

# 59 Upper Valley RD



The house was part of the original Jefferson County Hospital that has been revamped and remodeled into a modern three bedroom, one bath house. The house has all of the modern furnishings and finishes. The house has approximately 2,000 SF.

The outbuildings are in good shape, including a barn, a calving shed, a machine storage building, a shop and numerous sheds. The fences are in good repair and condition.

The Boulder River traverses the property for great fishing and recreation opportunities.

The property has been managed with livestock and wildlife in mind. The grass cover is a testament to the great management that has been in place.

The pictures taken were taken in December before the snow. New photos will be taken the first weekend of May.



## The “River”



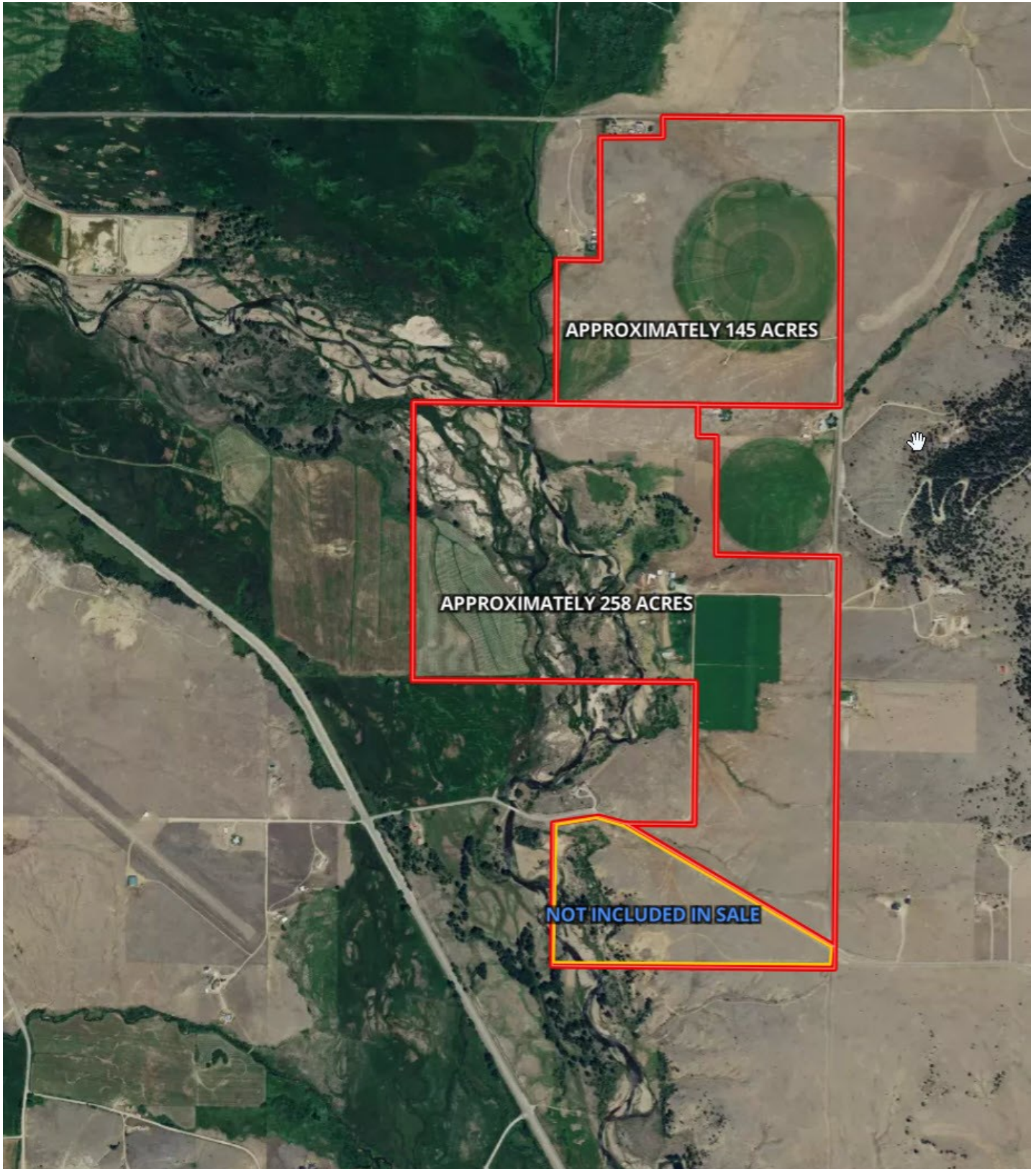
The Boulder River flows South to the Jefferson River and eventually flows into the Missouri River. The “river” meanders through a large portion of the property. A portion of the water is used to irrigate some of the irrigated meadows and hayfields.

The river provides recreation opportunities as well as improves the production on the property.

## The Land

The "land" consists of approximately 405 acres. Please note the parcel surrounded with yellow...this property is not conveying in the sale.

There is approximately 106 acres of irrigated crop ground. It is currently in a hay mixture of alfalfa and grass. The remainder of the property is range grasslands.



The "House"



The Upper Boulder River property is listed at **\$5,250,000**. Please call Patti Davis with more questions and for more information.

Water Rights on file

Supplemental documents on file

Survey on file

#### OFFERING PRICE AND CONDITIONS OF SALE

- ALL OFFERS TO PURCHASE MUST BE IN WRITING
- EARNEST MONEY DEPOSITS WILL BE PLACED IN ESCROW WITH **ROCKY MOUNTAIN TITLE** IN HELENA, MT
- THE SELLERS WILL PROVIDE AND PAY FOR A STANDARD OWNERS TITLE INSURANCE POLICY. TITLE TO THE PROPERTY WILL BE CONVEYED BY A LIMITED WARRANTY DEED.
- ALL OF THE APPURTENANT WATER RIGHTS CONTROLLED BY THE RANCH WILL BE TRANSFERRED TO THE BUYER AT CLOSING.

THIS ENTIRE OFFERING IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE AND APPROVAL OF THE SELLERS. INFORMATION REGARDING LAND CLASSIFICATIONS, ACREAGES, 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 PEDE AND ASSOCIATES REAL ESTATE. PROSPECTIVE BUYERS SHOULD VERIFY ALL INFORMATION TO THEIR SOLE AND COMPLETE SATISFACTION.

LISTED BY:

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