

SWIMMING WOMAN CREEK RANCH

3,044 Acres of Deeded Land

located

Twenty Miles North

of

Ryegate, Montana



Offered Exclusively By

BATES • SANDERS • SWAN
LAND COMPANY

FOUNDED 1970 AS PATRICK BATES LAND COMPANY



INTRODUCTION

The Swimming Woman Creek Ranch is a remarkable investment opportunity with solid established income, loaded with wildlife, and complimented by the scenic backdrop of Montana's spectacular Snowy Mountain Range.

This beautiful place encompasses about 3,044 deeded acres. The creek runs year 'round through the western portion and creates a wild-life preserve with a healthy riparian area. It is an excellent small fishery for trout with numerous beaver ponds. The dramatic Snowy Mountains are seen from the Ranch. In addition the Belt, Crazy and Beartooth Mountain Ranges are also visible in the distance adding to the already uniquely scenic feel.

A productive annual dryland alfalfa hay crop really turns the Ranch into an attractive investment. The hay land also attracts wildlife. Several ideal homesites offering expansive views of the Ranch and surrounding beauty await a new buyer.



Riparian Area Along Swimming Woman Creek with the Snowy Mountains to the North.

LOCATION and ACCESS

Located about 18 miles north of Ryegate the county seat of Golden County, the Ranch provides a sense of seclusion which rural Montana offers without isolation. With good county road access, the Ranch also is within about 90 minutes of Billings' Logan International Airport. Commercial carriers include Delta-Sky West, Northwest-Pinnacle Airlines, Big Sky and Horizon Airlines. Both Lavina and Ryegate have light aircraft landing strips.

Quality medical facilities are located about 30 miles to the south at Harlowton's Wheatland Memorial Hospital. Billings is the nearest city, located about 85 miles south of the Ranch. Billings – population near 100,000 – offers an attractive array of shopping and dining along with entertainment options from rodeos to opera. Additionally, the Deaconess and St. Vincent Hospitals, plus numerous specialty clinics, provide surprisingly comprehensive healthcare resources.

The Ranch is accessed by either driving north from Ryegate on Rothiemay Road or by going to Judith Gap and driving east on County Road 297. Both county roads are maintained and provide year 'round access.

Distances to other Montana cities and towns from the Ranch:

Ryegate	20 miles
Judith Gap	16 miles
Billings	85 miles
Great Falls	126 miles

The Ryegate School District serves grades K-12. It is among the few public schools in Montana to receive a distinguished Great Schools Rating of 10 out of 10. There are 10 students per full-time teacher – the state average is 14. There is school bus service from the Ranch to Ryegate.



Mule Deer on the Dryland Hay Ground.

PHYSICAL and OPERATIONAL DESCRIPTION

The Ranch is Comprised of the Following Land Types:

2,326 Acres of Dryland Alfalfa

500 Acres in the Conservation Reserve Program (CRP)

218 Acres of Riparian Area and Native Range

3,044 Total Deeded Acres

Approximately 2,326 acres of dryland alfalfa are currently leased and generate almost \$70,000 in annual income. Additionally, the Seller receives an annual CRP payment of \$11,000 on 500 acres which will continue for the next seven years. The Ranch also has a 100% wheat base with the \$22,600 DCP currently being paid to the Lessee.

The crop land is an additional feed source for big game frequenting the Ranch. It is not unusual to see 100 head of deer and hundreds of antelope on the same day during hunting season. The only improvements on this blank canvas are two grain bins on the Ranch's southernmost point and two wells with windmills to draw water for stock tanks.

The creek bottoms, hay land and CRP acreage attract an abundance of wildlife to the Ranch including deer and antelope plus the occasional elk.

Additionally, there is excellent upland bird hunting for turkey, sage hens, pheasants, sharptail grouse and Hungarian partridge. The birds all enjoy the cover in the native grasses and the trees and willows making up the riparian area along the Creek. Swimming Woman Creek is laced with beaver ponds which create a nice personal-sized fishery for brook trout!

The Snowy Mountains are only five miles away offering easy access to the Lewis and Clark National Forest for unlimited hunting and recreational opportunities.

Several excellent homesites are situated on the western portion of the Ranch above the Creek with great views of the Snowy Mountains. Easy utility tie-ins can be made.

ELEVATION, CLIMATE and PRECIPITATION

The Swimming Woman Creek Ranch sits at an elevation of 3,689 feet above sea level. The average annual precipitation is about 14.50 inches annually with the wettest month of May bringing about 2.35 inches of moisture. Winter months bring an average 5 inches of snowfall with daytime highs around 38°F and evening lows about 15°F. Temperatures for June, July and August are quite comfortable with days in the 80°F and low humidity levels. Cool evenings at around 55°F with above average sunshine make for enjoyable summer weather.

PROPERTY TAXES

The real estate taxes for 2009 were approximately \$5,000.00.

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.

WATER RIGHTS

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

40A 205440-00 and 40A 205441-00

UTILITIES and SERVICES

Electricity is provided by Fergus Electric Cooperative and telephone service is provided by Qwest.



Sunset on the Ranch.

AREA HISTORY

Golden Valley County is located at the base of the Snowy Mountains in Central Montana. The landscape is dotted with sagebrush, greasewood, native grasses, cottonwood trees, pine trees, rolling hills, and sandstone rim rocks. Buffalo and Native Americans once made this area their home. Chief Joseph of the Nez Perce Tribe camped at present-day Ryegate in September of 1877 on his doomed trek to Canada. Some of the wildlife sighted in the area includes elk, deer, antelope, mountain lion, bobcats, porcupine, gophers, badgers, and the occasional rattlesnake.

Golden Valley County was formed in 1920 from what had been the western end of Musselshell County and a northeastern corner of Sweetgrass County. Parts of Golden Valley County have, at previous times, been part of Fergus, Yellowstone, Meagher, and Wheatland Counties. It is one of the smaller counties in the State with only 1,172 square miles extending approximately 50 miles in a north-south direction from the Big Snowy Mountains on the north then south to Big Coulee. It is about 30 miles wide running east to west with the Musselshell River coursing in this direction. The county was named because of the great expectations of this area as a grain-growing agricultural region.

The northern part of the county is predominately livestock country and is liberally sprinkled with sagebrush and grease-wood from the Musselshell River to the base of the Snowy Mountains. During original homestead days, much of the land was broken by plow and farmed which proved to be nonproductive.

However, it does provide excellent range-land. Many large sheep and cattle ranches occupied this area at one time, but now most of the sheep enterprises have turned to cattle ranching.

The county is sparsely-settled by about 1,100 people. It has only two incorporated towns – Ryegate, the county seat, and Lavina. Both towns are situated on the Musselshell River. Lavina started as a stage stop and provided a crossing on the River for stage lines running between Billings and the Lewistown area. Ryegate had its beginning with the coming of the Milwaukee Railroad in 1910. The tracks were abandoned in 1980. Ryegate runs east and west, bounded by a sandstone rim rock to the north and the Musselshell River to the south.

During the war years of the 1940s Golden Valley County blossomed, as did much of Montana's economy. In following years and to the present the County's economy has fluctuated with livestock and grain markets.

SUMMARY

With attractive recreational features and natural scenic beauty, the Swimming Woman Creek Ranch is a bargain in today's land market. It is not unusual to see hundreds of deer and antelope on the Ranch. Additionally, its unusually simple income stream is attractive from an investment standpoint.

The combination of privacy, grand views, abundant big game and upland bird, enjoyable small-stream trout fishing, and established lease income of \$80,000 annually position the Swimming Woman Creek Ranch uniquely.

Offered at \$2,500,000 – equating to about \$820 per deeded acre – this enjoyable and productive land holding of 3,044 deeded acres throws a cash-on-cash return of about 3.24% under the current lease arrangement.

So here's a rare place that will wash its face and provide its next owner with abundant enjoyment and satisfaction.



A Nice Little Fishery with Beaver Ponds on Swimming Woman Creek.

OFFERING PRICE and CONDITIONS of SALE

The Swimming Woman Creek Ranch, consisting of approximately 3,044 acres of deeded land, is offered for sale at \$2,500,000 Cash, is offered under the following conditions:

- All offers to purchase must be in writing and accompanied by earnest money check in the amount of 5.00% of the Purchaser's offering price;**
- Each offer must also be accompanied with the name and telephone number of the Purchaser's private banker to assist the Sellers and their agent in ascertaining the Purchaser's financial ability to consummate a purchase;**
- Earnest money deposits will be in an escrow with a title company of the Seller's choice which will then deposit the funds with local banks at current short-term rates with interest accruing to the Purchaser until Closing;**
- All of the Ranch's water rights will be transferred and all of the mineral rights which the Sellers may now own will be conveyed to the Purchaser at Closing;**
- The Sellers will provide and pay for an owner's title insurance policy – title to the real property will be conveyed by warranty deed.**

The Sellers reserve the right to effect a tax-deferred exchange for other real property in accordance with Section 1031 of the Internal Revenue Code. The Purchaser will not be required to incur any additional expenses 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 Swimming Woman Creek Ranch. 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 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:

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A 48-Hour Notice is Requested to Make Proper Arrangements For An Inspection of the Swimming Woman Creek Ranch.