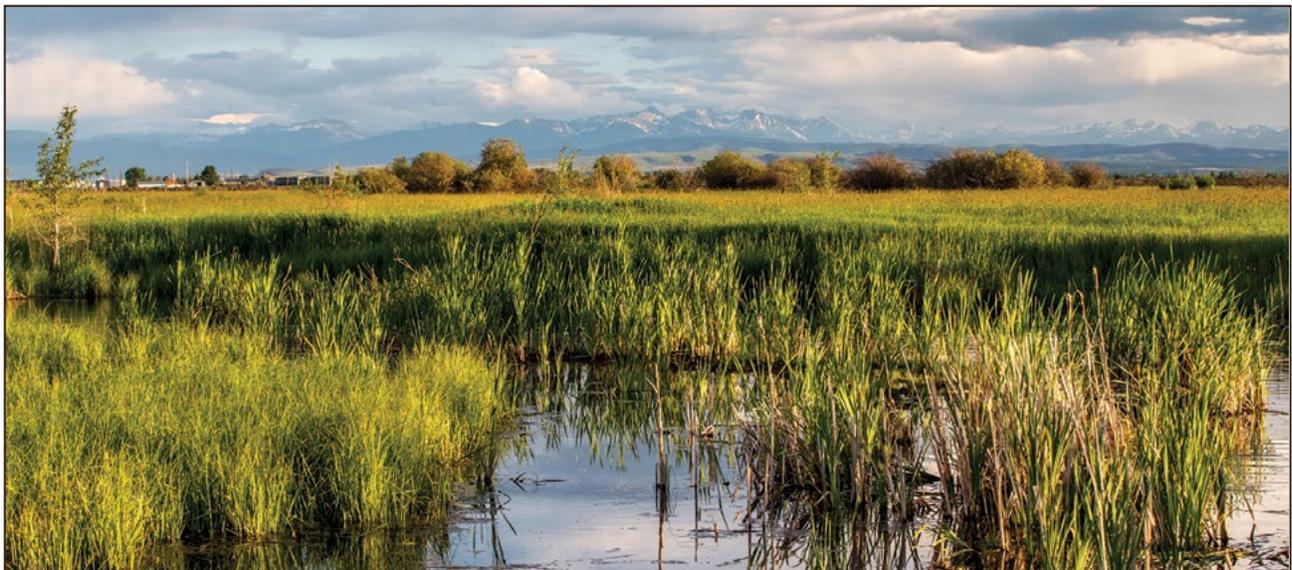
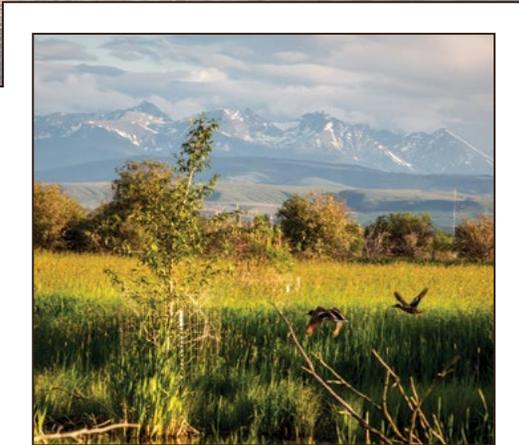
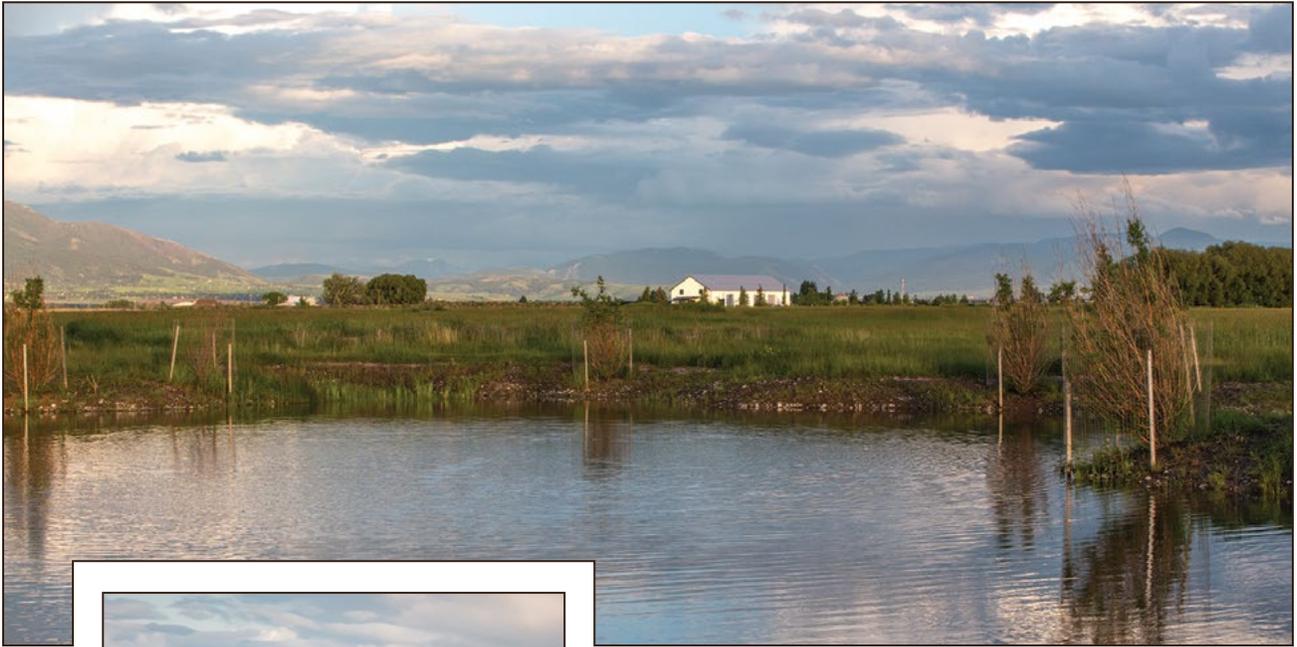
The existence of the riparian area along the headwaters of Story Creek is excellent habitat for the whitetail deer and strong numbers of pheasant. During average years, wild pheasant hunting is superb. The preserve has the perfect combination of nesting habitat, legumes, grain, water, and thermal refuge to help them survive the winter. Also, being in the center of the valley, the likelihood of hailstorms, which can be devastating to clutches, are relatively rare. If hunted carefully, the pheasant hunting can last through an entire season.

It is easy to see why the deer hunting is so good as one drives onto the ranch. Dozens of deer are often grazing in the cultivated fields. Although there are currently no deer blinds, one could place them strategically in the riparian area with clear views of the cultivated fields. The deer are generally attracted to the abundance of quality food and willows along Story Creek, given shelter and sustenance. Deer in this area have been taken in the 150-160 B&C class. With proper management, this could also be attained at Story Creek Preserve.

Of course, the Gallatin Valley is a mecca for outdoor recreational enthusiasts. Yellowstone National Park is two hours to the south, Big Sky Resort and the Yellowstone Club is an hour south, Bridger Bowl Ski area is 45 minutes east, and dozens of both famous and unsung fishing opportunities exist an hour or less from the property. This would include the fabled Missouri, Yellowstone, Gallatin, Jefferson, and Madison Rivers, to name a few. National Forest access is within minutes of the property.

TAXES

The annual property tax is unknown at this time and will be formulated subject to the survey by the establishment of this parcel of record.

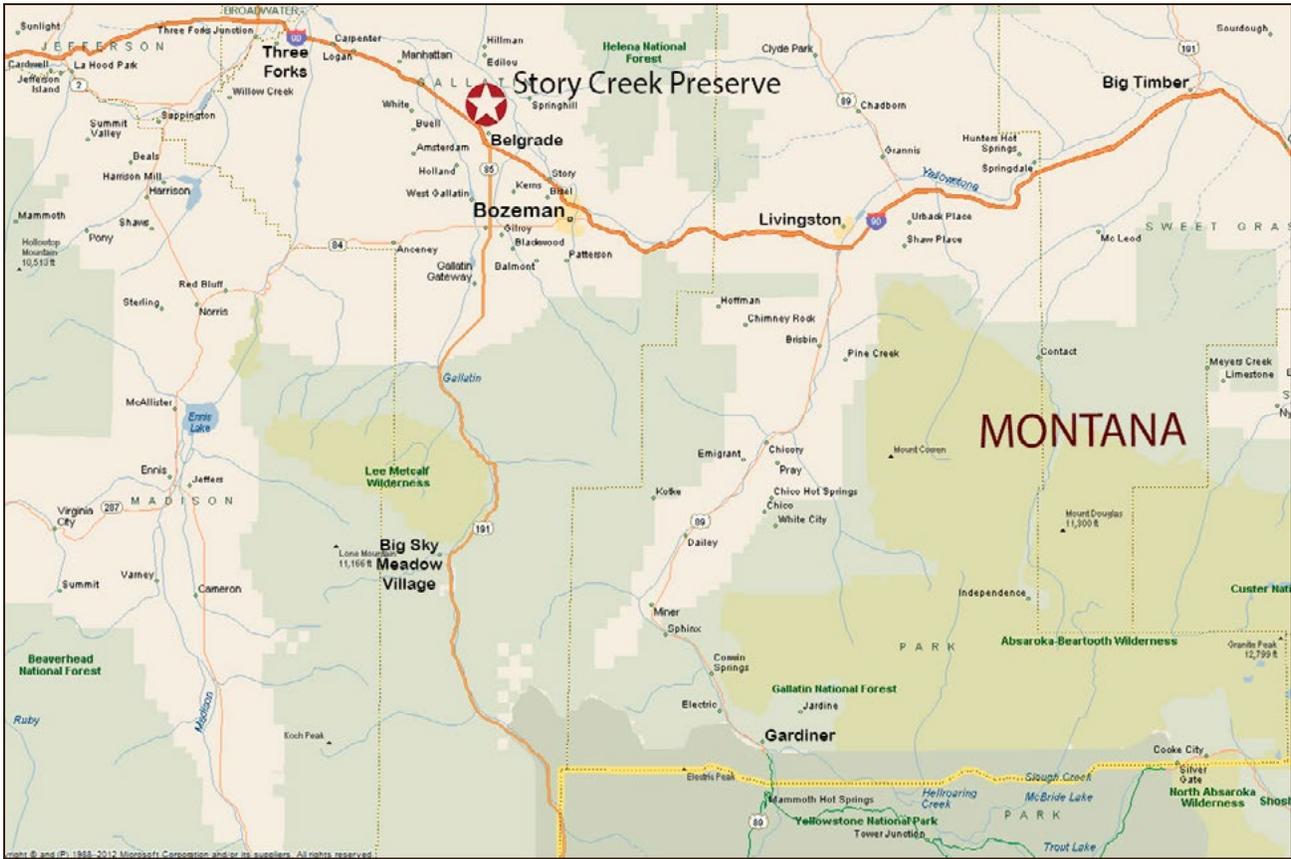




BROKER'S COMMENTS

Story Creek Preserve is an opportunity for one to create a top-tier sporting retreat in one of the West's most desirable locations. An ideal site for a primary or second home or simply a recreational getaway for a Big Sky or Yellowstone Club owner. This is the perfect opportunity to buy a gem in the sought-after greater Bozeman marketplace.

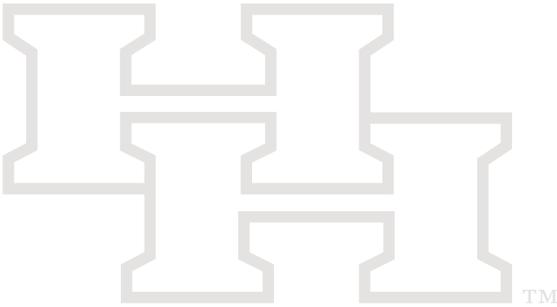




Click on map above for link to MapRight map of property.

PRICE

\$7,500,000.00



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](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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, rangeland, 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

[Adam Deakin](#) • (970) 716-2120

[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.

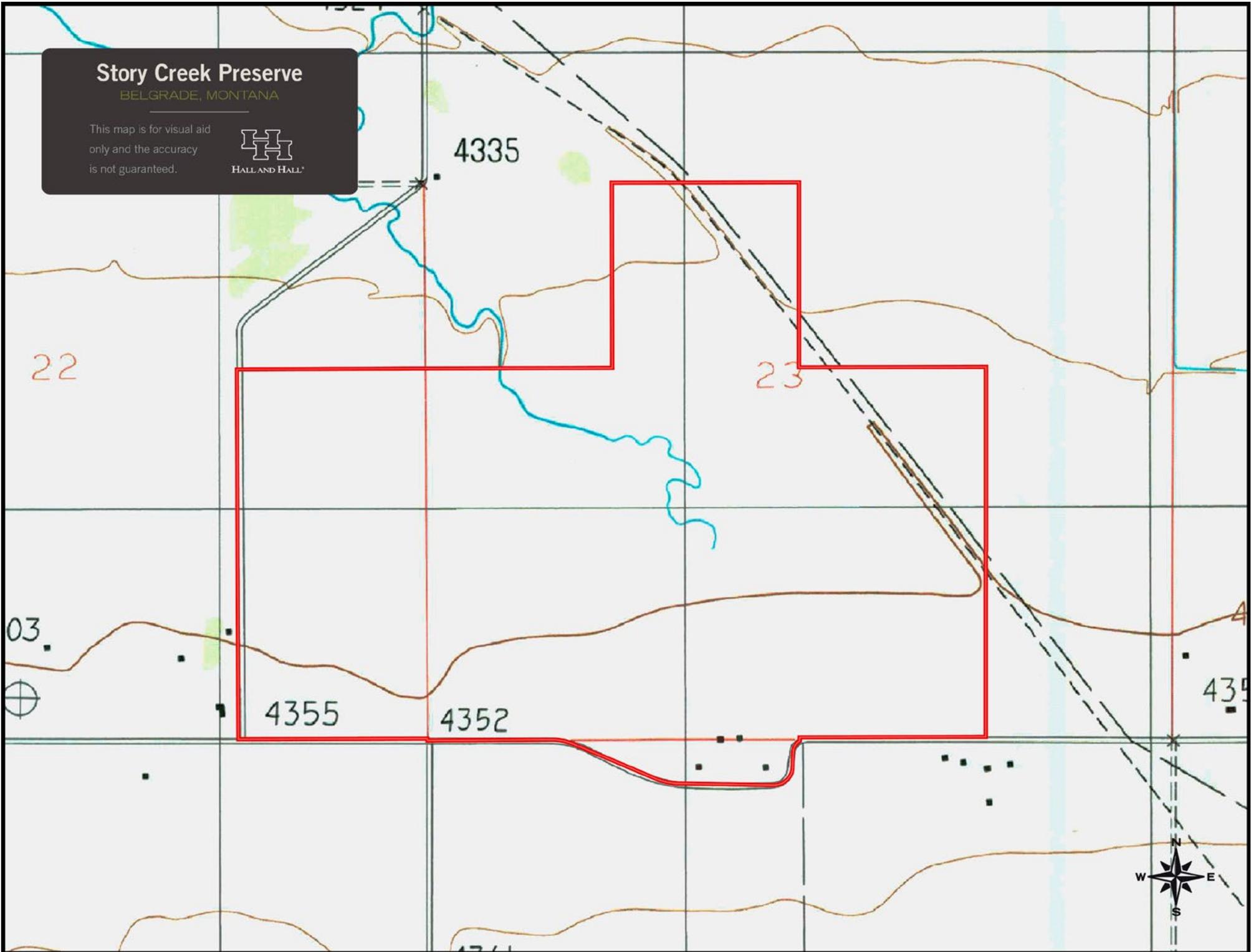
Subagent: is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

DEKE TIDWELL of Hall and Hall is the exclusive agent of the Seller.

Story Creek Preserve

BELGRADE, MONTANA

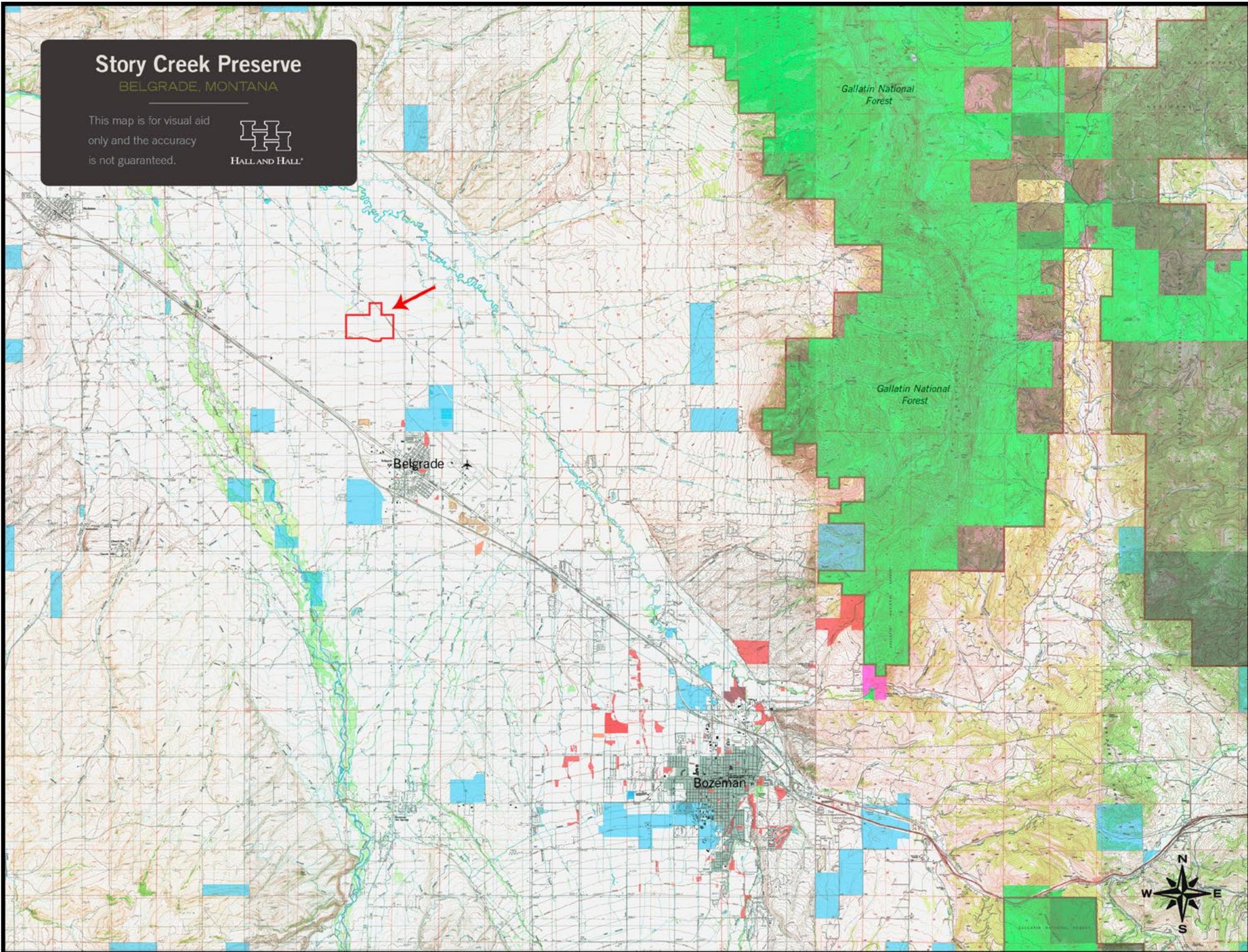
This map is for visual aid only and the accuracy is not guaranteed.



Story Creek Preserve

BELGRADE, MONTANA

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



Gallatin National Forest

Gallatin National Forest

Belgrade

Bozeman



Story Creek Preserve

BELGRADE, MONTANA

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

