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SECLUDED MOUNTAIN RETREAT

Red Lodge Creek Ranch in Luther, Montana



Country Estate with 600 feet of West Red Lodge Creek Frontage

www.RedLodgeCreek.com

This secluded 25-acre County Estate is immaculately landscaped and maintained with wooded Creek Frontage and Irrigated Hay Meadows.

The Luxury Craftsman House is on the banks of West Red Lodge Creek at the base of the Majestic Beartooth Mountains. The quality house has 4,300 square feet, 4-bedrooms and 3-baths on two levels. Ideal fishing habitat is right out your back door with private, deeded frontage on both sides of West Red Lodge Creek. The pristine waters running through this property are only a few miles from their headwaters high in the Rocky Mountains.

Red Lodge Creek Ranch is located in South Central Montana west of the quaint, historic, mountain town Red Lodge, Montana.



\$1,375,000 - price reduced – THIS IS A DEAL!

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COME AND EXPERIENCE TRUE MOUNTAIN LIVING in this skillfully designed 25-acre Country Estate. Each detail was considered and implemented, evident both inside the house and on the grounds. The house was strategically located to maximize the enjoyment of Creek Side Living.



Decks, stone pavers and boardwalks provide a seamless flow from the house to the creek with many places to stop and linger along the way.



Both sides of the creek are accessible with pathways and lights through the wooded forest.



Extensive Landscaping is integrated into the natural surroundings providing wonderful evergreen and flowering plants which are easily maintained with an Underground Sprinkler System.



The two (2) Barns and Corral are adjacent to irrigated Hay Meadows with wonderful Beartooth Mountain Views.



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THE ENTRY TO THIS CRAFTSMAN STYLE HOUSE is an amazing two (2) story foyer featuring a staircase of Quarter Sawn White Oak which is further enhanced by Oak Paneled Walls, Oak Hardwood Floors and a two tier Mission Style Chandelier with Art Glass.

An Oak Column entry divides the Foyer and Living Room. The Living Room features a River Stone Fireplace flanked with Built-in Glass Door Oak Bookcases. The Heatilator® Fireplace is wood burning with an efficient heat circulating system. Another set of Oak

Columns lead from the Living Room to the Dining Room.



The Dining Room features a five-window Turret Alcove overlooking the backyard and creek along with another Mission Style Chandelier with Art Glass, Oak Beams and Oak Hardwood Floors. French Doors from the Dining Room open onto the Entertaining Deck which leads to landings, pathways and the lighted bridge across the creek.



The Kitchen is open to the Dining Room. A large center Island along with abundant counter space makes this Kitchen wonderful for cooking and entertaining. All the countertops are Corian® solid surface. The custom Quarter Sawn White Oak cabinets feature Glass Doors and Plate Rack. The island is illuminated with Mission Style Pendants Lights with Art Glass. The Kitchen also has Oak Beams, Oak Hardwood Floors, Recessed Lighting and a Large Walk-in Pantry.

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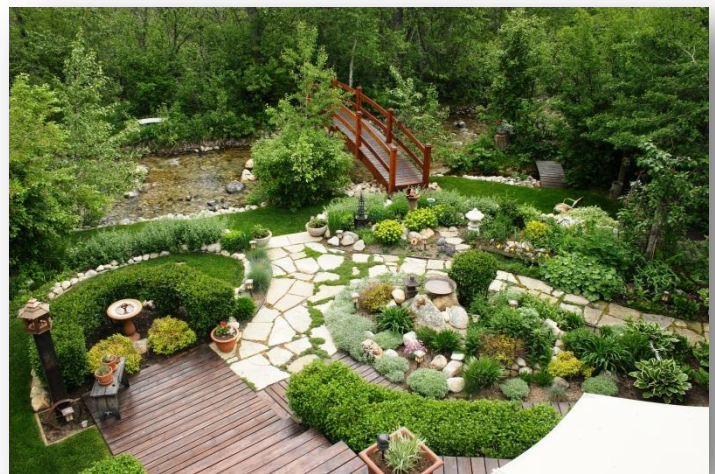
THE OVERSIZED MASTER SUITE is on the upper-level of the home just off the loft library-office. The Master Bedroom has two large sitting areas. The front sitting area features a Brick Wood Burning Fireplace with Antique Oak Mantel and Surround.



The second sitting area features another five-window Turret Alcove overlooking the backyard and creek.



French Doors from the Bedroom open onto a Private Balcony where you can hear and see the beautiful backyard and creek. The owners enjoy opening the door at night so they can hear the relaxing sounds of the creek.



The Master Bathroom features a great Soaking Tub placed strategically under a window overlooking the creek. It also has a Separate Shower with full Corian® surround, Double Sink Vanity and Walk-in Closet.

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THE HOME HAS A TOTAL OF FOUR BEDROOMS. One (1) Guest Bedroom is located on the main-level; two (2) Guest Bedrooms and the Master Suite are located on the upper-level.



On the main-level is a full bathroom with a Claw foot Bathtub, Pedestal Sink and Separate Shower with full Corian® surround. The Laundry Room, Mudroom Entry, Garage Entry and Coat Closet are also on the main-level.

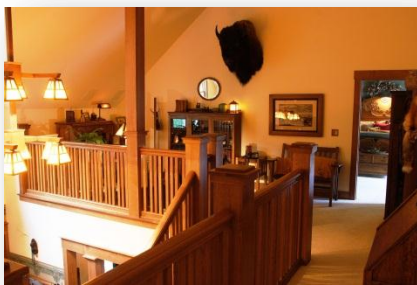


A second Oak Staircase provides access to the upper-level from the back hall.



The Family Room is located on the upper-level with a Vaulted Ceiling and amazing Creek Views.

In addition to the three (3) bedrooms on the upper-level, there is also Bathroom with full Corian® surround Shower and Oak Vanity, an open loft Office-Library, and a Bonus Room that is a completely private space.



The house has a Central Vacuum System. A Commercial Phone System with multiple lines and an intercom system is installed in the house with lines to the barn. A whole house KENCO® Security System is installed.



The oversized garage has two (2) overhead doors, two (2) walkout doors, insulation, sheetrock, mechanical room, crawlspace access and is heated. The floor of the crawlspace is concrete.



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COLOR-LOC® SIDING and MARVIN® WINDOWS with maintenance-free frames provide for low exterior maintenance. The home is currently painted white, but could be changed, if desired, to complement the tastes of a new owner. The roof is 30-year Architectural asphalt shingles. The main-level Deck and Boardwalks are Redwood. The Master Bedroom Balcony deck is Trex.



Heating, Cooling and Domestic Hot Water are provided by Ground Source Heat Pump System that pumps heat to or from the ground. This design takes advantage of the moderate temperatures in the ground to boost efficiency and reduce energy costs. The HVAC system has two (2) heat pumps and an 80 Gallon Hot Water Heater.

There are two (2) Electrical Services on the property, one for the house and one for the barns. There are also two (2) Domestic Water Wells, one for the house and one for the barns. Both wells are rated at 20 gallons per minute and were drilled in 1996. Prior to building, a Structural Engineer assessed the site and found it to be stable and a good place to build. The footings are oversized and drain tile is installed around the perimeter of the house. The gutter system is tied into the drains.

THE EQUINE FACILITIES include two (2) Barns. The Livestock Barn was built in 1994 and is 48' x 36' with Hay Storage, Exterior Stalls and Dirt Floors.

The Log Sided Barn is 32' x 28' with a 32' x 8' covered porch / overhang and concrete floor. Both barns have large sliding doors and walk-in doors.



The Log Sided barn could be made into a great guest house. Livestock Waterers are in place along with a Corral and Hitching Posts constructed of Steel Piping.

The Barns are adjacent to the Lush irrigated Hay Meadows which are great for autumn grazing.



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ACCESS and EASEMENTS: RED LODGE CREEK RANCH is accessible via a paved state highway and well maintained county roads. Red Lodge Creek Ranch Road is a community roadway going to and through the property.



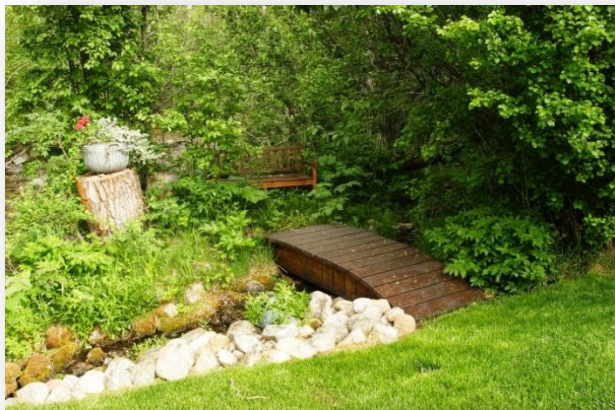
COMMUNITY: Red Lodge Creek Ranch Owners Association is comprised of the owners of eight (8) tracts sized from 20.5 to 25.2 acres. It is a mature community with homes built on six (6) of the tracts. Red Lodge Creek Ranch Road provides access to this property and four (4) more of the tracts. The other tracts are accessed via a county road. This property is on tract #6 with approximately 5 acres west of and 20 acres east of the community drive.

LOCATION: RED LODGE CREEK RANCH is located in the Rocky Mountain foothills of South Central Montana 75 miles southwest of Billings, in the small community of Luther. Luther has a school system for pre-K thru 8th Grade and is preferred to many other schools in the county by area residents. Roscoe, 8 miles away has a popular local steak house. Red Lodge, the county seat is 16 miles away and offers great shops, fine and casual dining. Billings, Montana's largest city is 75 miles NW via I-90.

ELEVATION AND CLIMATE: The ranch's proximity to the Beartooth Front affords it a fairly predictable Chinook area. Consequently, the winters can be quite pleasant, although occasionally very low temperatures and significant snowfalls occur. Elevations on the ranch average 5,250 feet.

AIRPORT: Billings' Logan International Airport, 75 miles northeast, provides major carrier and regional airline service. Red Lodge, 16 miles east of the ranch, has a regional airport with 4,000' x 75' paved runway and private hangers.

WILDLIFE: Wild native trout abound in Red Lodge Creek along with other local streams and rivers. Wildlife on the ranch and in the area is abundant including elk, moose, big horn sheep, mountain goat, whitetail deer, mule deer, black bear, grizzly bear, mountain lion, gray wolf, turkey, grouse and sand hill crane along with other various upland game birds.



LOCALE: RED LODGE CREEK RANCH is just minutes away from Red Lodge Creek Trailhead into Custer National Forest. The Custer adjoins Gallatin National Forest and together forms the Absaroka-Beartooth Wilderness Area. This is the largest contiguous designated wilderness area in the lower 48.

The 900,000 acres contained in the Custer and Gallatin national forests is contiguous to two (2) million acres that comprise Yellowstone and Teton National Parks.

Cattle ranching continues to be a staple of the rural economy. Many ranches remain with families of the original homesteaders. The community is a pleasant blend of agriculture and recreation.

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FEATURE LIST – 4,299* square foot Luxury Country Home** square footage per Carbon County Property Records***Main-level of the House – 2,016* sq ft****Foyer and Stairway to Upper Level**

Custom Oak Door w/Glass Panels &
Side Lights
Covered Porch
2-Story Vaulted Entry
Custom Mission & Art Glass Chandelier
Quarter Sawn White Oak Staircase
w/theater lights
Quarter Sawn Oak Paneling
Oak Hardwood Floors

Living Room

River Rock wood burning Heatilator®
Fireplace
Quarter Sawn Oak built-ins w/Glass Doors
Specialty Spot Lighting
Oak Hardwood Floors

Dining Room

Quarter Sawn Oak beams
Custom Mission Chandelier w/Art Glass
Five-window Turret Alcove overlooking
Red Lodge Creek
French Door to adjoining Deck &
Backyard
Oak Hardwood Floors

Kitchen

Quarter Sawn White Oak cabinets
w/Glass Doors and Plate Rack
Corian® Countertops
Custom Mission Pendant Lights w/Art
Glass
Large Center Island w/Corian® Top
Large walk-in Pantry
Recessed Lighting
Quarter Sawn Oak beams
Oak Hardwood Floors

Guest Room (Bedroom #1)

Large Room
Carpet

Bathroom (#1)

Pedestal Sink
Claw foot Tub
Oak Bead Board Wainscoting
Enclosed Shower w/full Corian® surround
Linen Closet
Sconce and Chandelier Lighting
Oak Hardwood Floors

Laundry Room

Washer and Dryer connections
Utility Sink

Mudroom Entry and Garage Entry

Covered Porch
Screen Door
Oak Hardwood Floors
Coat Closet

Upper level of the House – 2,283* sq ft**Master Suite****Master Bedroom (Bedroom #2)**

Vaulted Ceiling
Five-window Turret Alcove overlooking
Red Lodge Creek
Brick wood burning Fireplace with
Antique Oak Mantel and Surround
French Door to private Balcony
overlooking the Creek
Ceiling Fan
Carpet

Master Bathroom (#2)

Double Sink Vanity
Soaking Tub overlooking the Creek
Oak Bead Board Wainscoting
Enclosed Shower w/full Corian® surround
Vanity and Chandelier Lighting
Oak Hardwood Floors
Walk-in Closet

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Upper level of the House – continued**Family Room**

Vaulted Ceiling
 Ceiling Fan
 Large Windows overlooking the Creek
 Surround Sound
 Carpet
 Recessed Lighting

Guest Room (Bedroom #3)

Ceiling Fan
 Carpet

Guest Room (Bedroom #4)

Large Room
 Two (2) Closets
 Ceiling Fan
 Carpet

Bathroom (#3)

Oak Vanity with Sink
 Enclosed Shower w/full Corian® surround
 Linen Closet
 Sconce and Vanity Lighting
 Skylight
 Oak Hardwood Floors

Loft Office-Library

Surround Sound
 Overlooks Foyer
 Carpet

Bonus Room

Completely Private Room w/Door
 Carpet

Second Stairway to Upper Level

Quarter Sawn Oak Staircase
 Custom Mission Pendant Light w/Art Glass
 Carpet Runner
 Enters into Family Room

Garage – at Main Level of House

Two (2) Car Oversized
 Overhead Doors with Remote (2)
 Outside Walk-in Doors (2)
 Mechanical Room
 Access to concrete floor crawl space
 Overhead Lighting
 Insulated / Sheetrock / Heated
 Concrete Floor
 External Storage Room w/covered walk

Covered Front Porch – at Main Entry of House

Columns and Railings
 Mission Style Lantern Chandeliers
 Concrete Floor

Large Entertaining Deck–Main Level of House

Redwood Decking
 French Door Access from Dining Room
 Access from Garage walkout door
 Overlooks Red Lodge Creek
 Wide Gradual Steps into Backyard
 Outdoor Speakers
 Mission Style Lantern Lighting

Master Suite Deck – at Upper Level of House

French Door Access from Master
 Trex Decking
 Private - no exterior access

Lighted Bridge over Red Lodge Creek

Custom wide Arched Walking Bridge
 Under lighting onto the water
 Lighting along Nature Trails

Other Features

Beautiful Mature Landscaping around entire House and along Creek
 Full Underground Sprinkler System
 Mid-level Redwood Deck
 Creek Side Fire Pit
 Boardwalk from Driveway to Backyard
 Rock Retaining Wall Terraces
 Flagstone Decks and Walkways
 Arbor with Pathway through woods
 Stepping Stones to Front Entry
 2nd Bridge over Spring

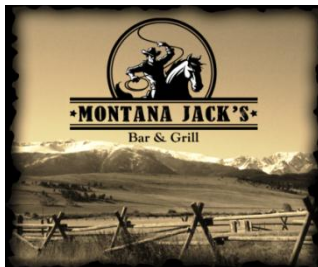
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RECREATION and CULTURE: Recreational opportunities in the immediate area include over 17 blue ribbon trout fishing waters along with hiking, horseback riding, hunting, cross country skiing and wildlife viewing. Montana's waters hold 56 species of native fish.



Grizzly Bar is located just off Highway 78 in Roscoe, MT just 8 miles from the property. They offer great food and wonderful steaks along with authentic local atmosphere. Located in the heart of the Beartooth Mountains along the East Rosebud River, you will truly "Experience The Legend" of the Grizzly Bar.

Red Lodge, Montana is a scenic alpine town, with first class downhill skiing, fine dining, boutique shopping and is located just 16 miles from the property. The Home of Champions Rodeo is held in July, which is a fun time for the entire family. Nearby, Bearcreek Saloon has nightly "Pig Races" on summer weekends – bring your camera! Just a short drive from the property, Red Lodge is a great place to spend a few hours with friends or begin a day drive on the Beartooth Scenic Bi-way or Chief Joseph Pass.



Montana Jack's Bar & Grill is located in the Beautiful Stillwater Valley at 1383 Nye Road, Fishtail, MT. They offer meals made from scratch with many local ingredients. Service is consistently prompt and friendly. A nightly amuse bouche is a gift from the chef guaranteed to make your "mouth happy". *"Gluten-Free, Vegetarian, and Carnivore Friendly!"*

Yellowstone Park is truly a wonder to behold from the amazing thermal features to tremendous wildlife viewing and beautiful scenery. The Beartooth Scenic Bi-way goes from Red Lodge to the park's northeast entrance. The late Charles Kuralt of CBS described this scenic roadway as *"one of the most beautiful drives in America"*.

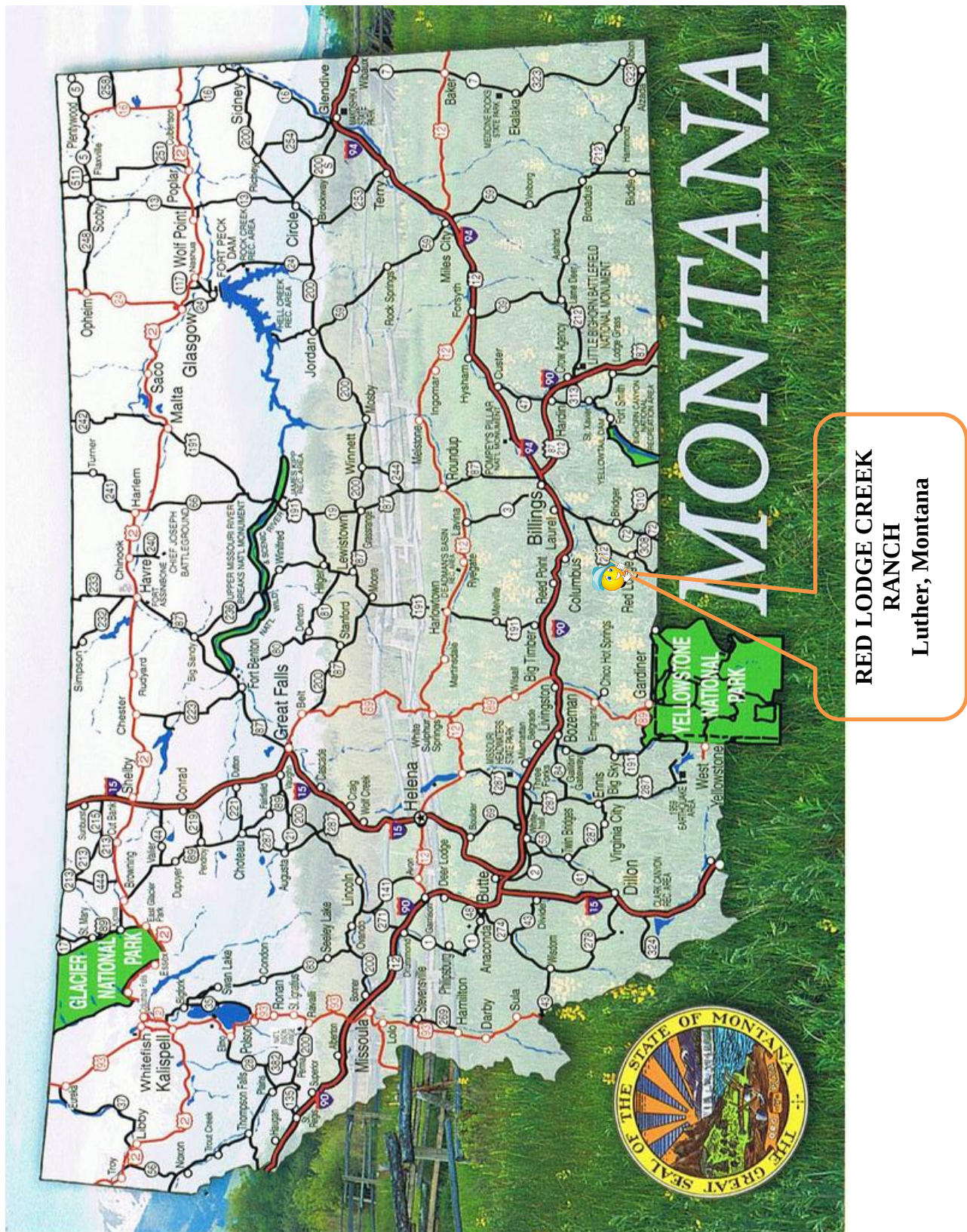


Cody, Wyoming, 60 miles from Red Lodge, is a fun Cowboy Town that exudes everything western. Cody's Buffalo Bill Historical Center is internationally recognized with five (5) museums and 300,000 square feet. The world-class museum assets grew from \$5,000 in 1917 to over \$50 million today. Yellowstone Park's east entrance is just an hour from Cody.

Billings, Montana is "Montana's Trailhead" where the plains meet the mountains. Just 75 miles from the property, it is the state's largest city. It offers an international airport, shopping, fine dining, theater and the arts along with the most advanced healthcare services in a four-state area. Billings is a regional hub of commerce for an area that spans in excess of 125,000 square miles and is home to Montana State University Billings, Rocky Mountain College and University of Mary. The city's proximity is close enough for convenience, but far enough to not be a daily distraction.



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