

FAY
RANCHES_{inc.}



RAICH
MONTANA
PROPERTIES_{LLC}



SIX MILE CREEK RANCH
Emigrant, Montana

\$1,600,000 | 175± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



INTRODUCTION

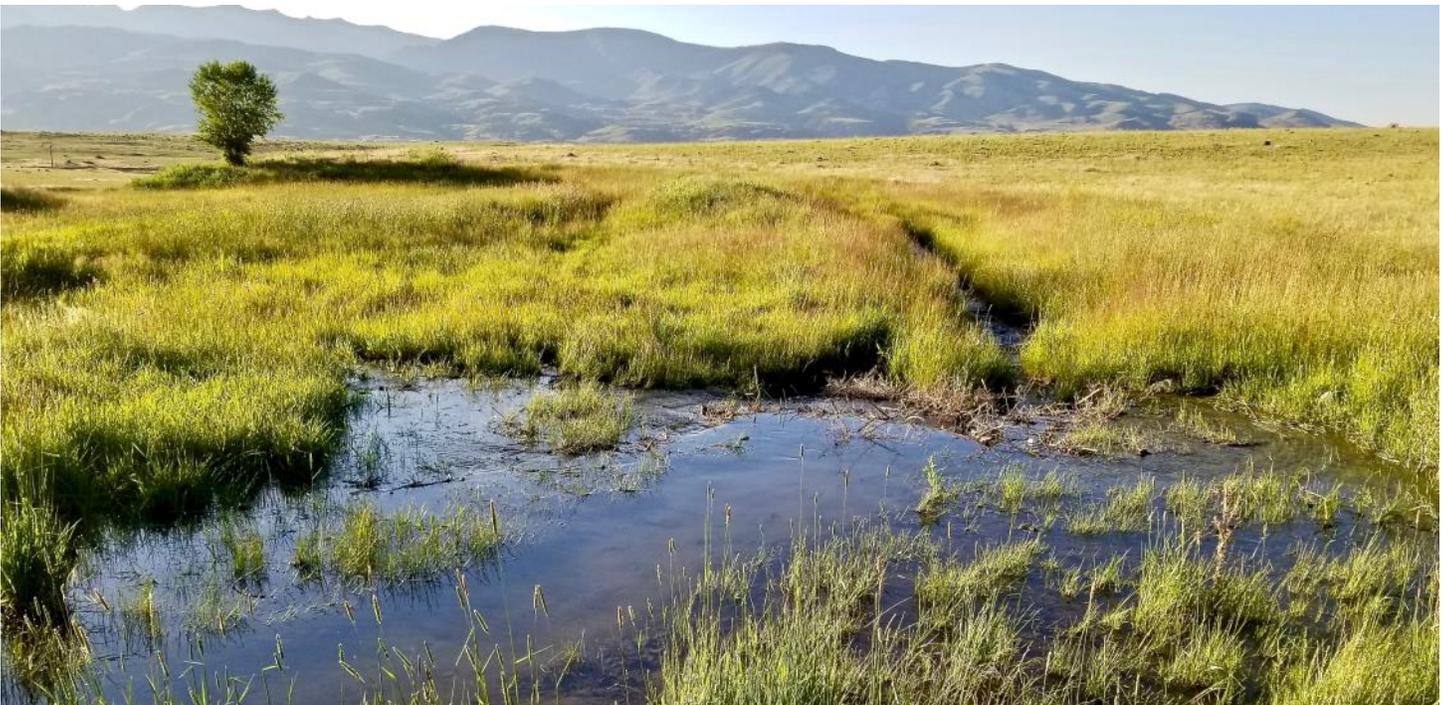
The Six Mile Ranch is conveniently located in the most picturesque part of the highly sought-after Paradise Valley, midway between Yellowstone National Park and the town of Livingston, Montana. The property consists of 175± deeded acres, including 36± acres of hayfield, approximately .3 miles of Six Mile Creek lined with mature cottonwood trees, and fantastic mountain views. The property's varied topography and location provides the largest of 'big sky' views with the Gallatin Mountains to the West, the Absaroka Beartooth's to the East looking directly up at Emigrant Peak, and glimpses of the Crazy Mountain range to the North. The views from this ranch are literally 360 degrees. With great water rights and unprecedented views in a peaceful and private setting, the Six Mile Creek Ranch offers a great slice of outdoor Montana in the aptly named, Paradise Valley.





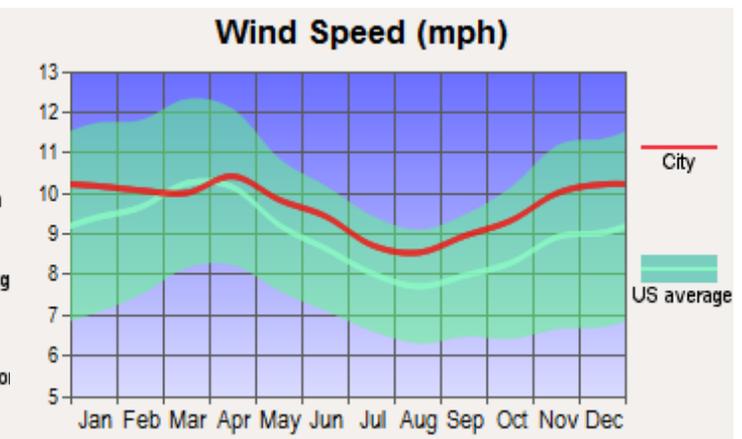
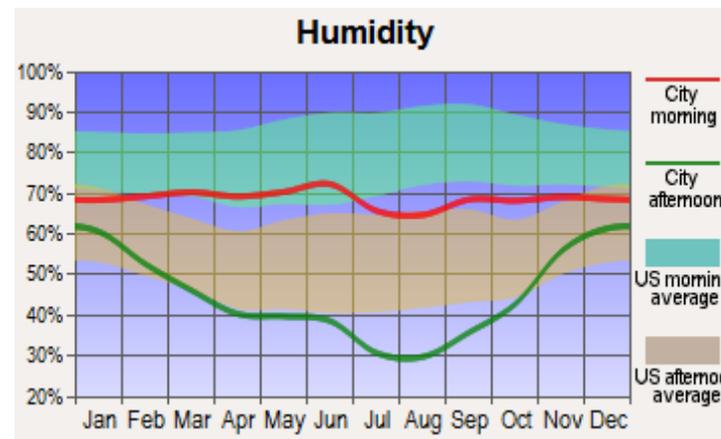
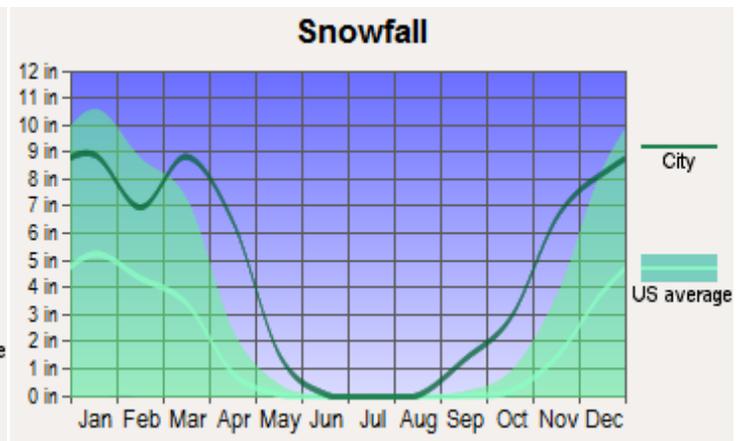
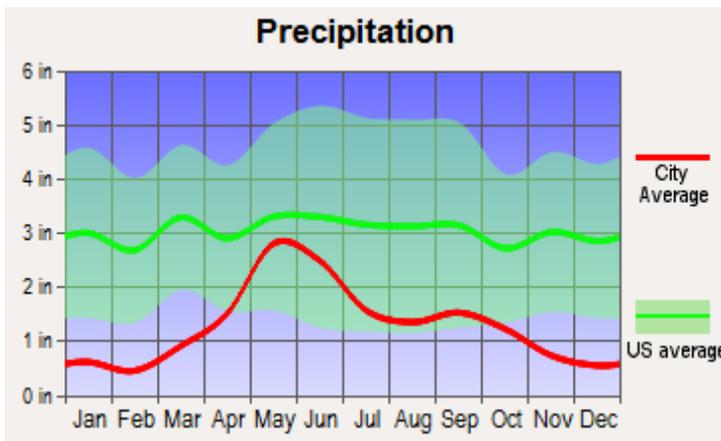
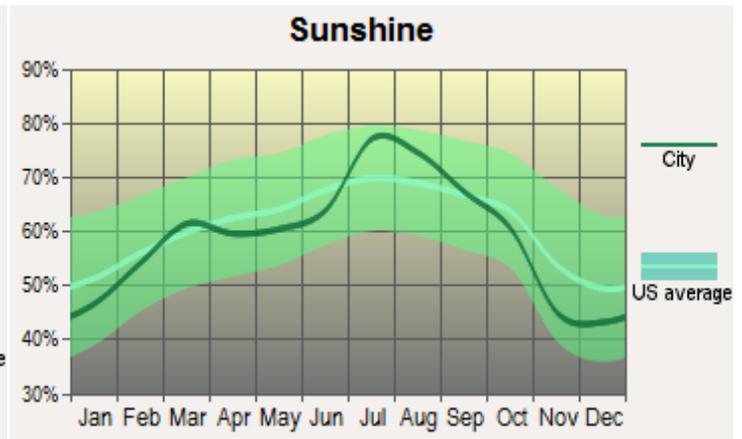
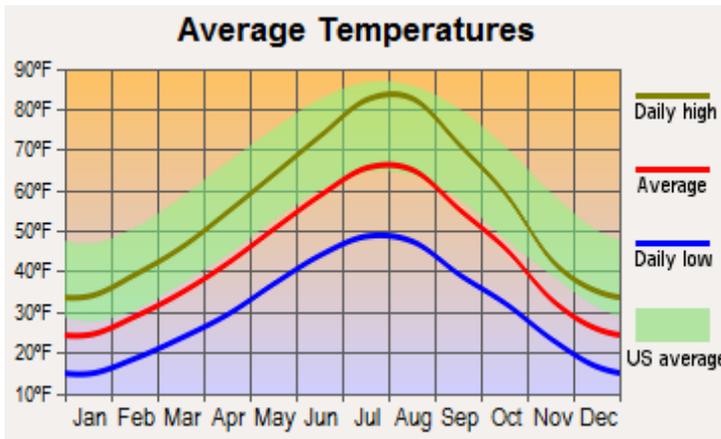
ACREAGE/AGRICULTURAL

The Six Mile Creek Ranch consists of approximately 175± acres of deeded land in a rectangle shape, with approximately 36± acres of hayfield yielding between 1.5-2 tons per acre depending on the year. The property boasts easy year-round access off the Six Mile Road. The acreage includes an old metal barn. The Absaroka Mountains and picture-perfect Emigrant Peak line the eastern skyline, while the Gallatin Mountains can be seen to the west.



AVERAGE CLIMATE FOR LIVINGSTON, MONTANA

Based on data obtained from city-data.com





LOCATION

The ranch is just 25± miles from Livingston, an eclectic western town, offering a mix of unique shopping, fine dining, and cultural endeavors, 15± minutes from Chico Hot Springs and just over an hour from Bozeman with commercial air service at Gallatin Field. In the other direction is the Absaroka-Beartooth Wilderness and Yellowstone National Park, both only 30 minutes to the south. It would be difficult to find a more complete Montana ranch experience with some irrigated land and the best in “Blue Ribbon” river fishing on and around the ranch in less than one hour from quintessential Montana towns and commercial air service.

LIVINGSTON

The Six Mile Creek Ranch is located just 25± miles south of Livingston, Montana, and 30 minutes north of Yellowstone National Park. Livingston is the county seat of Park County (pop. 7,500±) and is a town rich in history noted in many western journals as a once wild western town. Characters such as Calamity Jane and Kitty O’Leary added tremendous flavor to western history books. The Crow Indians called this area home for centuries capitalizing on the area’s rich, natural wonders.

Today, Livingston is home to fine art galleries, gourmet restaurants, theaters, first-class fly shops and a variety of boutiques and saloons all packaged into a well-preserved historical district. The community is inhabited by a collection of writers, musicians, actors and a colorful assortment of ranchers. With a world-famous trout river, the Yellowstone, coursing its way directly through town, Livingston has always been home to some of the world’s best fly fishing guides. Livingston is an enjoyable town that can easily hold your attention with days spent wandering the storefronts followed by a beverage and a great meal.

BOZEMAN

Bozeman is less than an hour drive to the northwest of the Six Mile Creek Ranch. Bozeman (pop. 45,000± seasonally) is one of Montana's major tourism and agricultural centers and is one of the most diverse small towns in the Rocky Mountain West. Bozeman is the fastest growing city in Montana, spurred in part by Montana State University's very active and successful programs in support of entrepreneurship. Bozeman is blessed with an eclectic mix of ranchers, artists, professors, ski enthusiasts, and entrepreneurs drawn by world-class outdoor recreation, Montana State University, and a slice of old fashioned Americana.

Established in 1893, Montana State University's campus houses the Museum of the Rockies. The museum features a planetarium, paleontology, ethnology, displays of dinosaurs and dinosaur eggs unearthed in Montana, Plains Indian artifacts, pioneer exhibits and Western art exhibits.

Downtown Bozeman has been an important and historic gateway to the West for more than 100 years. Downtown merchants outfitted explorers, miners, ranchers, and the army with supplies to sustain them. Today, downtown features rows of turn of the century buildings. With more than 100 shops and restaurants lining this beautiful and historic retailing corridor, a stroll down historic Main Street is a reminder of shopping in the grand old tradition.

Art and culture is alive and well in Bozeman. It is home to many museums, talented artists, and excellent galleries. You can find opera, theater, symphony and ballet, as well as rodeo, the Sweet Pea Festival, the Wild West Winter Fest, and the Gallatin County Fair.

GETTING THERE

Six miles east of Livingston is Livingston Municipal Airport, which has an FBO and a 5,700± foot, paved runway suitable for those traveling privately (for more information see www.airnav.com).

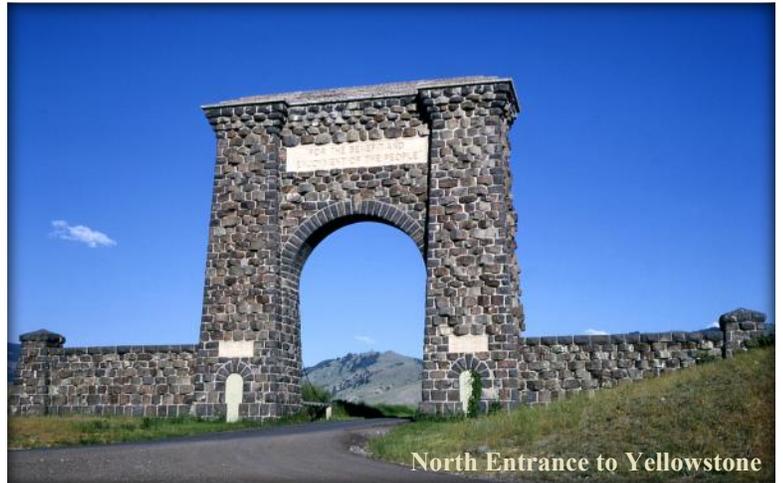
Bozeman Yellowstone International Airport is the transportation hub for southwest Montana. Located about 6± miles west of Bozeman and approximately 45 minutes from the property, it has a 9,000± foot runway and is serviced by numerous daily flights from Delta, United, American Airlines, Alaska Airlines, Allegiant, Frontier, Horizon and Jet Suite. The airport also caters to corporate and private aircrafts, as well as providing hangar rentals.



AREA ATTRACTIONS

YELLOWSTONE NATIONAL PARK

Once you get to Livingston head south on Highway 89 through the famed Paradise Valley to the north entrance of Yellowstone National Park which allows access to many more fishing opportunities and even more National Forest. Elk, bighorn sheep, mule and white-tail deer, coyotes, wolves, pronghorn antelope, bald and golden eagles, moose, mountain goats, black and grizzly bears, and an array of less obvious but no less remarkable animals find suitable range and habitat in the Park. The great variety and populations of rare and endangered wildlife species speaks to the wildness and unspoiled nature of this amazing place.



CHICO HOT SPRINGS

Certainly, one of the highlights of Paradise Valley is Chico Hot Springs. Located less than 15± minutes south east of the ranch, Chico has been described as the type of place you want all of your friends and family to know about, but everyone else to ignore. The circa-1900 lodge was placed right on top of a natural hot spring, which has attracted travelers for over a century. Much of the old flavor has been preserved in the hotel with creaky aged wooden floors leading down a haunted hallway lined with guest rooms and a five-star gourmet restaurant that will satisfy the most discriminating pallets. A classic western bar adjacent to the pool provides great entertainment well into the evening. While modern additions to the complex now allow for a few more luxuries, the spirit of the old hotel lives on.



SAGE LODGE

Sage Lodge, located on the banks of the Yellowstone River just 35± minutes from Yellowstone National Park and 5± miles north of the property, offers the ultimate Montana luxury resort getaway. It's an idyllic headquarters from where you can launch a day of fly fishing, hiking, biking, hunting, cross-country skiing - or any other endeavor that calls your name. And, your outdoor expeditions will culminate in serious indoor comfort. Sage Lodge guestrooms and cabins deliver pure Montana ambience inspired by anglers, along with the coziness essential to any type of vacation. While at the Lodge, you can also retreat to their full-service spa and The Grill for a drink and a meal cooked over an open wood fire.

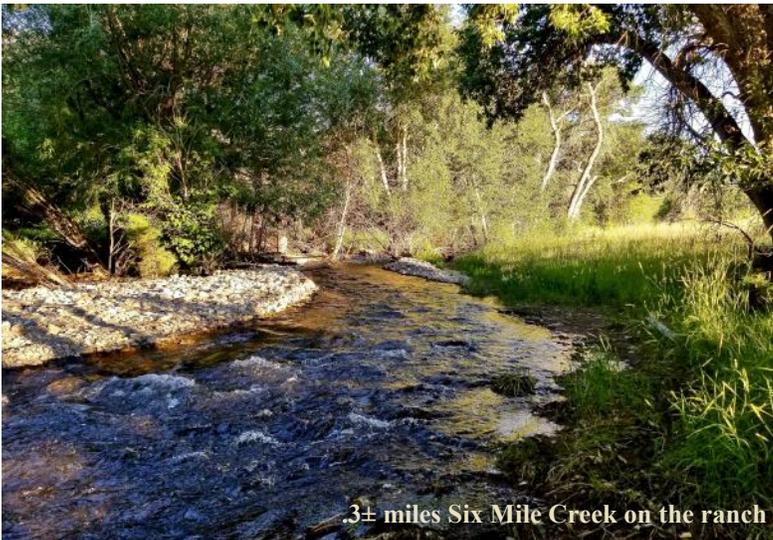
SKIING AND GOLF

If you take Highway 191 south from Bozeman, within an hour you will pass the entrance to three world-class ski resorts, Big Sky Resort, the Yellowstone Club Resort and Moonlight Basin. Big Sky Resort and Moonlight Basin Ski Resort are contiguous and can be skied with the same ticket. The combination of the two resorts results in tremendous terrain for the beginner as well as extreme skier. If you continue about 45 minutes further south from the turnoff to Big Sky, you will enter Yellowstone National Park, replete with all the amazing scenic and geothermal features for which it has become famous. It also has some of the best trout fishing in the world. Bridger Bowl Ski Area is a 17± mile drive northeast of Bozeman and offers light, fluffy snow, locally known as the 'cold smoke', and provides a wonderful small-town atmosphere with world-class terrain. There are also several nice golf courses scattered throughout the area, including Bridger Creek Golf Course in Bozeman and Livingston Golf Club in Livingston.

RECREATION CONTINUED

FLY FISHING

Some of the best trout fishing in the world occurs less than a 5-minute drive from the property on the famed Yellowstone River. The Yellowstone River is the longest, free-flowing river in the lower 48 states, flowing some 554± miles from its source in the mountains of Wyoming to its confluence with the Missouri River. Downstream from the Yellowstone Park border, there are more than 100 miles of Blue-Ribbon trout water with excellent populations of brown, rainbow, and cutthroat trout. The Yellowstone is considered large by trout river standards and is a great river to float, as well as wade fish. The river is most noted for the “Mother’s Day” caddis hatch, and when river conditions are right, it is a fisherman’s Valhalla.



.3± miles Six Mile Creek on the ranch

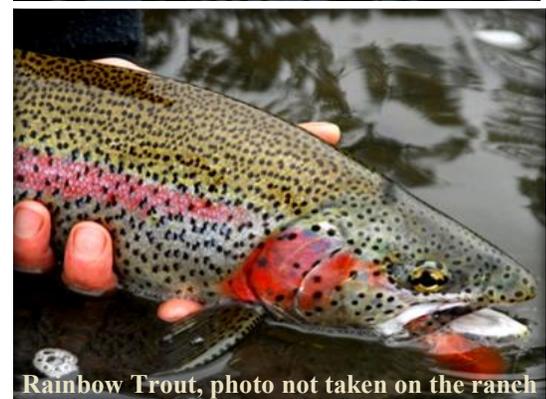
If one prefers to wade fish a smaller free-stone stream, the property offers .3± mile of Six Mile Creek. Just down the road to the north of the property is Mill Creek which is one of the largest tributaries to the Yellowstone River. Mill Creek offers excellent wade fishing, where hungry cutthroats attack almost any attractor dry fly. The closest public access for fishing is just up Mill Creek road less than 6 miles. Continue east on Mill Creek Road into national forest land for more fishing access, hiking, 4-wheeling and camping at Snowbank campground.

There are three world famous spring creek fisheries located in very close proximity to the ranch. Nelson’s, Depuy’s, and O’Hair’s (Armstrong’s) offer fee fishing on over 5 miles of some of the best spring creek water in the world. Fishing conditions on the creeks are consistently wonderful, even threw winter. These spring creeks are natural wonders emerging from the ground with a large volume of nutrient rich water providing for an enormous amount of aquatic life including an abundance of wild trout.

Yellowstone National Park is the birthplace of many of the finest trout rivers in the West. Headwater streams such as the Gibbon, Firehole, and Lamar create the Madison river and the Gallatin river has its head waters just inside the west boundary of the park below Three Rivers Peak. The park hosts a lifetime of fishing opportunities with over one hundred lakes and a thousand miles of streams. No-where in the world are so many public rivers and streams found within such a small area.



Brown Trout, photo not taken on the ranch



Rainbow Trout, photo not taken on the ranch



Whitetail deer, photo not taken on the ranch

RECREATION CONTINUED

HUNTING

The Paradise Valley has long been known as a destination for big game hunting. There is excellent duck, goose, elk, antelope, and deer hunting in the area. The property itself is home to an abundance of whitetail deer, while several have been taken recently in the 120” class. Elk do frequent the property during the general season and B Tag opportunities exist. The property is home to Hungarian partridge and the occasional mule deer as well. Enjoy bird watching galore for bald eagles, golden eagles, sandhill cranes, and other native and migratory species. The Paradise Valley leads to the north entrance of Yellowstone Park and provides access to the Yellowstone River and large acres of national forest and wilderness. Yellowstone National Park and additional wild lands managed by the U.S. National Forest Service, the Montana Department of Fish, Wildlife and Parks, the U.S. Fish and Wildlife Service, and private agricultural interests provide wildlife hunting, as well as photography and viewing opportunities for many species. Elk, mule and white-tailed deer, coyote, pronghorn antelope, bald and golden eagles, moose, and an array of less obvious but no less remarkable animals still find suitable range and habitat here.



Bull elk, photo not taken on the ranch



OTHER RECREATION

Area recreational opportunities are as diverse and outstanding as the wildlife. There are limitless opportunities for hiking, biking, wildlife viewing, horseback riding, big game hunting, bird watching, fishing, camping, wilderness backpacking, 4-wheeling, etc. Nearby Dailey Lake is a notable spot for wind surfing and winter ice fishing. Other winter sports include cross-country skiing, downhill skiing, and snowmobiling.

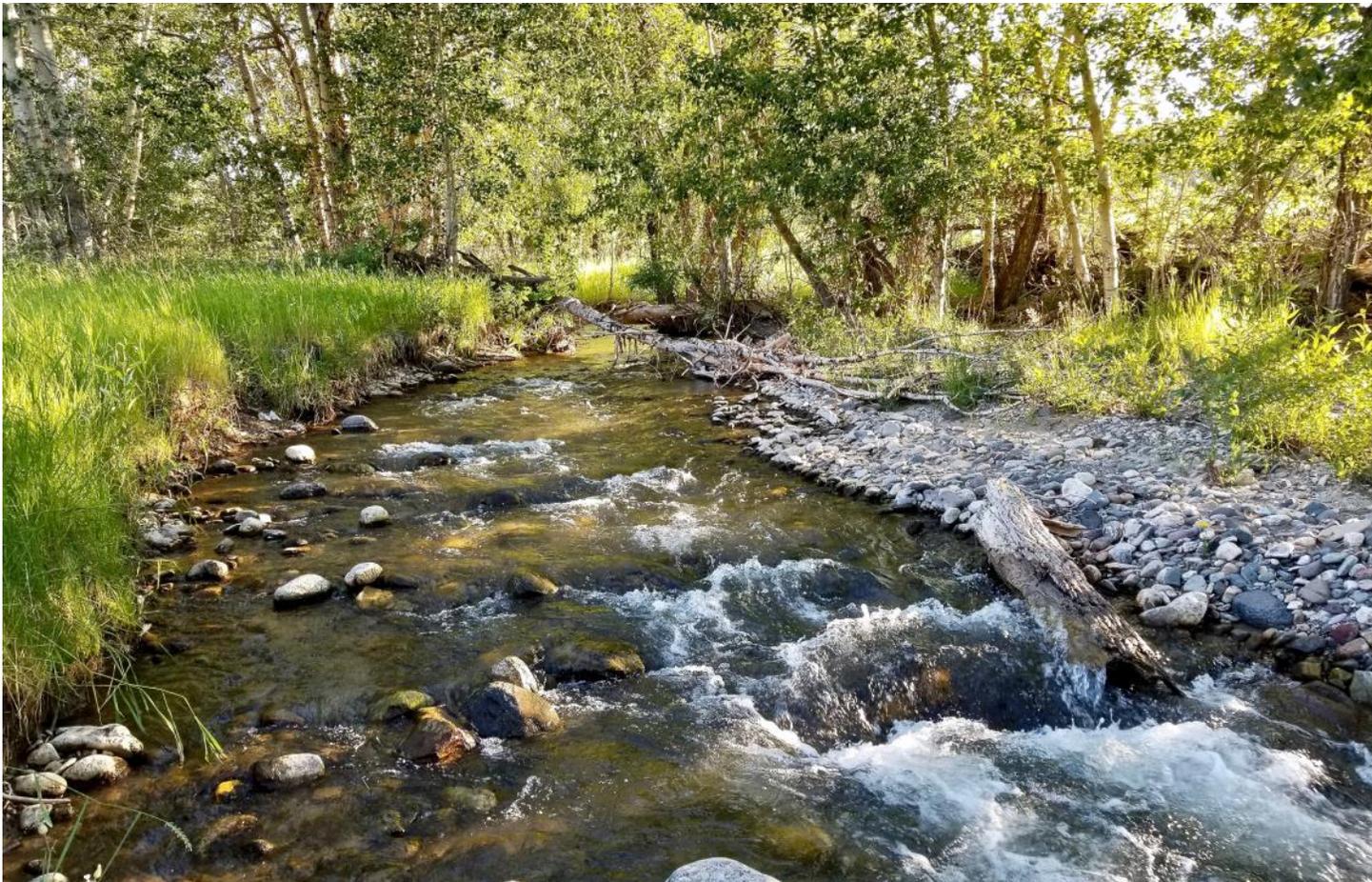
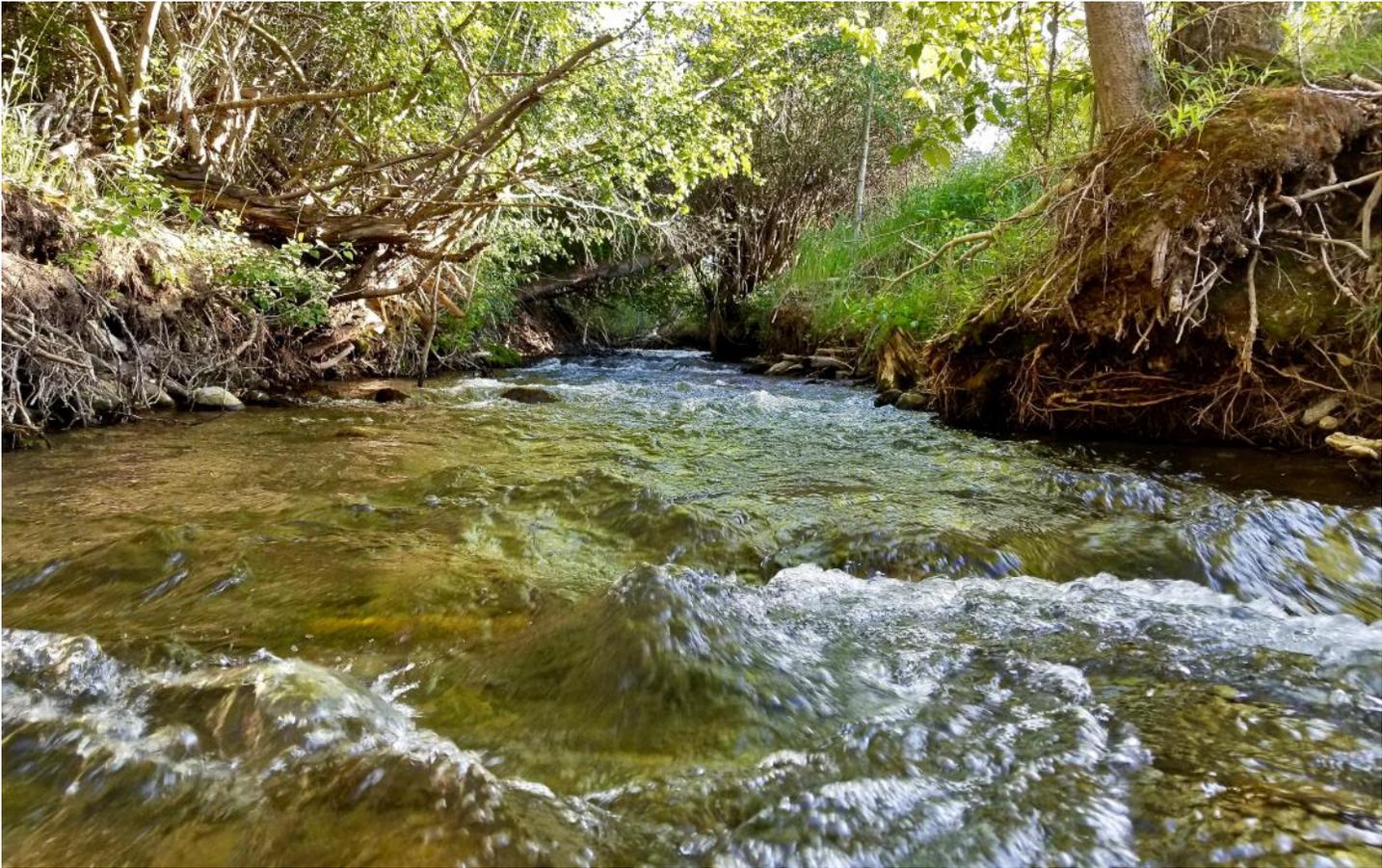
If you're feeling more adventurous, you can ride or hike from the ranch into the adjacent Salmon-Challis National Forest, one of the largest in the lower 48 states comprised of roughly 4.3 million acres. Whether you prefer to hike, ride horses or mountain bike, the opportunities are limitless.

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing.

Salmon-Challis National Forest, source: <https://www.nationalforests.org/>

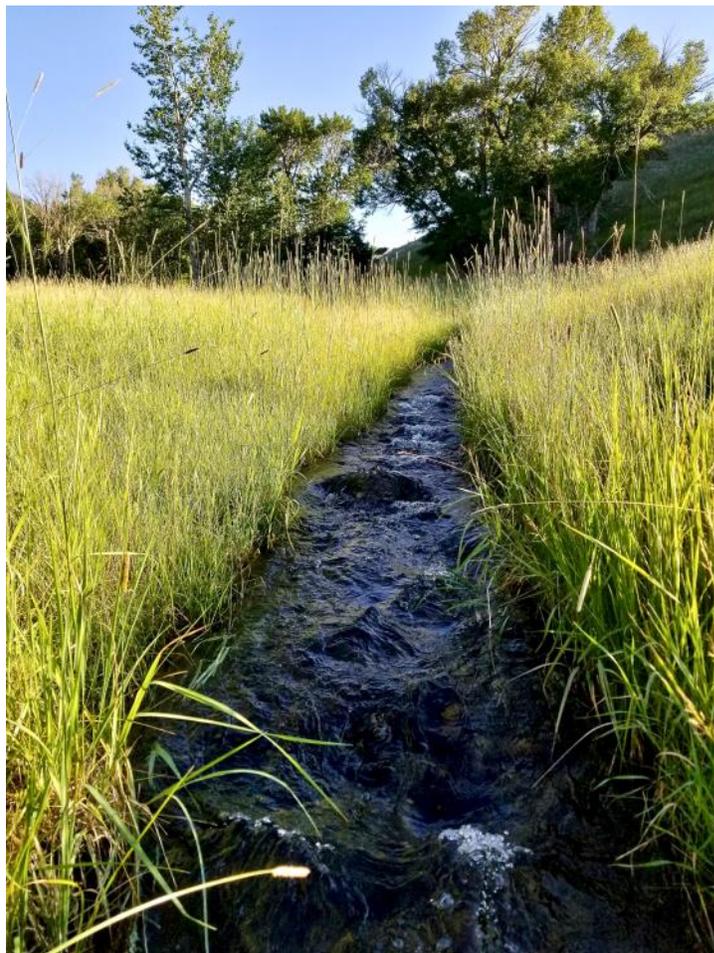
www.fayranches.com | 1.800.238.8616 | info@fayranches.com



WATER RIGHTS

Montana waters, in all their varied forms and locations, belong to the State for the benefit of its people. A water right is the right to use the water within state-established guidelines, and not any ownership of the water itself. Since water rights in Montana are guided by the prior appropriation doctrine, a person's right to use a specific quantity of water depends on when the use of water began, establishing the relative priority date of use on the water source. The first person to use water from a source established the first right, the second person could establish a right to the water that was left, and so on. Additionally, water users are limited to the amount of water that can be beneficially used. Beneficial use includes, but is not limited to, agricultural, recreational, fish and wildlife and domestic purposes.

Montana is currently conducting a statewide adjudication of all water rights with priority dates prior to July 1, 1973. The statewide adjudication is a court process that prioritizes and quantifies all existing water rights in each Montana drainage basin. With eighty-five basins in Montana, and over 219,000 water right claims, the statewide adjudication is a massive undertaking that is expected to stretch well into the future. Until the adjudication process is complete, the status of any particular water right claim cannot be guaranteed. Fay Ranches, Inc., its brokers and salespersons do not warrant or make any representation concerning the quantity or quality of any water rights, nor any legal entitlement to use of water rights, permits to appropriate water, exempt existing rights, determination of existing water rights, nor any ditches, ditch rights, or ditch easements appurtenant to or constituting a burden on the property. Water rights claims appurtenant to the property may or may not have been fully or finally adjudicated, and any Buyer is advised to make any offer to purchase contingent upon and subject to such independent inspections, evaluations, and advice concerning the water rights and adjudication process as a Buyer might deem prudent. All Buyers should be aware that Fay Ranches, Inc., its brokers and salespersons involved in this offering have not conducted an expert inspection or analysis of the water rights for this property.



CONSERVATION / STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.

QUICK FACTS

- 175± deeded acres
- Topography creates very private setting
- Amazing views of the Absaroka Mountains, Emigrant Peak and the Gallatin Range
- Close to town, yet private due to the size of the neighboring ranches
- 25± miles from Livingston, 55± miles to Bozeman, Montana
- Close proximity to the national forest, Yellowstone Park and great dining options
- Minimal snowpack and lots of sunshine year-round
- No covenants or restrictions
- 64± miles to Bozeman Yellowstone International Airport
- 32± miles to the entrance of Yellowstone National Park in Gardiner, MT
- Less than 10 minutes to Sage Lodge and Chico Hot Springs
- 5 to 10 minutes to fishing on the Yellowstone River and Mill Creek





SUMMARY

The Six Mile Ranch is a quality offering in the breathtaking Paradise Valley. The Paradise Valley is highly prized for its dramatic beauty, extraordinary outdoor recreational opportunities and close proximity to southwest Montana's cultural and transportation hubs of Bozeman and Livingston. For many years, this valley has been the most sought-after location for recreational ranches in Montana because of the abundant wildlife and fishery resources, as well as some of the most dramatic scenery in the Northern Rockies. For these reasons, it is difficult to imagine an investment that will provide more enjoyment, while at the same time remain one of the most finite products in the real estate investment world. The view to the east is dominated by Emigrant Peak, with the Gallatin Range to the west. This property and the area amenities will beckon you to Montana and excite you once you get here. Whether you are into fishing, hunting, horseback riding or simply enjoying the outdoors, the Six Mile Ranch has it all.



PRICE

\$1,600,000

TERMS

Cash

CONTACT

Please call James Esperti at 406-581-4795 or Tracy Raich at 406-223-8418 to schedule a showing. This is a co-listing. An agent from Fay Ranches or Raich Montana Properties must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.

246 Six Mile Creek Road
Park County, Montana, 175.69 AC +/-



P: (406) 586-4001 www.fayranches.com 395 Gallatin Park Dr Bozeman, MT 59715

 The information contained herein was obtained from sources deemed to be reliable. Mapbox Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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Park County, Montana, 175.69 AC +/-

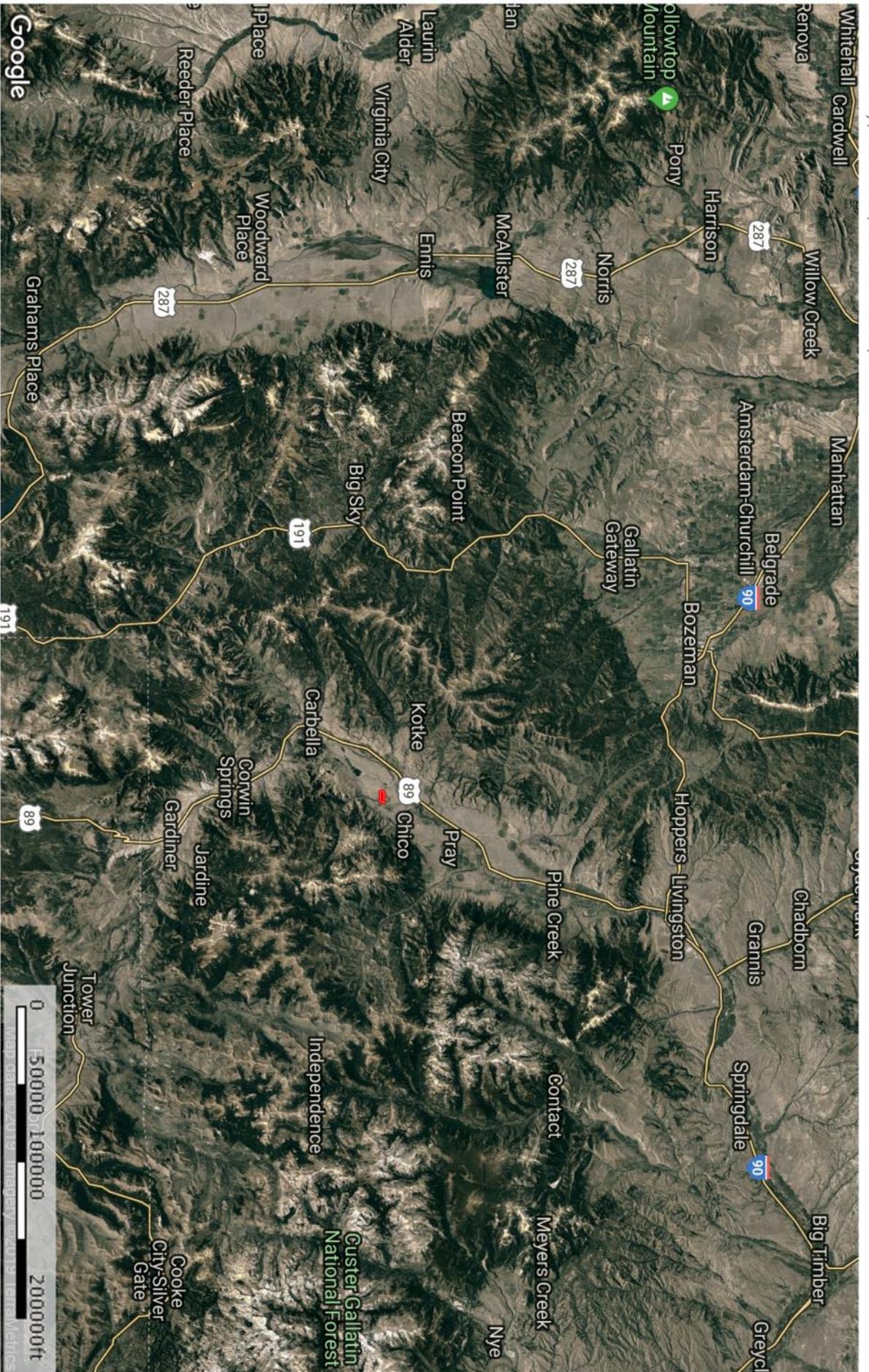


Boundary



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246 Six Mile Creek Road
Park County, Montana, 175.69 AC +/-



Boundary

P: (406) 586-4001

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395 Gallatin Park Dr Bozeman, MT 59715



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RELATIONSHIPS IN REAL ESTATE

As required by Montana law, a broker or salesperson shall disclose the existence and nature of relevant agency or other relationships to the parties to a real estate transaction. The various relationships and description of duties are as follows:

1. SELLER AGENT

A “**Seller Agent**” is obligated to the **Seller** to:

- Act solely in the best interests of the seller;
- Obey promptly and efficiently all lawful instructions of the seller;
- Disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent;
- Safeguard the seller’s confidences;
- Exercise reasonable care, skill, and diligence in pursuing the seller’s objectives and in complying with the terms established in the listing agreement;
- Fully account to the seller for any funds or property of the seller that comes into the seller agent’s possession; and
- Comply with all applicable federal and state laws, rules, and regulations.

Montana law permits a real estate agent, after providing written disclosure to a seller and obtaining a seller’s written consent, to represent multiple sellers of property and to list properties for sale that may compete with the seller’s property, without breaching any obligation to the seller.

A “**Seller Agent**” is obligated to the **Buyer** to:

- Disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller;
- Disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- Act in good faith with a buyer and a buyer agent; and
- Comply with all applicable federal and state laws, rules, and regulations.

2. BUYER AGENT

A “**Buyer Agent**” is obligated to the **Buyer** to:

- Act solely in the best interests of the buyer;
- Obey promptly and efficiently all lawful instructions of the buyer;
- Disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent;
- Safeguard the buyer’s confidences;
- Exercise reasonable care, skill, and diligence in pursuing the buyer’s objectives and in complying with the terms established in the listing agreement;
- Fully account to the buyer for any funds or property of the buyer that comes into the buyer agent’s possession; and
- Comply with all applicable federal and state laws, rules and regulations.

Montana law permits a real estate agent, after providing written disclosure to a buyer and obtaining a buyer’s written consent, to represent multiple buyers interested in buying the same property or similar properties to properties in which a buyer is interested and to show properties in which a buyer is interested to other prospective buyers, without breaching any obligation to the buyer.

2. BUYER AGENT (cont)

A “**Buyer Agent**” is obligated to the **Seller** to:

- Disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer;
- Disclose to the seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- Act in good faith with a seller and a seller agent; and
- Comply with all applicable federal and state laws, rules and regulations.

3. DUAL AGENCY If a seller agent is also representing a buyer, or a buyer agent is also representing a seller with regard to a property, then a dual agency relationship may be established. In a dual agency relationship, the dual agent is equally obligated to both the seller and the buyer. These obligations may prohibit the dual agent from advocating exclusively on behalf of the seller or buyer and may limit the depth and degree of representation that you receive. A broker or a salesperson may not act as a dual agent without the signed, written consent of both the seller and the buyer.

A “**Dual Agent**” is obligated to a **Seller** in the same manner as a seller agent and is obligated to a **Buyer** in the same manner as a buyer agent, except a dual agent:

- Has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and
- May not disclose the following information without the written consent of the person to whom the information is confidential;
- The fact that the buyer is willing to pay more than the offered purchase price;
- The fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
- Factors motivating either party to buy or sell; and
- Any information that a party indicates in writing to the dual agent is to be kept confidential.

4. STATUTORY BROKER

A “**Statutory Broker**” is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- Disclose to:
 - i. a buyer or buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller; and
 - ii. a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer;
- Exercise reasonable care, skill, and diligence in putting together a real estate transaction, and
- Comply with all applicable federal and state laws, rules and regulations.

5. IN-HOUSE SELLER AGENT DESIGNATE Created when the agency holds both the listing on a property from the seller and a buyer broker agreement with the buyer, an in-house seller agent designate is a broker or salesperson employed by or associated as an independent contractor with a broker and designated by the broker as the exclusive agent for a seller for a designated transaction and who may not be considered to be acting for other than the seller with respect to the designated transaction.

6. IN-HOUSE BUYER AGENT DESIGNATE Created when the agency holds both the listing on a property from the seller and a buyer broker agreement with the buyer, an in-house buyer agent designate is a broker or salesperson employed by or associated as an independent contractor with a broker and designated by the broker as the exclusive agent for a buyer for a designated transaction and who may not be considered to be acting for other than the buyer with respect to the designated transaction.