



Porcupine Creek Homestead
WILSALL, MONTANA





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WILSALL, MONTANA

\$3,900,000 | 116± ACRES



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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Porcupine Creek Homestead is made up of 116± acres located in the coveted Shields River Valley east of the small town of Wilsall and an hour from Bozeman. The property is a blend of cottonwood and aspen grove riparian areas bifurcated by small flowing springs, two ponds, and valley views that encompass the Crazy Mountains to the east and the Bridger Range to the west. Once owned by a prominent Livingston banker, he built the historic Victorian-style home, which became the centerpiece of the property. In 2005, a restoration project began, and the house was effectively recreated to its exact dimensions and vernacular. This small two-bedroom one-and-a-half bath was masterfully re-created and appointed in a charming way. A six-stall horse barn was added near the residence with a large two-bedroom apartment that lofts overhead and sits next to a spacious two-car garage. Several years ago, a large trout pond was created for aesthetic and recreational purposes with a secondary primary building site in mind. The property is well-kept, and the hayfield is managed appropriately to produce forage crops and attract the multitude of wildlife that exists there, including whitetail deer and moose. Porcupine Creek Homestead is an easy-to-own property with nicely appointed improvements in proximity to Bozeman, Livingston, skiing, and the lively aspects of these desirable mountain communities, yet far enough away to find solitude in a highly sought-after river valley.

Location

Porcupine Creek Homestead is roughly 50 miles northeast of Bozeman and 38 miles from Livingston. Bozeman's Yellowstone International Airport offers full-service commercial and private air services, while Mission Airfield offers services for private air travelers. The small ranching community of Wilsall lies just ten miles from the property. Accessed off a newly paved county road (Shields River Road), which splits into Porcupine Creek Road, the county-maintained gravel road travels east to a trailhead entering the Crazy Mountains.





Locale

Wilsall is a small ranching community established in 1909 by area ranchers William and Sally Jordan, thus the name “Will-Sal”. Its population of roughly 250 residents has remained relatively static in number over the decades. The community is supported by basic services such as the Bank Bar restaurant, the Mercantile, which offers groceries and local meats, Val’s Diner, a post office, a small school, and fuel. A large granary stands tall against the landscape as a reminder of the days the rail passed through town. True to tradition, a rodeo arena remains on the east side of town, hosting an NRA pro rodeo event each June and a “ranch” rodeo in August, where the area ranchers test their skills against one another in a venue that is nothing short of local!

Livingston is 30 minutes south of Wilsall. Established in 1882, Livingston became a hub for the Northern Pacific Railroad, and to date, it remains an important part of the area’s commerce. Livingston is also a gateway city to the north entrance of Yellowstone Park, located an hour south. A growing population of roughly 9,000 residents is made up of a melting pot of fishing guides, writers, artists, actors, and area ranchers. Livingston thrives on tourism, and the historic downtown district is well-preserved and charming. Most notable is the Livingston Round Up, which is a week-long rodeo event kicked off by a parade and centered around the 4th of July. This pro rodeo event is considered one of the greatest rodeo events in the country, with the best riders, the best rodeo stock, and one of the most scenic venues imaginable. The town offers a full spectrum of services, boutique shopping, and outstanding restaurants. Interstate 90 passes through town and is a major east-to-west travel way. The fabled Yellowstone River courses through the center of town, emerging from the park and Paradise Valley to the south, traveling north before turning easterly, passing entirely across the state of Montana before its confluence with the Missouri near the North Dakota border. It remains the longest unaltered river in America and attracts anglers globally.

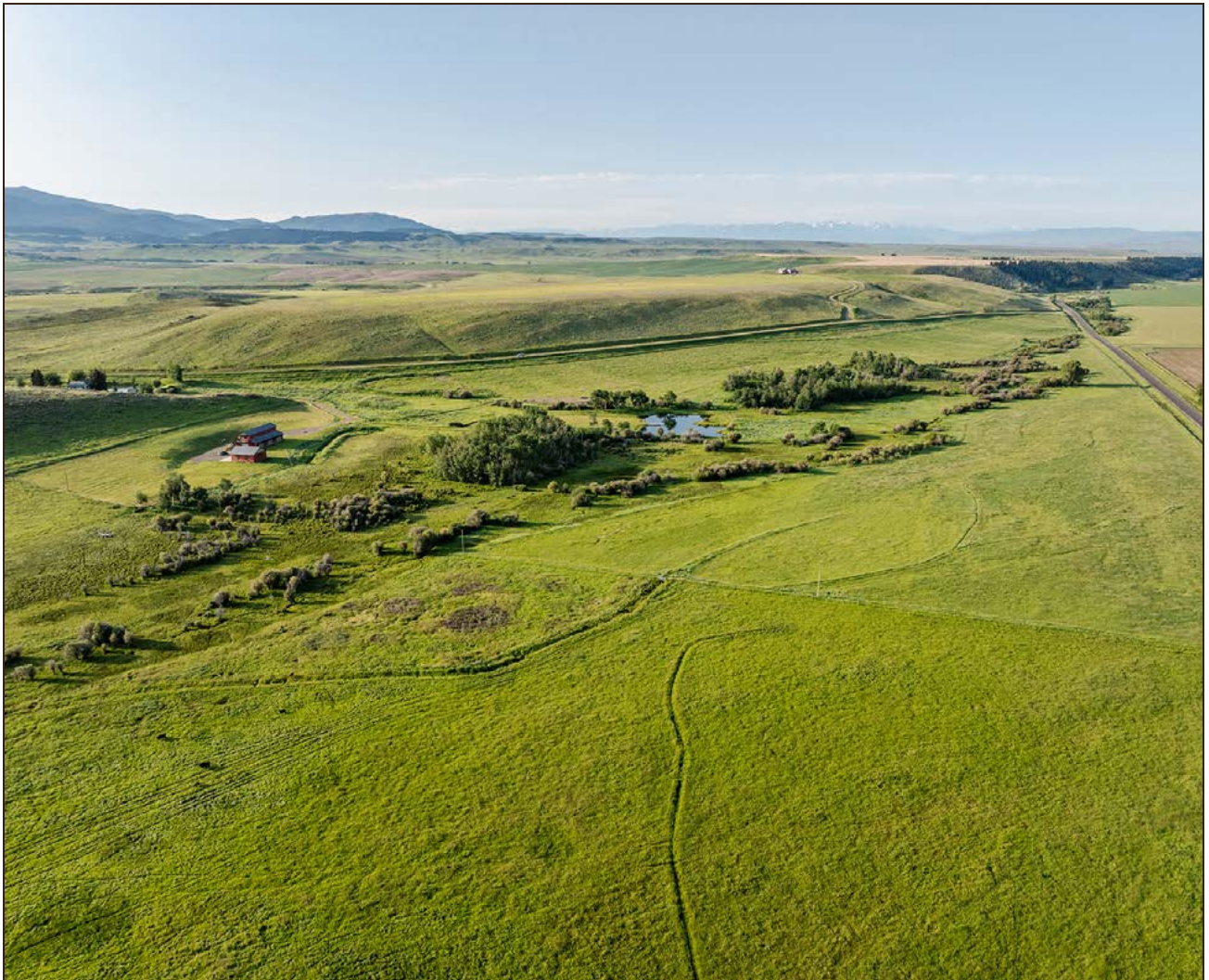
Bozeman is located roughly 30 miles southwest of Wilsall. It is the hub of the region, with a large airport and a lively “city” of 54,000 residents. Bozeman was established around Montana State University and today offers a wide array of events, a historically preserved downtown district, and a volume of quality restaurants. Bozeman is a full-service town with virtually any service or amenity one might desire.

Notable is that traveling north from Livingston or even east from Bozeman, the lands quickly become rural. Subdivisions wane, and the lands in the upper Shields Valley become part of a larger agricultural landscape where land holdings are typically large, preserving the integrity of the valley. As someone stated long ago, “rural Montana is where real people live”.

General Description

Shields River Road departs from State Highway 287 at Wilsall, extending to the northeast, generally following the Shields River on a newly paved road that eventually dead ends at a trailhead in the Crazy Mountains. The drive is scenic with lush riparian contrasted against sage-covered hills with 10,000-foot snowcapped peaks extending across the eastern horizon. On approach to the ranch, the road splits with the graveled Porcupine Creek Road forking directly to the east. It is at this juncture that the property begins.

Immediately noticeable is a large, cultivated irrigated hay field running along the road, a large aspen grove of trees, and a one-acre trout pond along its northern edge. The barn becomes apparent beyond the aspen grove, and the lands begin to undulate with hills covered in native range and brilliant wildflowers in spring and summer months. Porcupine Creek Road continues as it rises a gradual hill towards the house, which is nestled amongst mature trees and a small pond set close to the house. Access into the homestead begins near the house with the drive pulling into the parking area and elegant landscaping extending through the main living area. The driveway forks with the road extending around the north side of the residence against the base of a hill leading back to the west and to the large horse barn with a loft apartment and a detached large garage.





From the barn area, there is a drive down to the newly constructed trout pond. Nestled into the riparian area adjacent to the aspen grove, the view of the Bridger Mountain range displays itself across the western horizon. This part of the property contains flowing springs creating a lush riparian habitat rich with wildlife, including deer, moose, raptors, and varieties of birds and other wildlife species. Here, a site was selected if an owner ever desires to build an additional residence on the property. Mountain vistas extend in all directions, bifurcated by the river corridor, foothills, and rolling native range, with extended views gained from atop the hills. It's a peaceful site amongst the sparsely populated valley comprised of mainly larger ranching operations.



Improvements

As previously mentioned, the original 2,000± square foot Victorian-style house was constructed in the late 1800s. The farmhouse was ideally sited to absorb the views of both the Bridger and Crazy Mountain ranges, yet nestled amongst the valley lands to provide protection from the elements. After purchasing the property in 2005, the current owners desired to restore the original house to its period. Discovering a multitude of structural issues, they determined that it would be best suited to tear the structure down and replicate it to its original form. This two-level, two-bedroom, one-and-a-half bathroom home is elegant in its vernacular and furnishings. The second floor comprises two bedrooms with a nice sitting area doubling as an office and a large bathroom complete with a walk-in shower and a jetted tub. Ground-level porches and elevated balconies bring the outside in and absorb the surrounding views with the added advantage of facing the southwest and northeast, respectively, which brings advantage to the prevailing winds, naturally cooling the house in the evenings after even the hottest summer days.





The lower level has a comfortable living area open to the dining area. A functional, efficient kitchen with custom cabinetry adjoins the dining area and adjacent half bath and laundry area. The front entrance, enclosed by a porch, enters a small, open mudroom area with the second-level stairs extending towards the center of the house. Hickory flooring runs throughout the entirety of the house. The modernized touches include copper gutters and metal roofing over the porches. An outdoor patio and fire pit extend off the dining area with large, mature trees and landscape enveloping the site while still providing views of the surrounding mountains. An old wooden granary was preserved as a remnant of the days long past. The stone patio flows out to this structure, and landscaping continues beyond. The adjacent pond adds to the serenity literally within steps of the residence. Ducks and geese nest there, rearing their young through the spring and summer months.



The 3,920± square foot heated barn is dual in purpose and first-rate for equestrian enthusiasts. The lower level offers six 12'x12' stalls for horses, a tack room, a bathroom with a dog wash area, and a volume of storage space that hosts equipment such as a tractor and John Deere Gator UTV, which are included in the sale. Each stall has one-inch-thick rubber lock-padded mats atop a 12-inch-high graduated field of stone and crushed stone for urine drainage away from the mats, as well as stall drains, one per stall, that drain well outside the barn. There is also a wash stall area with padded rubber flooring and walls with a similar drain system. A 16-foot-wide aisle allows equipment to be driven through for ease and convenience.

Internal stairs lead up to a 1,800± square foot loft apartment. This two-bedroom, one bathroom dwelling is finished to the same degree as the main house, complete with hardwood flooring, custom cabinetry, and countertops. A comfortable living area, large enough to include a dining area, contains a bar-top seating area to the kitchen, complete with modern appliances. The apartment also includes a laundry room.

Adjacent to the horse barn is an oversized two-stall heated garage used to store vehicles, which is large enough for additional storage.

Both the main house and barn have their own well and septic systems. The barn septic was designed to accommodate up to a 5,000 square foot residence in the general vicinity of the barn and overlooking the lower pond, should a larger main residence be considered. A site feasibility study was conducted, concluding that the selected site was located outside of the 100-year floodplain.





Climate

The property resides at an elevation of just over 6,000 feet. The west side of the valley, where Porcupine Creek Homestead is located, receives abundant precipitation throughout the year, maintaining the lush landscape. Elevation plays a role in the lush landscape as the typically cooler weather at elevation is not only quite pleasant to live in but also maintains a green landscape well into late summer. It is common to find summer temperatures ranging from the mid-70s to mid-80s throughout most of the summer, with the heat of August often approaching or exceeding the 90-degree level. Springs are often cool and wet as the region bounces between winter and summer before finding equilibrium and long days of sunshine. Winter generally arrives in December with short days and temperatures that often drop below zero, which continue through January as snow levels increase. Mid-to-late winter months can often become relatively mild, but often with the milder temperatures, snow levels increase substantially as winter storms blow through. Fall is one of the best times of year. As Montana reaches into September, the summer heat resides, and the nights become cool again. As the days shorten, the fall colors are triggered, and valley rain showers become more abundant, often leaving the mountains with a dusting of snow, contrasting against the brilliant fall color. Regardless of the time of year, the relative humidity in Montana is low. During the coldest of winter days in the sun, or the warmest of summer in the shade, most find it comfortable to be outside.

General Operations

Porcupine Creek Homestead is ideally suited and intended for the use of horses. The property is bound by wooden rail fencing and internal pasture fencing. Two similarly sized irrigated hay fields measuring roughly 25 and 24 acres, respectively, are currently cultivated into a grass/alfalfa hay mix and leased to an area operator who dutifully cares for them. Crop alternatives could include cereal grains, sainfoin, or other similar crops.





Recreational Considerations

In addition to the agricultural nature of the valley, it is also a recreational paradise. The valley is loaded with wildlife, including game and non-game species alike. The valley most notably hosts large herds of elk and whitetail deer. It also has an abundance of moose that are more regularly seen in the fall months during the rut. Upland birds, primarily Hungarian partridge, are also in abundance throughout the valley. Black bear are commonly seen during the fall months when the chokecherries are ripe and mule deer and antelope are also abundant.

Fishing is also a main attraction for the valley and the region. Southwest Montana is touted as having some of the best fly fishing in the world. Within an hour's drive, some of the finest waters the region offers are to be experienced, including the fabled Yellowstone River. A multitude of smaller streams provide quality fishing opportunities on lesser-known waterways. The Shields River is within view of the homestead. Although it courses primarily through long stretches of private land, Montana's stream access laws provide public entry from dedicated sites or public byway crossings where anglers can respectfully enter the river, staying within the ordinary high-water mark. The river is off the beaten path and is somewhat rare to encounter other anglers while fishing. Shields River Road continues past the property entrance for more than ten miles before entering the national forest. The river continues well into the public lands to its upper elevated origins. There is quality fishing throughout the entirety of the river, primarily for native cutthroat trout. In addition to the river, there is a multitude of high mountain lakes that offer quality fishing for adventurous anglers.





Several years ago, a picturesque one-acre trout pond was thoughtfully developed on the property, enhancing the property's natural beauty and recreational charm. Licensed to stock native Yellowstone Cutthroat trout, the pond complements this serene setting. A spacious dock was constructed, providing not only a relaxing spot to unwind, but also an elevated platform ideal for fly fishing.

Backcountry adventures are endless. In addition to the Shields River Road, Porcupine Creek Road dead ends at a trailhead providing convenient access into the Crazy Mountains. The “Crazies,” as they are referred to, is an “island” mountain range 60 miles long by 40 miles wide, complete with many peaks over 10,000 feet in elevation and complemented by countless alpine lakes. Adventurers can enjoy anything from day hikes to multi-day pack trips on horses through spectacular scenery. In addition, the Bridger Mountains are 20 minutes east, the Absarokas and the associated Beartooth Wilderness begin 30 minutes south, and Yellowstone Park's north entrance at Gardiner is just a 90-minute drive.

For winter sports enthusiasts, Bridger Bowl Ski Area is just a 40-minute drive from the homestead. Bridger Bowl is a non-profit community ski area that is local in nature. It offers a variety of quality skiing and experiences that separate it from the resort vibe. The skiable terrain offers everything from beginner slopes to fast groomers, tree skiing, and, most notably, its extreme terrain that challenges even the most expert skiers. Adjacent to Bridger Bowl is the Crosscut Mountain Sports Center, which provides superior Nordic skiing.



Water Rights

There are approximately 300,000 water rights on file with the Montana Department of Natural Resources and Conservation (DNRC). In general terms, a water right allows water to be used in a prescribed manner while the state maintains the ownership of the resource itself. Water rights in Montana have defined attributes, including source, flow rate, volume, priority date, point of diversion from the source, allowable place of use, and purpose of use, such as livestock water or irrigation water for crop production. Water rights holders must use the water in accordance with the parameters of their water rights. One key attribute of water rights in Montana is the priority date. Montana operates under the prior appropriation system, under which the most senior rights have priority to receive their water in times of water supply shortages. This concept is often referred to as “first in time, first in right.”

Water rights with priority dates senior to 1973 go through the court adjudication process. Water use that began after 1973 goes through a permitting process through the state agency, the DNRC. Over the past few decades, the State of Montana has been undergoing a statewide adjudication process to verify the parameters of the pre-1973 senior water rights. This adjudication process is anticipated to take many more years, if not decades. Due to the ongoing adjudication process and the impact of historical water use on the validity of the claims, water rights are typically transferred without warranty. Water rights in Montana are complex, and landowners should always solicit professional advice regarding their individual claims.

Irrigation claims are diverted out of Horse Camp Ditch from the Shields River several miles upstream. Stock water is abundant from the ditch and the variety of springs throughout the lower part of the property.

There are domestic wells with high-quality water for both the barn and the main house.

Filed claims for the stock, domestic, and irrigation water claims can be delivered upon request.

Taxes

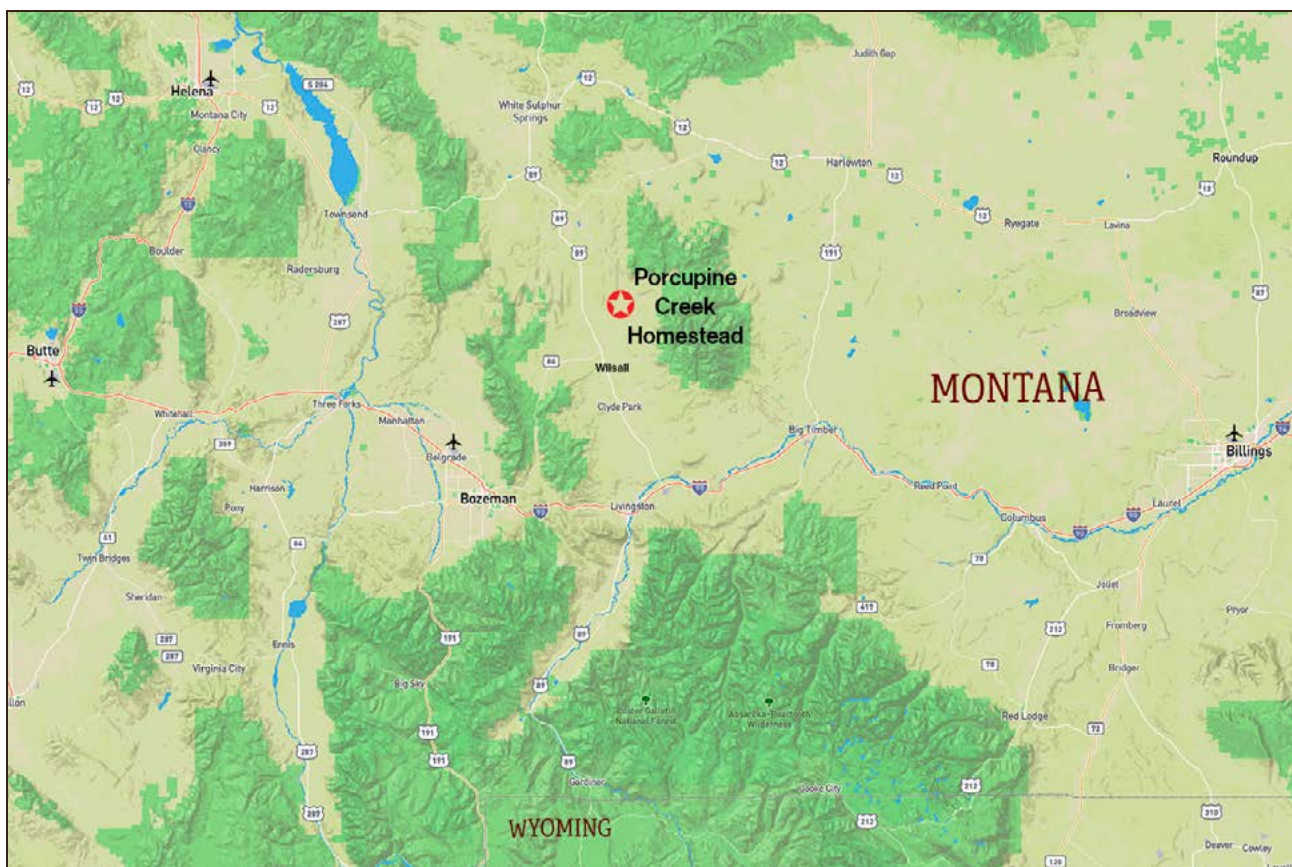
Annual property taxes are approximately \$10,300 based on 2024 tax estimates.



Brokers Comments

Porcupine Creek Homestead is a basecamp for adventure. Encapsulated by remarkable scenery, the adventures from the property are endless. Additionally, the vibrant communities of Bozeman and Livingston are conveniently located for owners to enjoy the multitude of entertainment, shopping, fine dining experiences, and air travel to and from the area. The property is well-appointed with an elegant re-creation of a historic house and a multi-functional horse barn. The 116± acres is divided into two parcels, 20 and 95 acres respectively, with a site selected adjacent to the newer pond for an additional residence with no covenants or restrictions. This is a simple place to own and enjoy, with serviceable off-site maintenance services provided. The valley is quiet, and with 20 years applied toward its current, beautifully maintained status, a new owner can step in and immediately enjoy everything that the homestead has to offer.





Click on map above for link to Land id™ map of property.

Price

\$3,900,000



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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. [Jerome Chvilicek](#), [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.
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- 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. [Chad Dugger](#) 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.

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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.

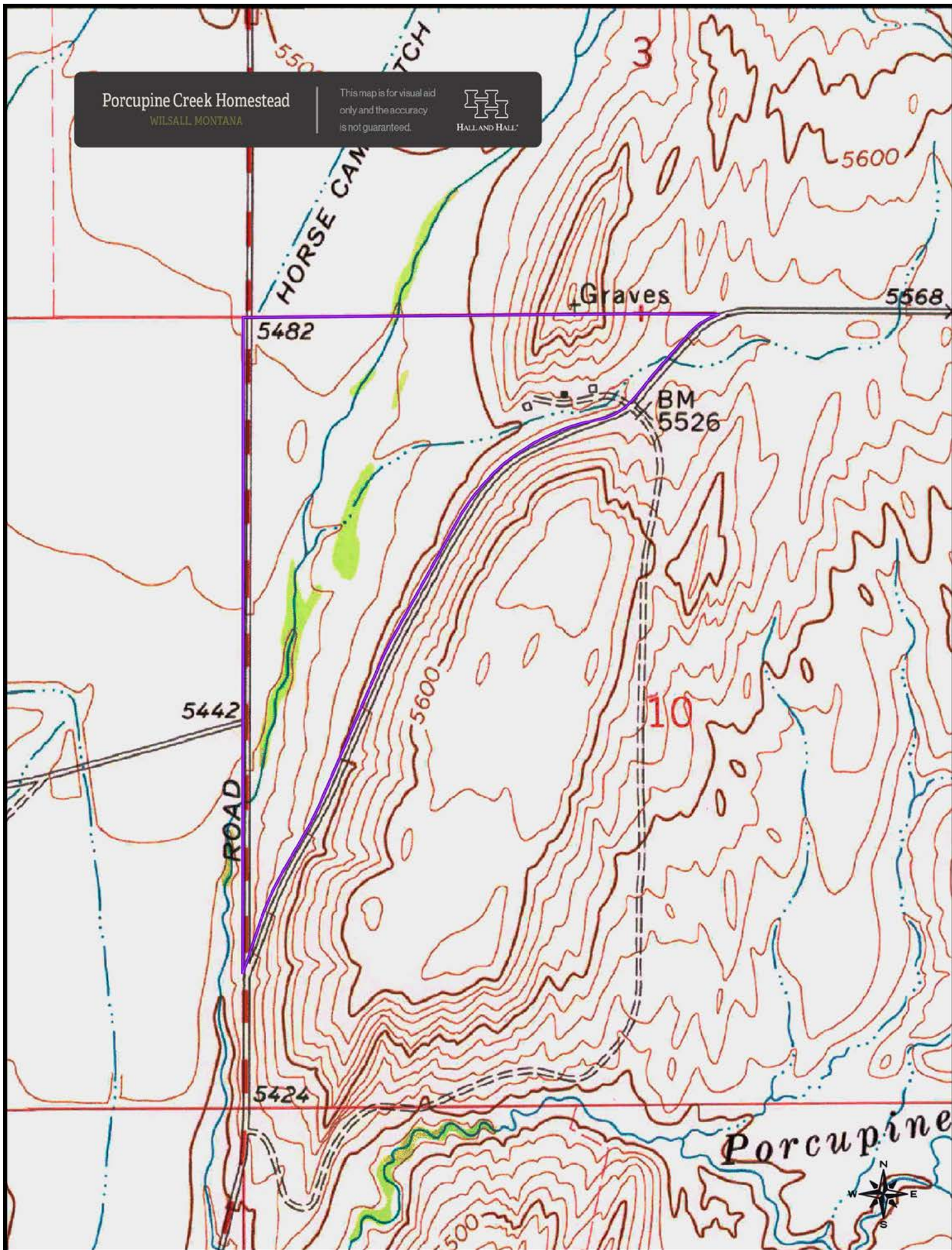
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Subagent: is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent" can offer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

[TIM MURPHY](#) of Hall and Hall is the exclusive agent of the Seller.

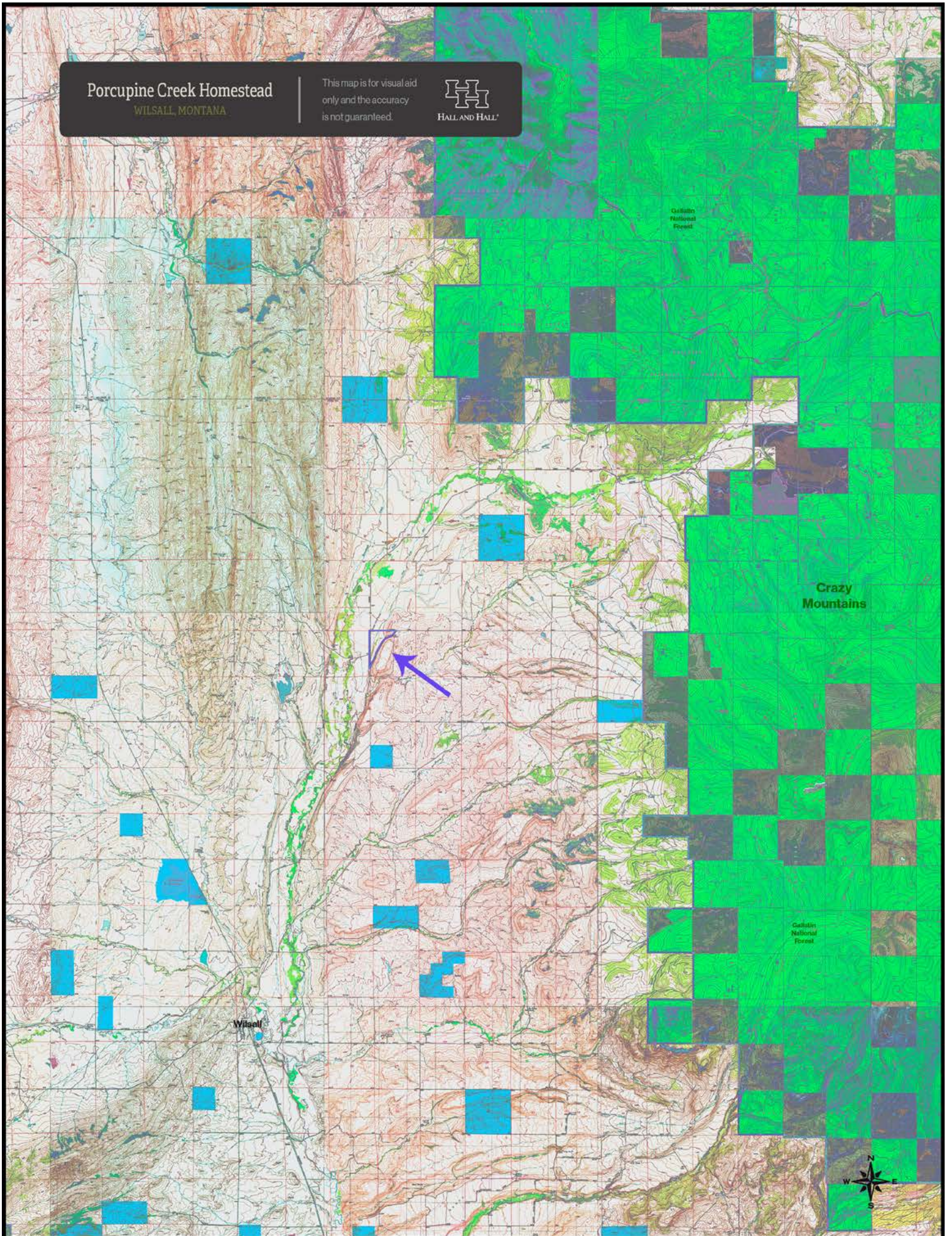
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