



ANGLER'S RETREAT ON THE SHIELDS
LIVINGSTON, MONTANA





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LIVINGSTON, MONTANA

\$3,250,000 | 39± ACRES



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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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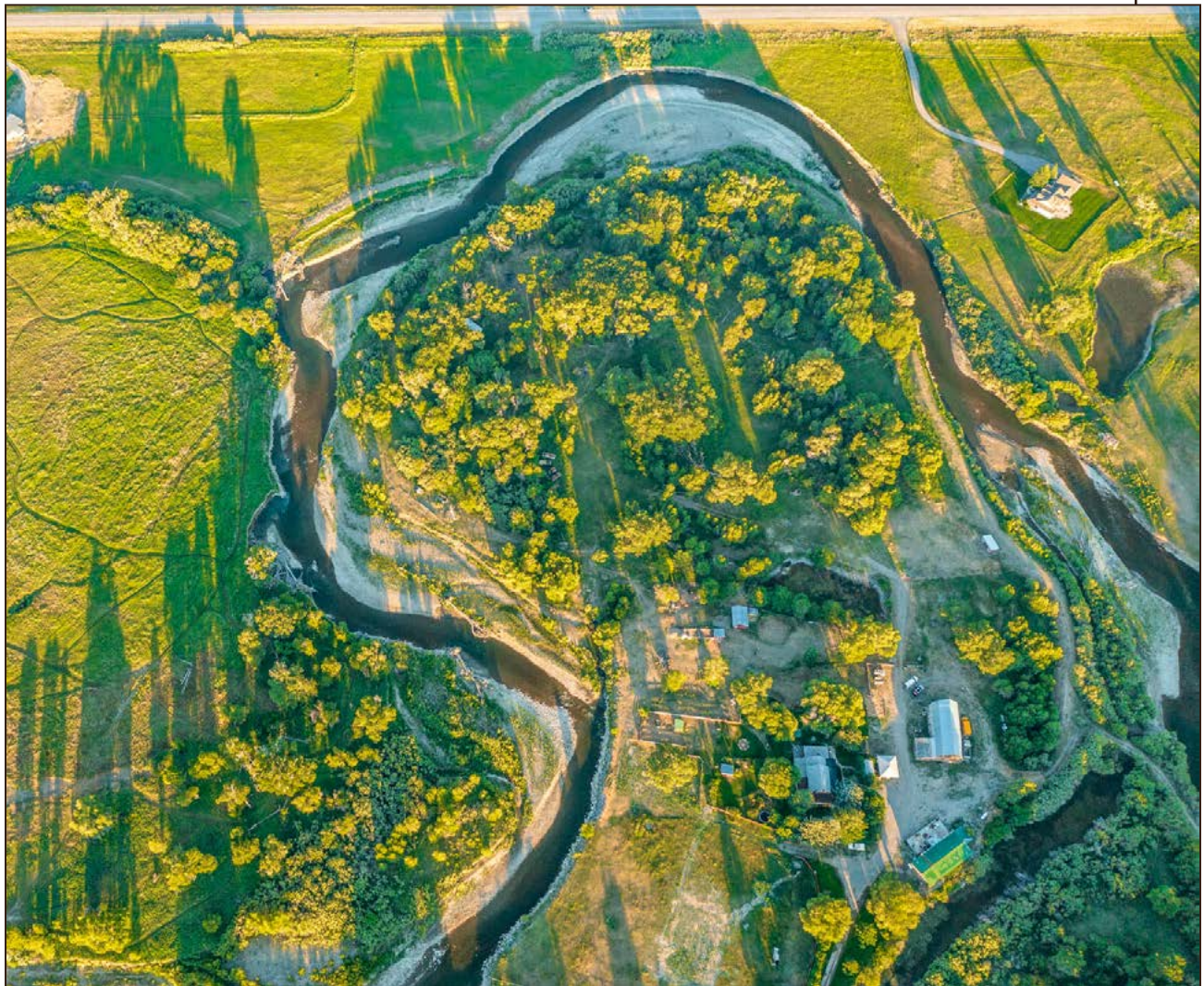


EXECUTIVE SUMMARY

The Angler's Retreat on the Shields is a conveniently located riverside property. The property contains 39± deeded acres along three-quarters of a mile of the Shields River and offers stunning views of the magnificent Absaroka and Crazy Mountain Ranges. It is conveniently located only fifteen minutes from Livingston and forty-five minutes from Bozeman. Trails into the national forest are nearby with downhill and groomed cross-country skiing only 35 minutes down the road at the well-known Bridger Bowl and Crosscut Ski Areas. There is excellent fishing on the property for cutthroat and brown trout in the Shields River as well as in the Yellowstone River only ten minutes to the south. An oasis of cottonwoods and willows offer tremendous wildlife viewing for whitetail deer, waterfowl, eagles, sandhill cranes, songbirds, and a myriad of other wildlife. A beautifully restored farmhouse completes the offering making it an idyllic Montana getaway and/or family compound.

LOCATION

The ranch is located approximately 15 minutes northeast of the lively western town of Livingston. The vibrant community of Bozeman lies approximately 45 minutes southwest of the ranch, with Bridger Bowl Ski Area located along the way, just 35 minutes from the ranch gate. For the more adventurous, Yellowstone National Park is 90 minutes to the south. There is a jet-capable airstrip near Livingston with commercial air services at Bozeman.

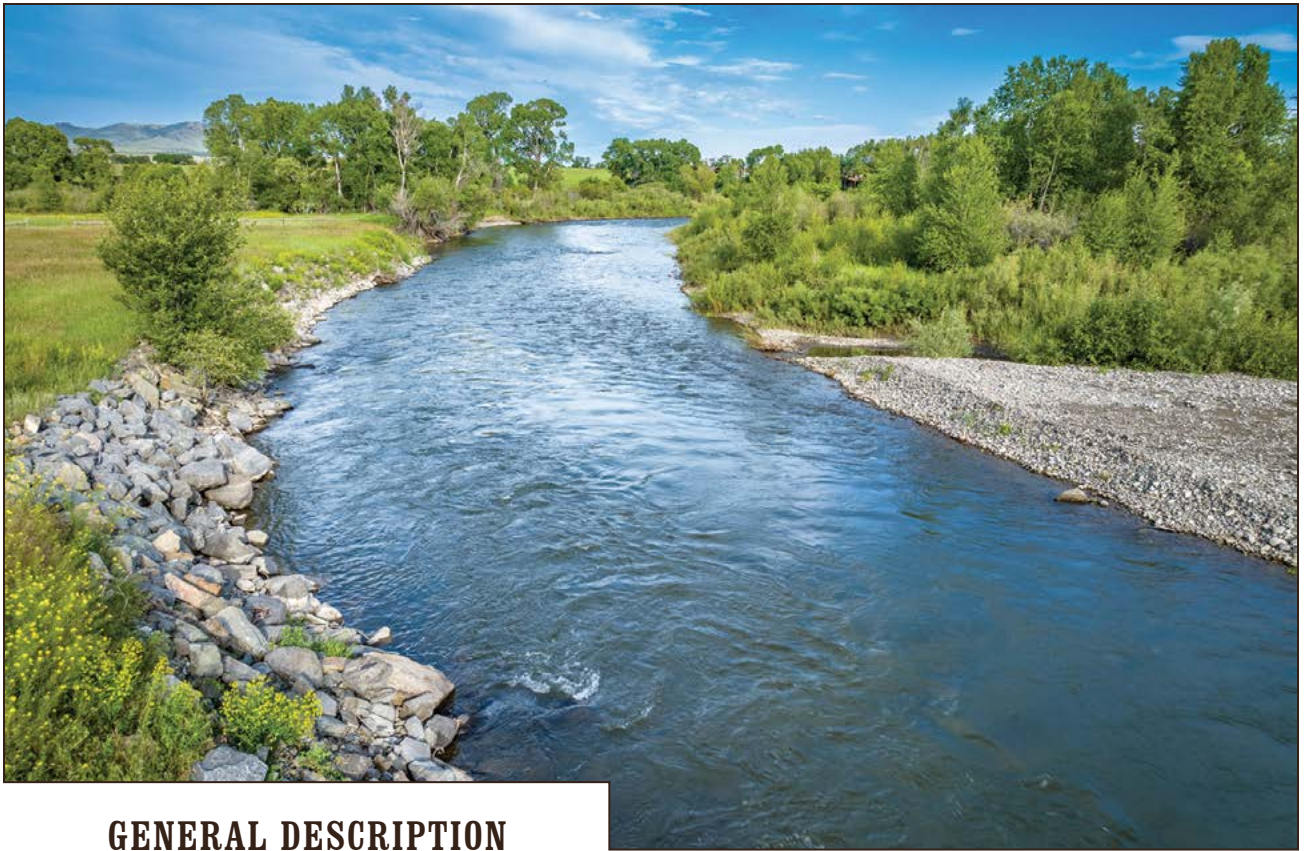


LOCALE

The greater area surrounding the ranch includes some larger 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. This area remains devoid of small tract development, and the consensus has been to generally protect against such an occurrence, particularly along the mountain front, by way of open-space conservation easements such as the one on this ranch. At the same time, this property sits on the threshold of larger communities with a full line of amenities and services, allowing someone to have one leg in an intimate private landscape and the other in a thriving community. Livingston, gateway to the Paradise Valley and Yellowstone National Park, supports numerous art galleries, a wine cellar, a bookstore, a restored McKim, Mead and White railroad depot, gourmet restaurants, theaters, fly shops, and a variety of antique stores. The world-famous Yellowstone River rushes through town and represents the spirit of this exciting small community. Livingston has a rich history among the fly fishing community and is home to the International Federation of Fly Fishers. The Livingston headquarters hosts educational programs and has an extensive history of fly fishing in its museum and library.



Immediately to the east of the ranch are the Crazy Mountains, locally referred to as the “Crazies.” This “island” mountain range spans roughly 40 miles between the Musselshell and Yellowstone River valleys to the north and south. With peaks rising to over 11,000 feet, this is a truly spectacular range, which includes a considerable amount of above tree line country dotted with high mountain lakes located in cirques amongst the peaks. This range lies on the far eastern flank of the Rocky Mountains, with the Great Plains spreading to the east. From the ranch, one can access the national forest at numerous trailheads, the closest being Rock Creek 15 miles from the property.



GENERAL DESCRIPTION

The Angler's Retreat on the Shields offers hours of enjoyment including fishing, swimming in the various swimming holes, and float tubing through the property. In addition to the many recreation pursuits along the river, the property is well-fenced and maintained, making it ideal for a small horse operation.





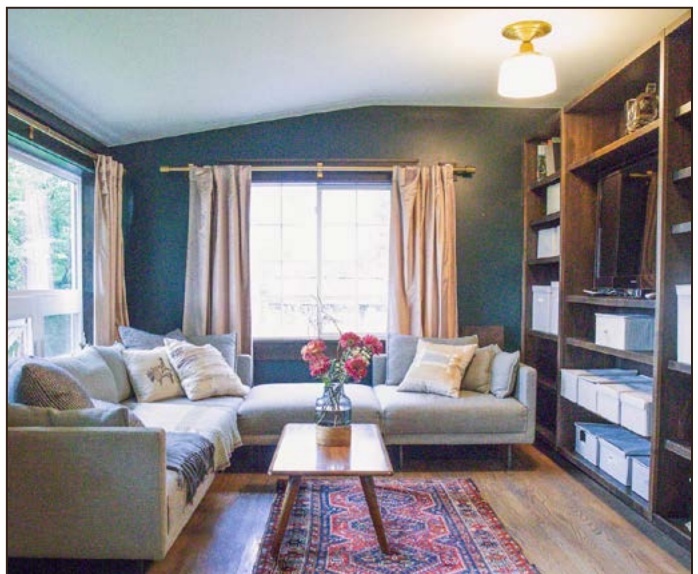
IMPROVEMENTS



The classic style 2,602± square foot farmhouse was one of the first ranch headquarters in the Shields River Valley and originally constructed in 1904. Numerous improvements have been made to the home in recent years. Renovations include a newly roofed, wrap-around porch, new HVAC system, new plumbing, electrical, and custom cabinetry throughout. The primary bath has Carrera marble floors and counter, a clawfoot tub, and a steam shower. The new powder room and second floor bath include walk-in showers and luxury finishes. The new kitchen includes French limestone flooring, Carrera marble and walnut butcher block countertops, and an eat-in nook. Appliances include a Sub-Zero refrigerator, Café range, Wolf microwave, and ASKO dishwasher. The built-in bar in the dining room includes Carrera marble countertops, Sub-Zero ice maker, beverage drawers, and wine refrigerator. An old grain building has been converted into an insulated guest cabin with an intricate cedar ceiling. It can be heated year-round. The rear addition to the home has been clad with unique Bark House siding, which boasts very low maintenance. The home completes one's relaxed experience with a new rear porch and Hot Springs hot tub. Heirloom gardens surround the home with thousands of perennials, multiple apple trees, and a raspberry patch. A newly installed sprinkler system keeps the yard and gardens irrigated with low maintenance.







SHOP

Located adjacent to the main house is a freestanding fully improved wood and glass greenhouse with concrete floor and louvered windows. It is insulated and heated, with its own propane tank and 220V electrical.

BARN AND LOAFING SHEDS

There is an old barn originally constructed in 1895 and still used for storage. There are multiple loafing sheds and a hay barn. The property is fully fenced for horses with a central groundwater pond for watering animals.



CLIMATE

The average elevation of the ranch is 4,700 feet above sea level. The total average annual precipitation is estimated to be 14 inches. There is a robust wildflower bloom through the summer. Without a doubt, the months spanning from late May through October are nothing short of spectacular. Generally, the heat of the summer rarely rises above the 80s and the cool summer nights and low humidity create a near-perfect outdoor living climate.

Winter generally arrives in the late fall, sometime around Thanksgiving. From that period through Christmas, the short days usually combine with cold temperatures and the onset of snow in the lower elevations. January, February, and March will find a full mix of winter weather, including the occasional major winter storm with low temperatures that will drop below zero. While the night-time average in the coldest months is in the single digits, the daytime highs average in the mid-thirties. Standing snow levels at the ranch amount to only four to five inches, while in the nearby mountains it measures in feet.



WATER RESOURCES

The Angler's Retreat on the Shields has over three-quarters of a mile of Shields River frontage. There is a year-round lagoon/spring that freezes solid in winter for ice skating recreation.





RECREATIONAL CONSIDERATIONS

Fishing and horseback riding are the main attractions of the property for the current owners. The Shields River flows approximately 60 miles from its origin in the Crazy Mountains to its confluence with the Yellowstone River east of Livingston. Brown trout are the predominant species found in this stretch of the Shields River, but both cutthroat and rainbow trout can tighten the line as well. For much of the summer and fall, the river produces excellent dry fly fishing with a variety of attractor patterns as well as more hatch-specific mayfly, stonefly, and caddis patterns. In addition to fishing, the Shields River is ideal for kayaking, canoeing, and float tubing. The large deep pools in the river make for some tremendous swimming holes.

Ever-present whitetail deer, waterfowl, sandhill cranes, bald eagles, occasional moose, and a myriad of other fauna offer abundant wildlife viewing as well as hunting.

Summer trekking or horseback riding into the backcountry of the Crazies offers great adventure. There are approximately 40 alpine lakes throughout the range, many of which support trout. Several of these lakes are headwaters of smaller streams in high elevation cirques above the tree line in incredibly scenic and rugged country. The lakes make for great summer explorations.

Fall offers a wide variety of big game hunting opportunities, with elk, mule and whitetail deer, moose, and mountain goats populating the Crazies. Winter attracts cross-country skiers and snowmobilers to those areas designated for winter motorized travel.

Yellowstone National Park is roughly a 90-minute drive south of the ranch, through the north entrance at Gardiner. The north entrance has the only road maintained within the park year-round, allowing winter trips into the park for wildlife viewing.

The ranch also enjoys the benefit of being within approximately 35 minutes of Bridger Bowl Ski Area. Bridger Bowl is often the destination of choice for skiers in the Bozeman area. It offers exceptional expert and intermediate level skiing and a variety of terrain suitable for beginners in a low-key, family-oriented environment.

TAXES

The annual property taxes are approximately \$4,010.

MINERAL RIGHTS

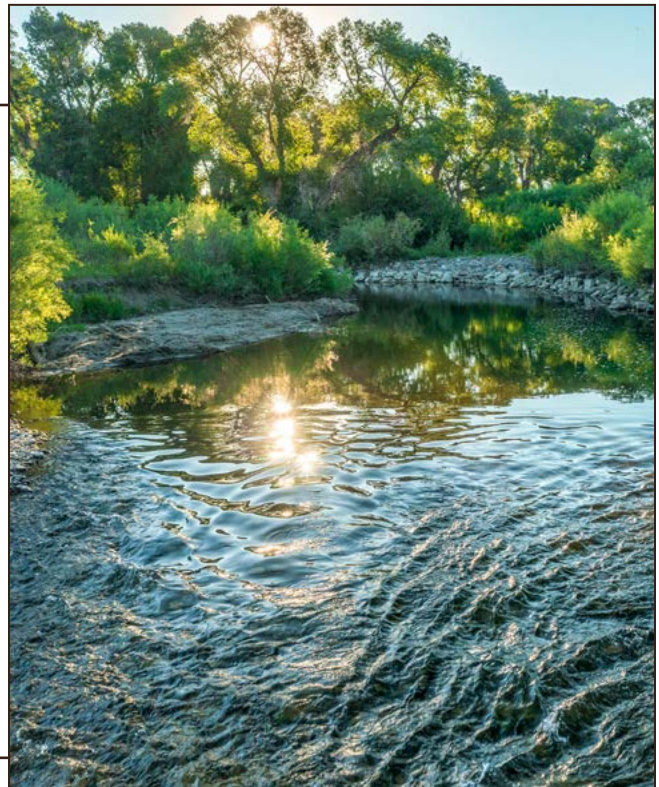
Any and all minerals owned or controlled by the seller and appurtenant to these described lands will transfer to a new owner at closing.





BROKER COMMENTS

The Angler's Retreat on the Shields represents a rare find with a beautifully remodeled farmhouse in a private park-like setting along three-quarters of a mile of excellent fishing on the Shields River only 15 minutes from the vibrant town of Livingston, Montana. The property combines ideal location, viewshed, and robust natural amenities to offer a very diverse residential and recreational experience. It is ideally set up to be easily managed and immediately enjoyed by individuals, families, and guests.



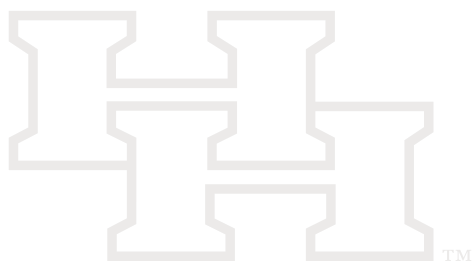




Click on map above for link to MapRight map of property.

PRICE

\$3,250,000



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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. [Wes Oja](#), [Jerome Chvilicek](#), or [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. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 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. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome 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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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.

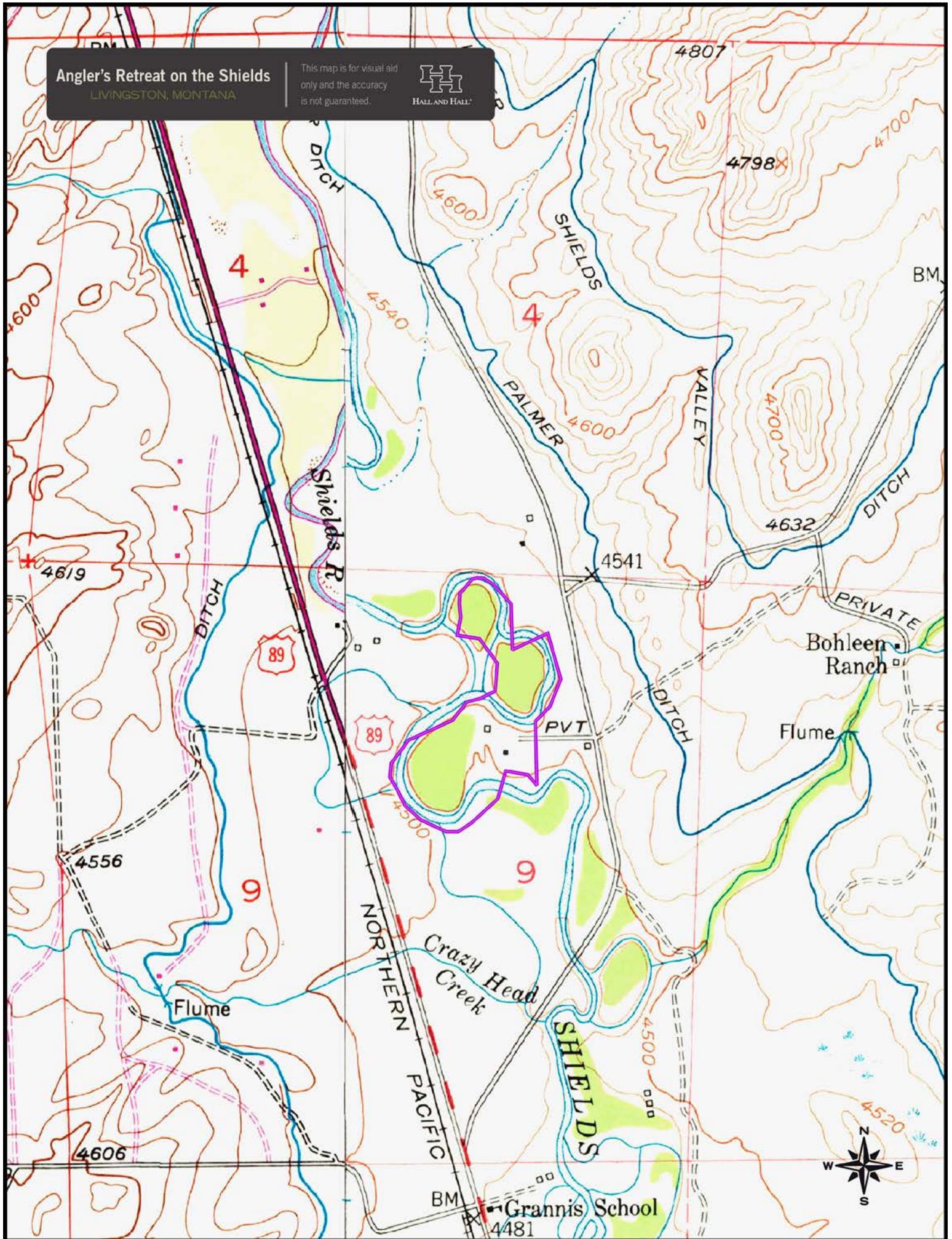
In-House BUYER Agent Designate: is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This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

[Carlos Ordoñez](#) and [Deke Tidwell](#) of Hall and Hall are the exclusive agents of the Seller.

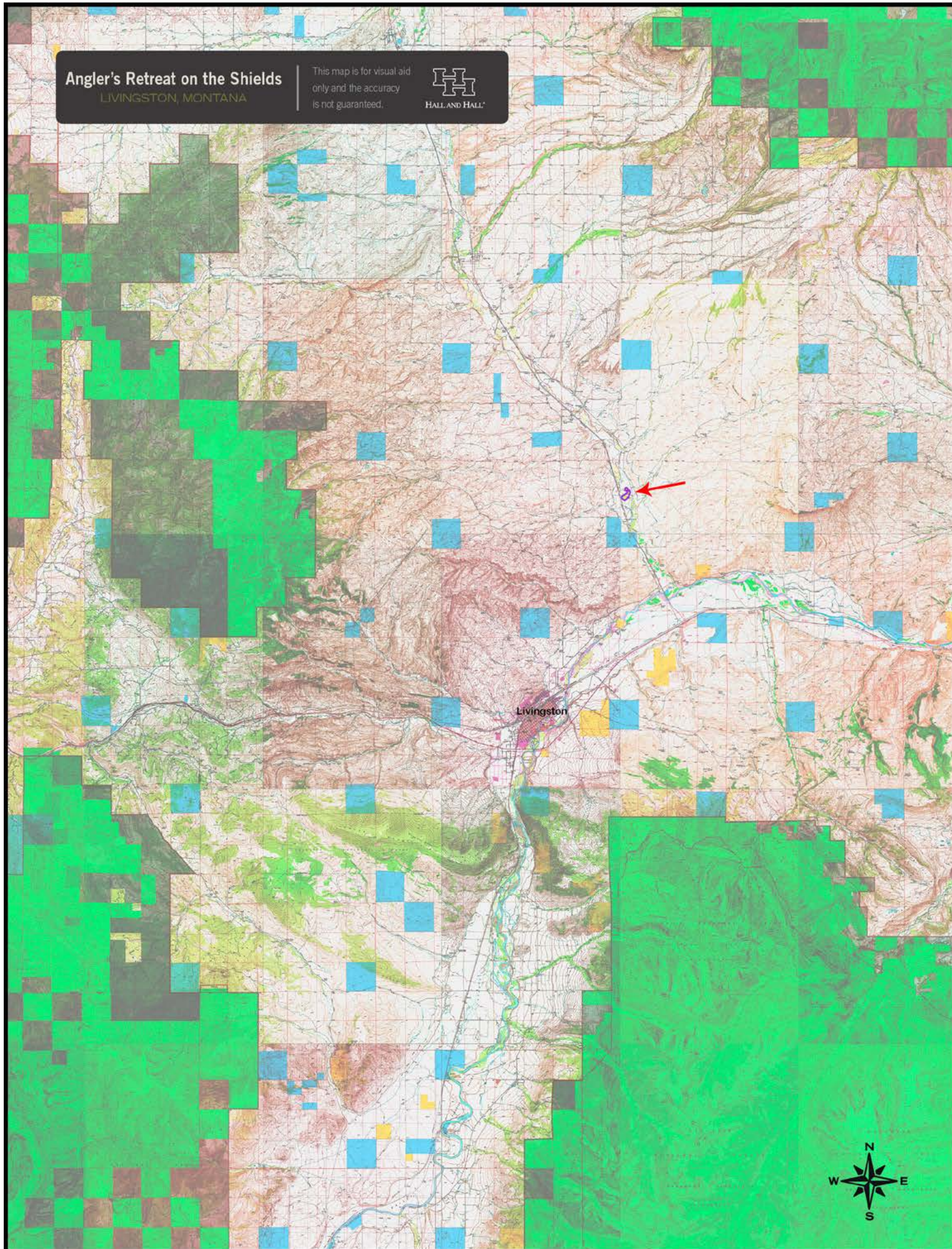
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