



— *Flowerree Road Farm* —

Located
Two Miles North
of
Helena, Montana

offered exclusively by
BATES • SANDERS • SWAN
LAND COMPANY

FOUNDED 1970 AS PATRICK BATES LAND COMPANY



INTRODUCTION

The well-located Floweree Road Farm comprised of about 300 deeded and contiguous acres, is one of the last good-sized tracts of farm land in the growing area between Helena and Lake Hauser. The Farm is competitively priced at \$3,900.00 per acre and would provide its next owner the option of farming a productive parcel of irrigated land or to create several smaller parcels for resale.

The Farm consists of about 200 acres of cropland under a center pivot and wheel lines with an additional 100 acres of sub-irrigated pasture. Complete with solid decreed and Bureau of Reclamation irrigation water rights out of Prickly Pear Creek and Canyon Ferry Reservoir, it is one of the finest small operations in the Helena Valley.

Excellent county road access is only minutes from Interstate 15. The Farm is well-configured and may be conveyable by five separate legal descriptions without having to go through an extensive County approval process. Prospective purchasers will need to conduct their own due diligence with Lewis and Clark County regarding these parcels for any future actions they might be contemplating with regard to boundary realignments or possible subdivision.



LOCATION and ACCESS

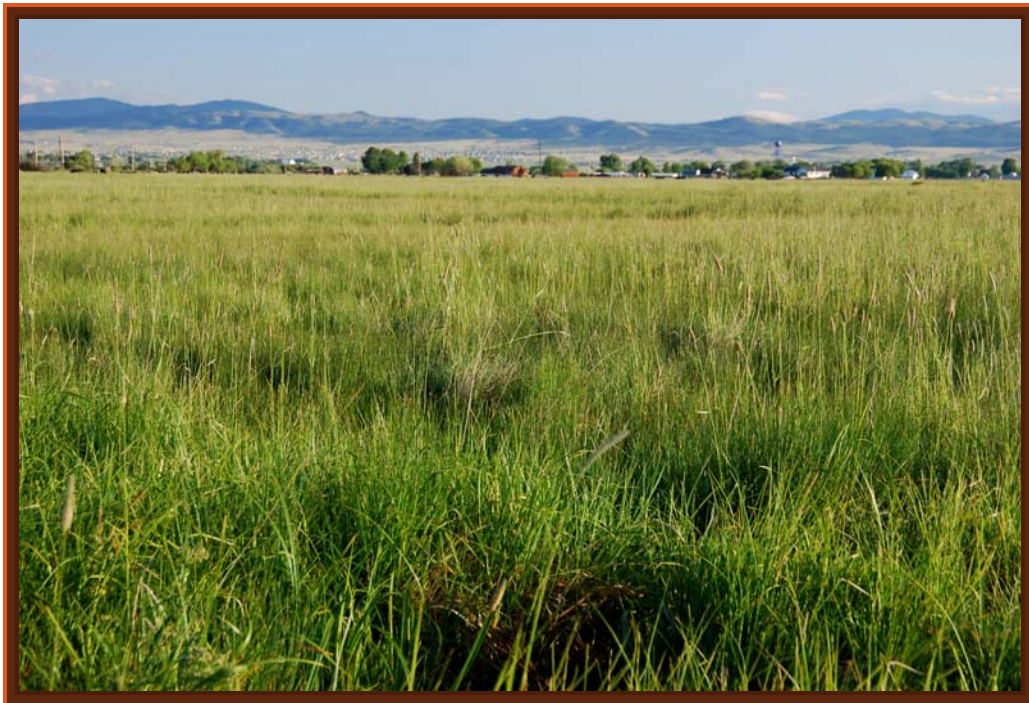
Located just two miles north of Montana's capital city, Helena, the Floweree Road Farm enjoys city amenities while providing a sense of solitude that rural Montana offers. The Farm is positioned along Floweree Road north of York Road, an east-west artery between Helena and Hauser Lake in Lewis and Clark County.

The Farm is accessible by taking York Road east from Helena and north on Floweree Road approximately one-half mile via a well-maintained, paved county road. Floweree Road provides the west boundary of the Farm.

The Floweree Road Farm enjoys easy access to Helena Regional Airport located just south of the Farm about one mile. Commercial carriers include Delta-Sky West, Northwest-Pinnacle Airlines, Big Sky and Horizon Airlines.

Helena Regional Airport also provides several private, full-service FBOs for smaller aircraft and private jets. Distances to other Montana cities and points of interest from the Farm:

Butte	70 miles
Great Falls	93 miles
Bozeman	100 miles
Missoula	115 miles



PHYSICAL and OPERATIONAL DESCRIPTION

The Farm consists of approximately 300 acres utilized as follows:

- 200 Acres of Pivot and Wheel-Line Irrigated Alfalfa and Grass Pasture;
- 100 Acres of Sub-Irrigated Pasture.

The irrigated crop land under the Zimmatic center pivot and wheel lines has historically produced between 3.50 and 4.00 tons of alfalfa hay annually from two cuttings. The Farm's appurtenant water rights are from Canyon Ferry Reservoir and Prickly Pear Creek.

The Farm has historically served as the hay base for about 150 to 180 head of mother cows which also graze the land during the fall and winter.

The soil is tested regularly to ensure the annual application of fertilizer is properly formulated. Typically this formula is a combination of nitrogen, potash, phosphorus, zinc and copper, with the alfalfa ground demanding a higher concentration of phosphorus. Annual fertilizer cost is approximately \$30.00 per acre.

The value and productivity of Western farms is tied to their associated water rights. The Floweree Road Farm has early water rights on a well managed resource in Canyon Ferry Reservoir and Prickly Pear Creek and it has the quantity of water to ensure a solid irrigating season and quality crops.



The center pivot and wheel lines are in good repair and have been meticulously maintained. The Zimmatic center pivot was installed in 2001 and has about 6,000 operating hours. It is served by a Crown Turbine pump and 20 HP motor. The two wheel-line systems are approximately 7/16 of a mile in length and are served by a Goulds pump powered by a 25 HP motor.

ELEVATION, CLIMATE and PRECIPITATION

Comfortable day time highs in July and August average 83 degrees with evenings cooling to around 52 degrees Fahrenheit. The coldest months are December and January with daytime highs around 31 degrees and evening temperatures averaging 11 degrees. The wettest month is typically June with an average precipitation of 1.82 inches. Annual precipitation averages 11.32 inches. The City of Helena sits at an elevation of 4,347 feet above sea level.



MINERAL RIGHTS

The Sellers will convey the Farm without reservation of whatever mineral, oil, gas, geo-thermal, hydro-carbon and gravel rights which he actually owns, subject to reservations by previous owners. The Sellers make no representation as to the quantity or quality of any mineral or other subsurface rights appurtenant to the Farm.

UTILITIES and SERVICES

Electricity is provided by NorthWestern Energy. Telephone service is provided by Qwest. During irrigation season, the electrical pumping cost is approximately \$800.00 per month.

PROPERTY TAXES

The real estate taxes for 2009 were approximately \$1,300.00.

WATER RIGHTS

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

Claim Number	Priority Date	Source	Flow Rate – CFS
41I-40039	04-01-1867	Prickly Pear Creek	2.50
41I-40040	05-01-1865	Prickly Pear Creek	0.83
41I-40041	04-06-1865	Prickly Pear Creek	4.60
41I-40044	09-01-1928	Prickly Pear Creek	2.50
41I-40046	10-18-1918	Prickly Pear Creek	7.50
41I-40048	10-18-1918	Prickly Pear Creek	5.00
41I-40049	10-06-1918	Prickly Pear Creek	5.00
41I-40050	10-03-1918	Prickly Pear Creek	<u>3.75</u>
Total			31.68 CFS
41I-40042	05-31-1952	Groundwater Well	3.25
41I-15569	10-11-1977	Groundwater Well	Stock

Also in place on the Farm is an important water contract with the Bureau of Reclamation for 600 acre feet of water annually. The operation and maintenance cost for this water is approximately \$4,700.00 per year. The annual fees for the Prickly Pear Water User's Association are approximately \$130.00 annually.

The Prickly Pear Water User's Association also has a contract with the Montana Water Trust in which they replace Prickly Pear Creek water with Bureau of Reclamation water after July 1st of each year. This water is utilized as Prickly Pear water and is paid for by the Montana Water Trust. Documentation of this agreement is available upon request.

Typically, one cubic-foot per second (about 450 gallons per minute) is required to irrigate 40 acres of land. It should be noted that the Farm irrigates about 200 acres of land which would require about 5.00 CFS of water – in all likelihood, some of the rights tabulated above would be considered supplementary.

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 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.



AREA HISTORY

The Helena area is rich with intriguing history. Dotted with many small towns created in the fervor of the gold rush, each offers colorful stories of the past. One nearby “almost” ghost town, Marysville, was discovered in 1876 by Irishman Thomas Cruse. Cruse discovered a mining vein and named it after his home town of Drumlummon. He then named the town after the first woman to arrive, Mary Ralston. From 1880 to 1890, Marysville was Montana’s leading gold producer and had a population of 3,000 people. Total production from Drumlummon is estimated at \$50,000,000. Tommy Cruse sold his lucrative mine for \$1,500,000 to an English syndicate and moved to Helena and helped to build the magnificent cathedral and established a profitable bank.

Helena was inadvertently founded by four Georgia men, known in the history books as the “Four Georgians”. John Cowan, Daniel Jackson Miller, John Crab and Robert Stanley became desperate after searching throughout Western Montana for gold. Unable to find their “jackpot”, they stumbled into the area now known as Helena. On the evening of July 14, 1864, the men took one last chance at mining the nearby creek. As luck would have it, the men found gold that evening. They named the stream, appropriately enough, Last Chance Gulch. Word soon got out about the gold strike and Helena became the “Queen City of the Rockies”. The Four Georgians worked the Gulch until 1867 when they headed back East, taking large amounts of gold with them.

The Museum of Gold at Norwest Bank displays gold nuggets as large as 244 ounces. Known for sapphires as well as gold, it is estimated that in 1888 as many as 50 millionaires called Helena home.

SUMMARY

The Floweree Road Farm enjoys both a premier and convenient location in the Helena Valley – one of the Big Sky State's more desirable locales. The Farm is productive and well-priced for either a gentleman farmer or an existing operator in the Helena Valley looking to expand their current operation with a well irrigated and conveniently located parcel. The Farm is strategically located in the Helena Valley and should provide a nice return on investment in future years.

There are numerous beautiful sites for construction of a new home and working facilities for horses and/or cattle, if the next owner so chooses.

This unique farm, containing about 300 acres of land, has great potential for either the placement of a conservation easement should this concept appeal to the next fortunate owner, tasteful development or production. The attractive nature of the Floweree Road Farm provides a variety of viable options for the next owner.



OFFERING PRICE and SALE CONDITIONS

The Floweree Road Farm, consisting of approximately 300 acres of deeded land including all improvements and water rights, as described herein, is offered at \$1,170,000 Cash under the following conditions:

- 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 Sellers and their agents in ascertaining the Purchaser's financial ability to consummate a purchase;**
- 3. Earnest money deposits will be placed in escrow with Helena Abstract and Title Company of Helena, Montana, which will then place the funds with local banks at nominal rates of interest accruing to the Purchaser's benefit until Closing;**
- 4. The Sellers 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 Sellers actually own will be conveyed to the Purchaser at Closing.**

The Sellers reserve the right to affect a tax-deferred exchange for other real property in accordance with provisions in Section 1031 of the Internal Revenue Code. The purchaser will not be required to incur any additional expenses nor to step into the chain of title on any property which the Sellers may acquire.

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Bates • Sanders • Swan Land Company has been authorized by the Sellers, to act as their Exclusive Real Estate Agent on the sale of the Floweree Road Farm. Since 1971 this company has primarily focused on the brokerage of significant ranches, farms and recreational properties in Montana, Utah, Idaho, Wyoming, Colorado, 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 Sellers 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 Farm and its suitability for the Buyer's intents and purposes.

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

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		406-522-7342
	Fax	406-522-0769
	Mobile	406-570-4897
	Home	406-582-8350
	E-Mail	mike@bateslandco.com

A 48-hour notice is requested to make proper arrangements for an inspection of the Floweree Road Farm.

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