



GREY WOLF GUEST RANCH
SEELEY LAKE, MONTANA





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SEELEY LAKE, MONTANA

\$5,950,000 | 229± ACRES



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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.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Nestled at the gateway to the Swan Valley, Grey Wolf Guest Ranch offers a unique opportunity to own 229± acres nearly surrounded by Lolo National Forest. Ideal for group events and gatherings, the focal point of the property is the 7,800± square foot fully appointed lodge with two commercial kitchens, bar, and guest rooms. Set on a wide bench overlooking the grassy meadow and Finley Creek to the southwest, the improvement cluster offers several additional residences, shops, and outbuildings making this remote and private, inholding nearly self-sufficient. Situated in a recreational paradise, the Swan Valley and surrounding locales offer limitless recreational amenities from fishing in the nearby lakes and rivers to recreating in the adjacent public lands. Despite its remote and private experience, the ranch is a mere 25 minutes from the resort community of Seeley Lake and 1 hour and 30 minutes to Missoula, Montana's second largest city. Grey Wolf Guest Ranch is a unique and private offering catering to a multitude of use profiles in a setting that is nearly impossible to find in today's market.

LOCATION

Set near the southern boundary of the Swan Valley, the guest lodge is easily accessed from Highway 83, a popular north/south route to Glacier National Park, Flathead Lake, and the communities of Seeley Lake, Bigfork, Kalispell, and Whitefish. Seeley Lake, roughly 25 minutes from the property, is a town of approximately 1,500 residents. It is ideal for necessities and provides some services including groceries, lodging, hardware, and dining. For amenities associated with larger cities Missoula, Montana's second largest city, offers a full suite of services including two regional hospitals, an airport with commercial service and FBO, and the University of Montana - all roughly 1 hour and 30 minutes away.



LOCALE

The Seeley-Swan as it is affectionately known locally is a lesser-known locale nestled between the Mission Range and eponymous Grey Wolf Peak to the west and the Swan Range to the east. The valley generally runs north to south with upwards of 90 percent being in public ownership as part of Lolo National Forest and the Bob Marshall Wilderness. The valley is sparsely populated with only two communities, Seeley Lake and Condon in its 80-mile traverse through some of Montana's most scenic country. The Swan Valley forms the western boundary of one of the lower 48's most notable recreation areas, the Bob Marshall Wilderness Complex totaling over 1.5 million acres of roadless terrain. Hemmed by the Mission Mountain Wilderness to the west the region is surrounded by an unprecedented amount of public ground one could never completely experience in ten lifetimes.

GENERAL DESCRIPTION

Grey Wolf Guest Ranch is conveniently accessed via county-maintained North Placid Lake Road. After crossing Placid Creek and entering the property, one gently rises and is greeted to a view of the main lodge with the Finley Creek meadow beyond. Generally level, the property is punctuated by a subtle, bench where the improvements are located which offers elevated views of the forest and Mission Mountain Range in the distance. The property provides the perfect blend of lush coniferous forests, open meadows, and riparian corridors.



ACREAGE BREAKDOWN

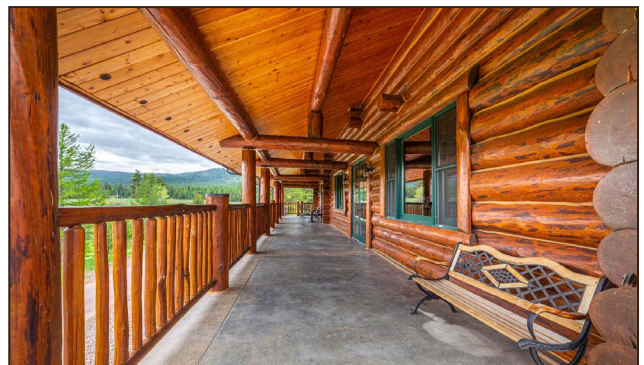
229± deeded acres • 140± timbered acres • 89± meadow/riparian zone acres

IMPROVEMENTS

Grey Wolf Guest Ranch is heavily improved and ideal for events, corporate retreats, and group gatherings.

LODGE

The focal point of the main improvement cluster is the main lodge, a massive 7,800± square foot skip-peeled log structure with two commercial kitchens, full bar, cooler/freezer, three-bedrooms, and two-and-a-half baths. The lodge is the hub of guest operations offering laundry facilities, library, office space, and food storage. The main level includes an impeccably appointed commercial kitchen with top-shelf appliances, open great room with a bar, and a guest wing serving as the bridal or honeymoon suite. The two lofts provide flexible spaces which could be used as library, office, or sitting spaces. Off the main level is an east-facing deck area, perfect for enjoying western Montana sunrises. Below grade is an additional commercial kitchen, coolers, two bedrooms, and one-and-a-half bathrooms.





ANCILLARY RESIDENCES

There are four additional homes within the main improvement cluster.



Meadow View House:
Built in 1975, offers three-bedrooms and two-bathrooms, deck, and spa with unobstructed western views.



Cub House:
Built in 1994 offers four-bedrooms and four-bathrooms, great room, and wrap around porch with full basement.

A-Frame Studio:
Built in 1976. Small but quaint and fully appointed. Shares six-person spa with Cub House.

MANAGER'S HOME

Set to the southeast of the main compound is a log studio home, perfect accommodation for a ranch manager.

OTHER IMPROVEMENTS

- Five propane tanks servicing the residences and lodge
 - 75 KW backup generator in shed
- Various outbuildings including a wood shop, machine shed, and sawmill shed
- Shooting range with wood heated warming hut, trap shooting, and pistol/rifle ranges



CLIMATE

Situated in the west central part of the state, the area experiences a diverse climate that showcases the charm of each of the four seasons. Summers at the lodge are generally mild and pleasant, with temperatures ranging from the mid-70s to high 80s. The lodge's elevation at 4,200 feet helps moderate the heat, making it an ideal destination for those looking to enjoy outdoor activities in comfortable weather.

As temperatures cool gradually, fall brings a breathtaking display of fall foliage as the Western Tamaracks ubiquitous in the area begin their transition to a golden hue. September sees highs in the upper 60s to low 70s. Fall is a seasonal favorite for many in Western Montana as it provides a welcome respite from the heat of the summer.

Winters in the region can be cold, with an average snowfall of around 80 inches. From December to February, temperatures range from the mid-teens to mid-30s turning the landscape into a winter wonderland perfect for winter sports including snow machining, snowshoeing, cross-country skiing, and dog sledding.

As spring arrives, temperatures gradually rise, reaching the 40s to 60s from March to May. The melting snow feeds the surrounding rivers and streams, rejuvenating the area's lakes and streams in anticipation of summer's most coveted recreational pursuits.





GENERAL OPERATIONS

Grey Wolf Guest Ranch has operated primarily as a family retreat for the current owners. However, they do rent out the space a few times a year for group events such as weddings and family reunions. In addition to the many lodging options available for guests, the owners maintain a field for additional visitors to park campers and set up tents. The lodge has a full liquor license available subject to approval of the new owner by the relevant regulatory agencies.

WATER RESOURCES

The property has two creeks, both of which hold some small trout. Placid Creek meanders on and off the deeded acreage to the northeast. Finley Creek from which the owners maintain irrigation rights runs through the meadow and would be a good candidate for stream restoration to improve the health and productivity of the fishery. Additionally, there is a small spring-fed pond to the northwest of the lodge providing ambiance for events. This water feature also contains small trout.

WILDLIFE RESOURCES

Grey Wolf Guest Ranch is surrounded by some of the most pristine wildlife habitat in the state of Montana. Elk, deer, bear, and a variety of other game and non-game species call the property home. With literally thousands of square miles of public land surrounding the ranch, the opportunity to view wildlife is guaranteed. For the sporting set, the lodge sits in HD 285.

TAXES

Annual taxes of \$24,317 based on previous years property taxes.

MINERAL RIGHTS

The seller will convey all mineral rights they own, if any. Buyers interested in knowing more about the mineral estate are encouraged to investigate to their satisfaction.

ADDITIONAL INFORMATION

Grey Wolf Guest Ranch is tied to grid power, Blackfoot Internet, and Dish Network for television.





BROKER'S COMMENTS

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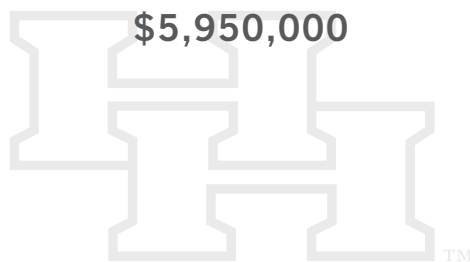




Click on map above for link to MapRight map of property.

PRICE

\$5,950,000



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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.
- 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](#), [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.
- 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.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[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.

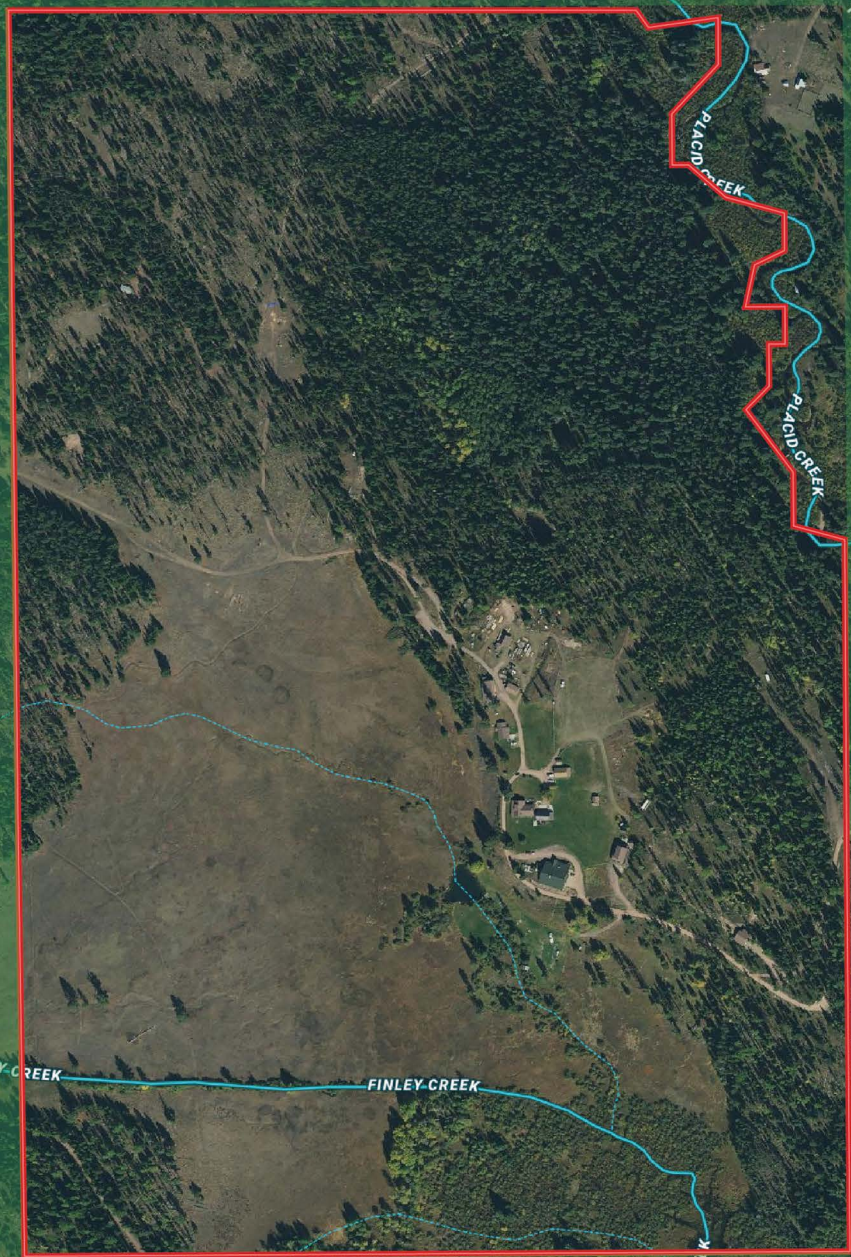
In-House BUYER Agent Designate: is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This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

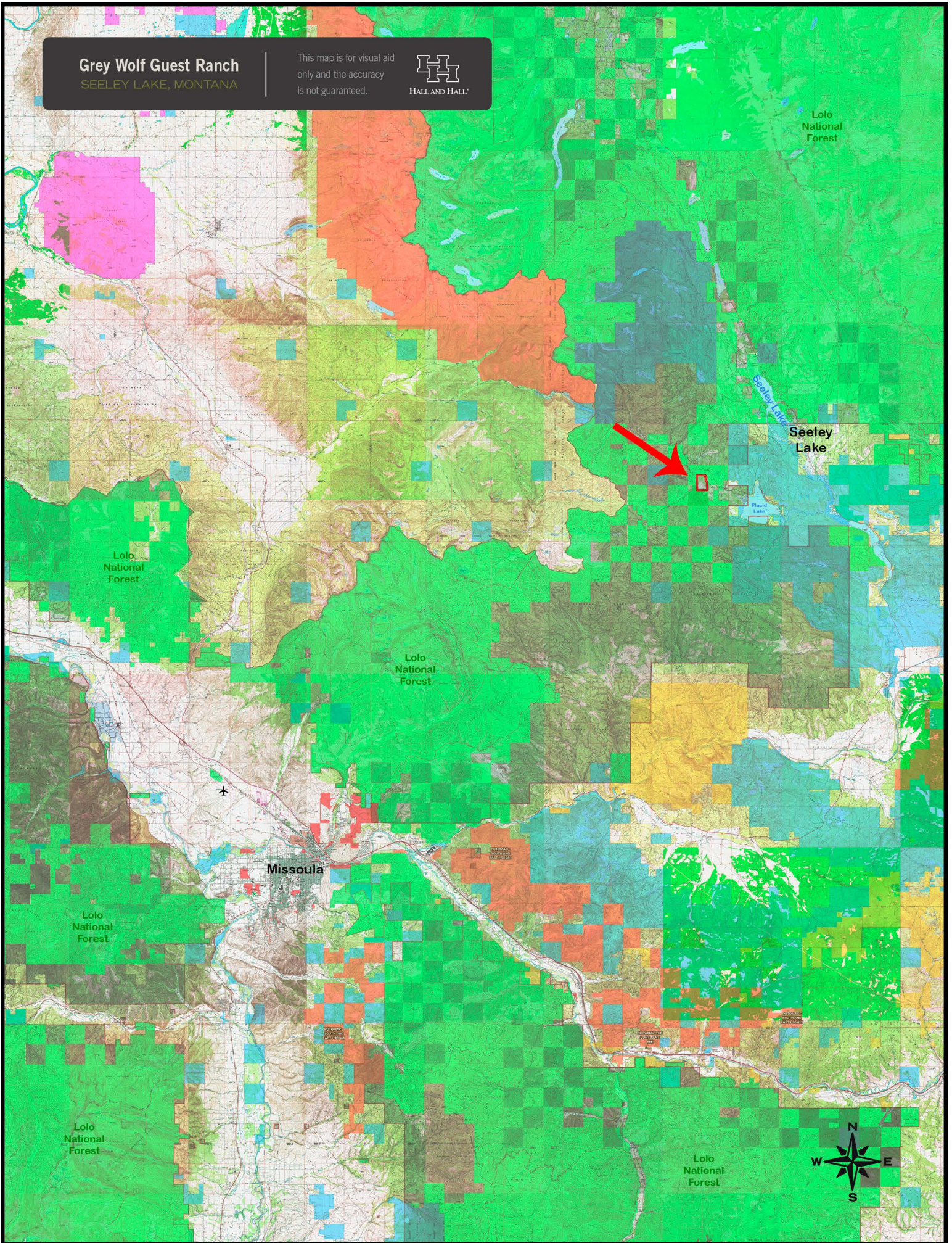
Grey Wolf Guest Ranch
SEELEY LAKE, MONTANA
National Forest

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