



Huyser Homestead

Located on Tenmile Creek
Ten Miles North
of
Big Timber, Montana

Offered exclusively by

BATES • SANDERS • SWAN
LAND COMPANY

FOUNDED 1970 AS PATRICK BATES LAND COMPANY





INTRODUCTION and PHYSICAL DESCRIPTION

Huyser Homestead, situated in the foothills of the Crazy Mountains, is located about 10 miles north of the western town of Big Timber. Enconced by views of the Crazy and Absaroka-Beartooth Mountain Ranges in Sweet Grass County, the Ranch consists of approximately 800 deeded acres of contiguous and blocked-up land bordered by a conservation easement to the south and a section of state land to the southeast.

Conveniently located just off of Highway 191, a modest home and set of improvements can be accessed by the well-maintained Ranch road. There are several idyllic locations on the Ranch, if the Buyer is desirous of constructing a larger home.

Tenmile Creek serpentine through the heart of the Ranch for about two miles and is laced with mature stands of cottonwoods and willows, providing good cover for wildlife. The next owner may choose to strategically develop Tenmile Creek in several locations which would enhance the enjoyment of this very private fishery. There are also two ponds holding good populations of trout which enhance the property both from an agricultural as well as a recreational aspect encouraging a variety of bird and wildlife habitats.

Solid-stored and decreed water rights transfer with the Homestead which have historically flood irrigated about 140 acres. It appears that there are several good locations for the installation of center pivot irrigation systems which would greatly enhance the production of Huyser Homestead and utilize the water resource more efficiently.

The Ranch is being offered at \$1,750,000. This is a very attractive option for the buyer seeking enjoyment and appreciation on a live-water property in Montana.



A Pond Along Tenmile Creek Provides a Tranquil Setting.

LOCATION and ACCESS

The Ranch is located about ten miles north of the community of Big Timber, Montana. It is accessed by driving north on U.S. Highway 191 for about ten miles then turning east onto the Ranch road which allows access to most areas of the Ranch.

The County Seat of Sweet Grass County and known as the Gateway to the Absaroka-Beartooth Wilderness Area, Big Timber offers extensive services including banks, grocery stores, gas stations, convenience stores, a medical clinic, equipment and auto dealerships and fine dining. Bozeman is a 60 minute drive from the Ranch, and Billings is about an hour and 15 minute drive.

Big Timber has evolved into a very diverse community enticing artists and writers attracted to the predominately agrarian environment. The Sweet Grass County Fair, typically the second week in August, with livestock competitions, exhibits, concerts and fair rides attracts spectators from throughout Western Montana.

Families can expect their children to receive a high quality kindergarten through high school education at Sweet Grass County Public Schools. Students attend from the surrounding community to experience the unique environment of the mid-sized, multi-grade classrooms.

The high school is categorized as a Class B school and provides a great learning environment and competitive interscholastic athletic programs. School bus service provides roundtrip transportation for elementary and high school age students in the area.

The property is within 75 minutes from two commercial airports with private FBOs:

- Gallatin Field – Bozeman – Delta, Northwest, Horizon, United, Allegiant
- Logan International Airport – Billings – Delta, Horizon, United, Frontier, Allegiant

For private aircraft, fuel service is available at the Big Timber Airport. The main runway is a 5,285' x 75' paved strip in good condition with an ancillary turf runway measuring 4,000' x 100', which is in good condition. The airport sits at an elevation of 4,492' above sea level and can be contacted on CTAF frequency 122.80. Located three nautical miles southwest of Big Timber and only a 20-minute drive from the Ranch, the Big Timber airport is suitable for private aircraft and is easily accessible.

Approximate distances to other Montana cities and towns are:

Big Timber	12 miles
Bozeman	75 miles
Billings	95 miles
Great Falls	160 miles
Helena	160 miles

IMPROVEMENTS

HOME

A modest home is located off of Tenmile Creek accessed off of U.S. Highway 191. The home, a 1935 restored schoolhouse, was moved to the property and has been periodically remodeled over the past ten years. With about 1,300 square feet of living space, this home has historically been utilized as a rental Home.

The home has built-in electric baseboard heat but is predominately heated with a wood stove. Containing two bedrooms and one full bathroom, this home is in fair condition and would need some additional remodeling to bring it up to speed.



Restored 1935 Schoolhouse

STORAGE SHED

Constructed in 1995, the pole barn structure measuring approximately 60' x 40' is in excellent repair and has been historically utilized for equipment and feed storage. The building has power and lights with a floor consisting of half gravel and half concrete and large double doors for easy access for larger equipment, vehicles or trailers.



Plenty of Space for Storing ATV's, Snowmobiles, Boats, Equipment, Etc.

CALVING SHED

An approximately 30' x 50' calving shed has been historically used for calving cattle and lambs. The shed has a tin roof and is in fair condition. There is a partial set of corrals around the calving shed which have been utilized by the tenant rancher.



The Historic Calving Shed is Multi-Functional

WATER RIGHTS

According to the Montana Department of Natural Resources and Conservation's Water Rights Division, Huyser Homestead owns the following water rights:

IRRIGATION

<u>Claim Numbers</u>	<u>Priority Dates</u>	<u>Source</u>	<u>Flow Rate - CFS</u>
43B-33805	June 19, 1938	Tenmile Creek	7.90
43B-33806	June 19, 1938	Tenmile Creek	10.00
43B-33804	March 15, 1966	Tenmile Creek	2.75
43B-33803	May 1, 1969	Tenmile Creek	2.75

DOMESTIC WELLS

<u>Claim Numbers</u>	<u>Priority Dates</u>	<u>Flow Rate – GPM</u>
43B-20011	October 15, 1960	40

STOCK

<u>Claim Numbers</u>	<u>Priority Dates</u>	<u>Source</u>
43B-33971	August 20, 1896	Tenmile Creek
43B- 33972	August 20, 1896	Tenmile Creek
43B-33797	March 15, 1966	Tenmile Creek
43B-33800	May 1, 1969	Tenmile Creek

FISH AND WILDLIFE

<u>Claim Numbers</u>	<u>Priority Dates</u>	<u>Source</u>
43B-33802	March 15, 1966	Tenmile Creek
43B-33801	May 1, 1969	Tenmile Creek



Tenmile Creek Provides a Private Fishery Experience

CONTRACT WATER

110 Shares of the Big Timber Creek Canal Company

- Each share of stock allows diversion of one miner's inch of water – dependent on water conditions;
- 40 miner's inches equals one cubic foot per second and one CFS equals 450 gallons per minute of water flow;
- For the past two years operation and maintenance charges have averaged \$3.00 per share or about \$555.00 annually.

Typically, one CFS (cubic foot-per-second = 450 gallons per minute) is required to irrigate 40 acres of Land.

All water rights in Montana are subject to eventual re-adjudication by the Montana Water Court and, as a result of that process, may be changed as to validity, amount, priority date, place of use and other such changes as the Court determines. The Yellowstone River Basin is currently under the Preliminary-Temporary Decree as classified by the Department of Natural Resources and Conservation (DNRC). The Seller has made all of the filings currently required and will transfer the water rights as they currently stand with no warranty of future viability.

MINERAL RIGHTS

The Seller will convey with the Ranch 100% of whatever mineral, oil, gas, geo-thermal, hydro-carbon and gravel rights it actually owns, subject to reservations by previous owners. The Seller makes no representation as to the quantity or quality of any mineral or other subsurface rights appurtenant to the Ranch.

UTILITIES and SERVICES

Electricity and phone run to the improvements. Electricity is provided by Park Electric and Triangle Communication provides telephone service. The Home is on an individual well and septic system.

REAL ESTATE TAXES

The real estate taxes for 2010 were about \$1,665.00, approximately \$2.00 per acre.

ELEVATION – PRECIPITATION – CLIMATE

Huyser Homestead sits between 4,500 and 4,800 feet above sea level. The average annual precipitation is fifteen inches. The area's average growing season is approximately 100 days. The average maximum Fahrenheit temperatures in June, July and August range from 68 to 80 degrees. In December, January and February, average maximum temperatures are between 32 and 37 degrees. Summer nights average about 45 degrees. Winter average minimum is between 12 and 16 degrees. This is an area that receives a good amount of sunshine throughout the year.

RECREATION

Abundant populations of mule deer, antelope and upland game birds frequent the Ranch and will provide its next owner the satisfaction of living in a stunning locale with the solitude of being in one of Western Montana's most picturesque areas. The Big Timber area was "put on the map" with the release of Robert Redford's *A River Runs Through It* and *The Horse Whisperer* in the 1990's.

Sweet Grass County is surrounded by some of Montana's most desirable recreational areas and picturesque mountain ranges with the Gallatin, Lewis and Clark and Custer National Forests located all within a thirty-minute drive from the Ranch. The Absaroka-Beartooth Wilderness Area encompasses over 920,000 acres and provides unlimited opportunities for high mountain alpine lake and stream fishing, hiking and recreating. Granite Peak, the tallest peak in Montana at 12,799 feet above sea level, is situated in the Absaroka Mountain Range and commands an inspirational view from the Ranch.

Flowing out of Yellowstone National Park, the Yellowstone River provides blue ribbon wild trout fishing. The Yellowstone provides good walk and wade fishing or numerous locations to launch a drift boat. With solid numbers of large brown, cutthroat and rainbow trout, the Yellowstone supplies quality habitat and excellent opportunities for dry-fly fishing as well as sub-surface fishing with nymphs and streamers.

The Boulder River, though a very good fishery, may be better known for the Class III and Class IV whitewater located in its upper reaches. Originating in the Absaroka Beartooth Wilderness, the upper stretches of the Boulder contain steep rapids, riffles and long-wide pools in a stunning sub-alpine setting. Below the junction of the East Boulder and Main Boulder at "The Forks" the river offers anglers good opportunities to wet a line for the feisty rainbows and browns, many ranging in size from 10 to 20 inches. The confluence of the Boulder and Yellowstone Rivers is just east of Big Timber.

The rugged Crazy Mountain Range rises from the surrounding prairie and provides a stunning contrast with twenty mountains of 10,000 feet or more. Because of their steep and vertical terrain, only a few dozen mountain lakes are contained in the Range. Due to their limited access, these lakes have excellent fishing with golden trout, brook trout, cutthroat trout and rainbow trout. At the base of Conical Peak lies Rock Lake which is one of the more accessible lakes and is a popular locale for both fishing and camping.



The Riparian Thread Provides a Good Cover for Wildlife



The Meadows Along Tenmile Creek Provide Good Stands of Grass Hay.

AREA HISTORY

During the 1800's Big Timber was somewhat of a cross roads for the Indians of the region. The first white men know to be in the area of present day Big Timber were William Clark and his Corps of Discovery. As noted in Clark's journal, "*Rivers Across*" refers to where the Boulder River and Big Timber Creek empty into the Yellowstone River just north of present day Big Timber. Between 1860 and 1880 the Indians gave way to trappers, traders and settlers discovering the abundant opportunities this fertile area had to offer.

In 1882, the construction of the Northern Pacific Railroad was a driving force in the growth of the area originally known as the town of Dornix, Greek for "large smooth stones". A year later Dornix moved to higher ground and was renamed Big Timber, aptly named for its abundance of cottonwood trees, by Northern Pacific Railroad officials in St. Paul. The first newspaper of the area, *Big Timber Pioneer*, as it is still called today, was published in 1890. As the town grew, it was followed in the coming years by a bank and phone system. In 1895 Big Timber had the largest wool market in the United States, shipping more than five million pounds of wool that year.

Disaster struck the town of Big Timber in 1908 when a fire that sparked from a passing train destroyed one third of the city. The Grand Hotel, built in 1890 which is still used today as a hotel and restaurant was the only building on McLeod Street that survived the fire. The Grand Hotel is a mecca destination for fly fisherman, cowboys, movie stars and ranchers seeking a multi-star cuisine.

In the 1940s Gene Autry, well known as a singer and actor, owned a ranch just down the road from the Huyser Homestead. Autry, very involved in professional rodeo, owned a string of stock which he purchased from Leo Cremer of Big Timber. Autry, a partner in the World Championship Rodeo Company, provided stock for the Cremer-Autry Rodeo in Big Timber.

In more recent years, the entertainment industry has utilized the areas beauty capturing it through commercials as well as the previously noted Robert Redford films, *A River Runs Through It* and *The Horse Whisperer*. Also set in Big Timber, the award winning film, *Sweetgrass* follows the migration of a group of cowboys and their enormous flock of sheep through the scenic mountains of South Central Montana.

SUMMARY STATEMENT

Huyser Homestead will be an attractive option for the individual desirous of a reasonably-sized, easy to manage ranch property in one of Montana's premier locales that can be purchased at the right price. Having the flexibility to operate the Ranch as either a livestock operation, or lease the Ranch to one of the neighboring ranchers are options to the new owner that can be difficult to find with ranch properties.

Large blocked-up acreage in close proximity to Big Timber, the Crazy Mountains and the Absaroka-Beartooth Wilderness with precious live water infrequently become available. The solitude and privacy of the Ranch with easy access to a plethora of outdoor recreation, the welcoming community of Big Timber and two commercial airports are only a few aspects that make the Huyser Homestead so attractive.

Tenmile Creek serpentine through the Homestead for about two miles and is laced with mature stands of cottonwoods and willows, providing good cover for wildlife. This perennial stream maintains constant flows and good populations of brook and rainbow trout. The next owner may choose to strategically develop Tenmile Creek in several locations which would enhance the enjoyment of this very private fishery. There are also two ponds holding good populations of trout which enhance the property both from an agricultural as well as a recreational aspect encouraging a variety of bird and wildlife habitats.

The Ladder Ranch is contiguous to the Huyser Homestead to the north and would provide an additional 1,125 deeded acres with a very attractive custom home and horse facility.



OFFERING PRICE and CONDITIONS of SALE

Huyser Homestead, as previously described herein, is offered in its entirety at \$1,750,000 Cash.

The Conditions of Sale are as follows:

1. All offers to purchase must be in writing and accompanied by earnest money deposit check in the amount of 5.00% of the Purchaser's offering price;
2. Each offer must also be accompanied with the name and telephone number of the Purchaser's private banker to assist the Seller and his agents in ascertaining the Purchaser's financial ability to consummate a purchase;
3. Earnest money deposits will be placed in escrow with Sweet Grass County Title Company in Big Timber, which will then place the funds with local banks at nominal rates of interest accruing to the Purchaser's benefit until Closing;
4. The Seller will provide and pay for an owner's title insurance policy. Title to the real property will be conveyed by warranty deed;
5. All of the Property's water rights will be transferred to the Purchaser and all of the mineral rights which the Seller actually owns will be conveyed to the Purchaser at Closing.

FENCES and BOUNDARY LINES

The Seller is making known to all Potential Purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on Huyser Homestead. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to specific acreage within the fenced property lines.

The Seller is selling Huyser Homestead in an "as is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted.

BATES • SANDERS • SWAN LAND COMPANY

FOUNDED 1970 AS PATRICK BATES LAND COMPANY



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Bates • Sanders • Swan Land Company has been authorized by the Seller to act as their Exclusive Real Estate Agent on the sale of Huyser Homestead. Since 1971 this company has primarily focused on the brokerage of significant ranches, farms and recreational properties in Montana, Utah, Idaho, Wyoming, New Mexico and Nebraska.

This Offering is based on information believed to be correct; however, it is subject to errors, omissions, prior sale and change or withdrawal without notice. Information contained herein has been provided by the Seller or obtained from other sources deemed reliable. The Agent does not, however, guarantee accuracy and recommends that any Prospective Buyer conduct an independent investigation.

At closing of a purchase, the Buyer will state in writing that such investigation has occurred and the Buyer is satisfied with the Ranch and its suitability for the Buyer's intents and purposes.

For more information or to make an appointment to inspect the Ranch please call:

**Michael S. Swan
Bozeman**

Office - Toll Free 866-999-7342

Office - Local 406-522-7342

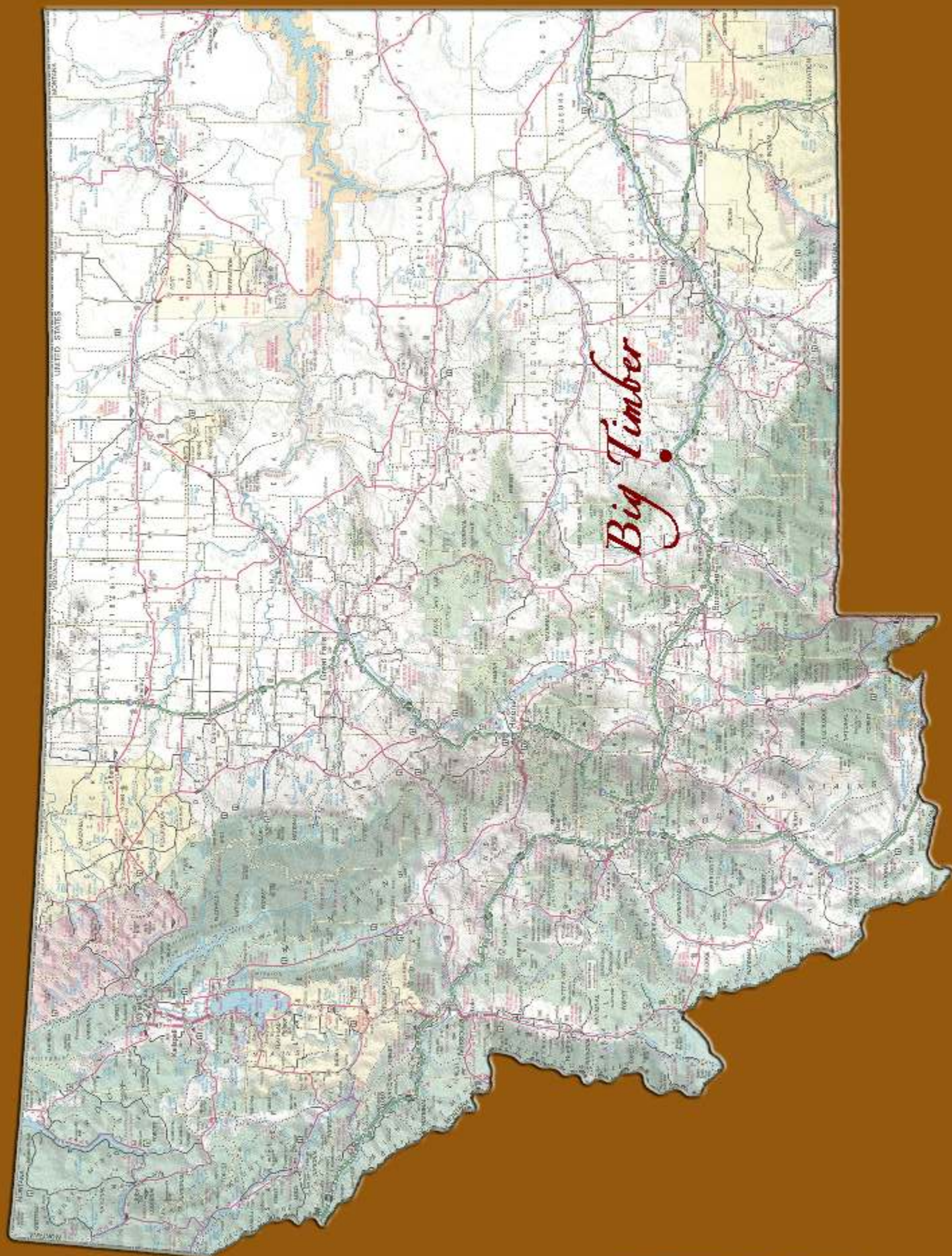
Fax 406-522-0769

Mobile 406-570-4897

Home 406-284-9945

E-Mail mike@bateslandco.com

A 48-Hour Notice is Requested to Make Proper Arrangements for an Inspection of Huyser Homestead.

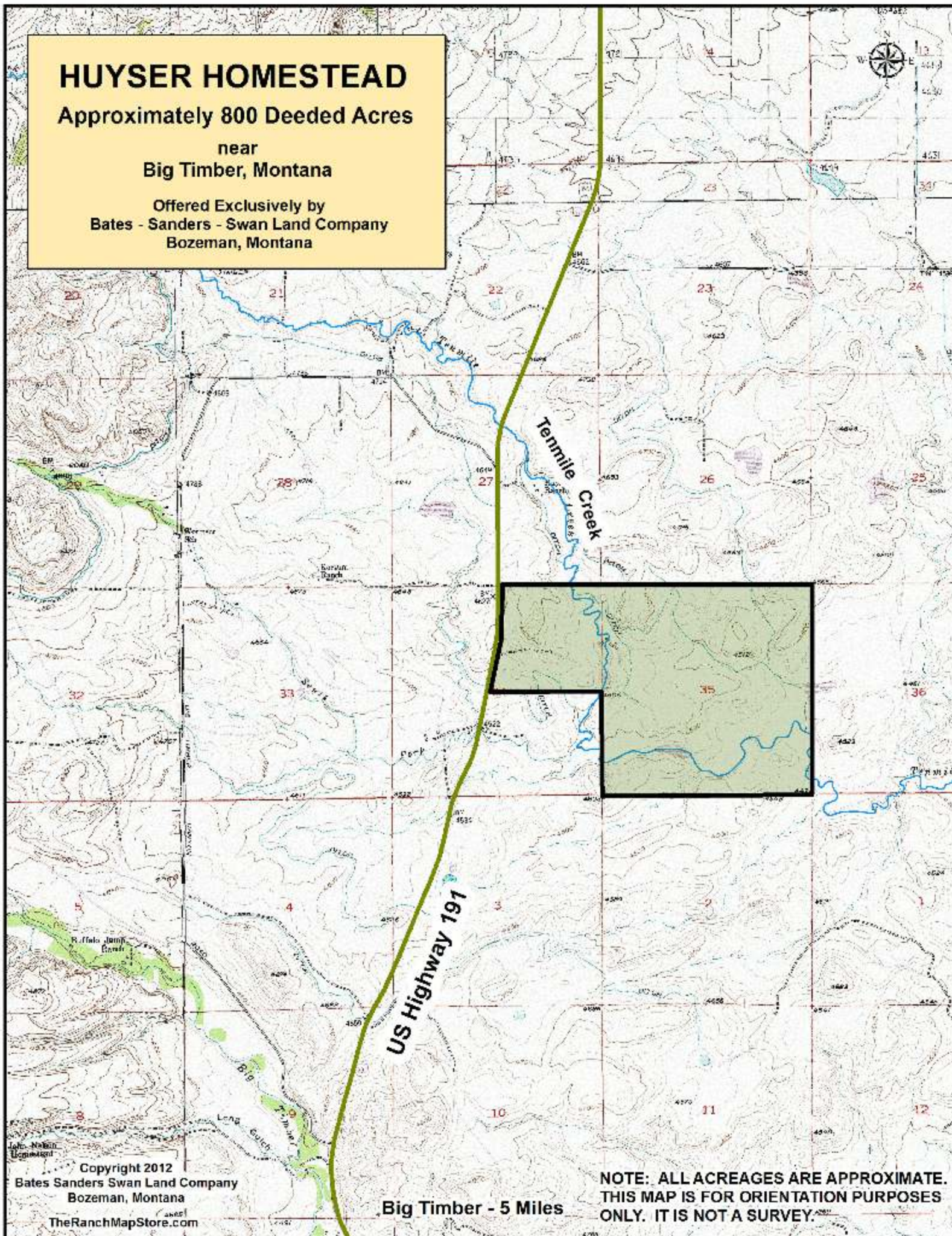


HUYSER HOMESTEAD

Approximately 800 Deeded Acres

near
Big Timber, Montana

Offered Exclusively by
Bates - Sanders - Swan Land Company
Bozeman, Montana



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Bozeman, Montana

TheRanchMapStore.com

Big Timber - 5 Miles

NOTE: ALL ACREAGES ARE APPROXIMATE.
THIS MAP IS FOR ORIENTATION PURPOSES
ONLY. IT IS NOT A SURVEY.

HUYSER HOMESTEAD

Approximately 800 Acres

near
Big Timber, Montana



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