



COLTER'S RUN RANCH

Three Forks, MT | 285± total acres
\$4,950,000

INTRODUCTION

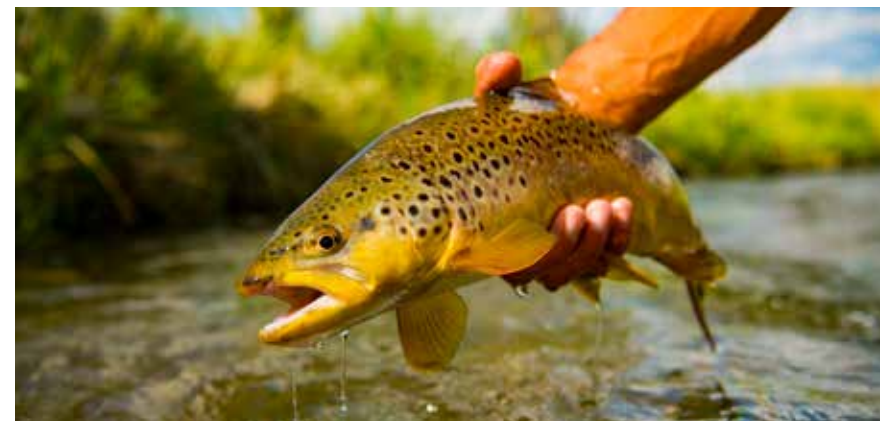
Colter's Run Ranch has been established as a retreat for a family residence or as a hunting and fishing getaway that will continue to prosper for generations.

COLTER'S RUN RANCH

→ Colter's Run Ranch offers a unique combination of quality hunting and fishing along the banks of the Jefferson River, with two agricultural revenue components, and delivers them by way of paved Highway 287 frontage.

This 285± acre property is conveniently located only 10 minutes from the authentic western town of Three Forks, Montana and just over 30 minutes to all the amenities that the highly coveted Bozeman, Montana has to offer.

Colter's Run Ranch has been established as a family hunting and fishing getaway that will continue to prosper for generations. Combining the recreational aspect with the ability to generate a revenue stream from crops and/or cattle, this perfectly sized ranch can be your family's escape for years to come.





COLTER'S RUN RANCH HISTORY

Colter's Run Ranch is rich with history and tales of the American West and is notably named after John Colter's Run in 1809 which happened very close to, if not on, the ranch.

According to the story Potts and Colter, trappers from the Lewis and Clark Expedition were setting traps on the Jefferson River when they were caught by Blackfoot Indians. Although Potts did not survive the encounter, the Blackfoot gave Colter a chance to run for his life.

The chief instructed Colter to run, giving him a head start, then he allowed members of the tribe to pursue him. Colter, who was familiar with this tradition, knew that he must outrun the Blackfoot if he had any chance of surviving.

Colter bolted to the Madison River, jumped in, and swam under a beaver dam to take refuge. The rest of the braves soon arrived, searching for him and at times stood on top of the dam where Colter was hiding. Once they left, Colter swam down the river and traveled all night until he escaped from the Blackfoot.



PROPERTY OVERVIEW

➤ If you're an outdoor enthusiast looking for a wildlife mecca, but hoping for a revenue source to help offset the cost of ownership, the Colter's Run Ranch is one you won't want to miss. With nearly 2± miles of Jefferson River frontage and almost 1/2 mile of Milligan Creek winding through and multiple ponds and tributaries, the water and riparian areas are prevalent. In addition, a 12-tower pivot irrigates 120± acres of fertile cropland which is currently planted in alfalfa.

The ranch offers an irrigated food source, plenty of water and an abundance of lush grass and tree cover for multiple Montana wildlife species. One recent morning on the ranch included observing moose, mule deer and white-tailed deer, along with recent evidence of black bear and elk. Waterfowl and birds also make the ranch their home with multiple species of ducks, geese and cranes, plus a litany of eagles.

A modest 3 bedroom 1.5 bath farmhouse, shop and livestock barn offer the owners a low-maintenance place to enjoy all that's happening on the ranch in charming comfort.



This ranch has been well-maintained and currently operates as intended, making for an easy transition to a new owner. Should a new owner choose not to reside on the property, opportunities exist for the current tenant to be retained as well as for the cropland and native ground to be leased to a neighboring farmer and cattle rancher.



COLTER'S RUN RANCH

- Located just over 30 minutes to Bozeman and 10 minutes to Three Forks, Montana
- An outdoor enthusiast's paradise with outstanding hunting and fishing at your doorstep
- 285± total deeded acres with 120± acres under pivot
- Nearly 2± miles of Jefferson River frontage, 1/2 mile of Milligan Creek and various ponds and tributaries
- Ranch income potential from pivot irrigated cropland, cattle lease and residential lease
- Year-round access by way of paved Highway 287 frontage
- Comfortable living with 3 bedroom 1.5 bath remodeled farmhouse with shop and livestock barn
- Well-maintained improvements and discerning land stewardship
- Fantastic views overlooking the Jefferson River and the Tobacco Root Mountains
- Moose, mule deer, white-tailed deer, occasional elk, black bear, ducks, geese and eagles, just to name a few
- Strong brown trout fishing in Jefferson River
- All water and mineral rights owned will convey at closing





T H E L A N D

Colter’s Run Ranch is situated entirely within Broadwater County, at its southernmost tip, with the Jefferson River serving as the boundary between Broadwater and Gallatin Counties. The aesthetics of the ranch are breathtaking as you wander along the river’s edge as it flows over riffles and pools, under towering cottonwoods, all coming together perfectly to create a beautiful wildlife habitat. With nearly 2± miles of natural river frontage, water conditions vary from deep, slower moving currents to shallow riffles and shoals with some braids around gravel bars, offering a fishery available to float, wade or just walk the banks.

To the west and southwest, the Tobacco Root Range offers coveted mountain views with snow-capped mountains. Most neighboring ranches are of good size with only a few homesteads within the viewshed of the ranch.

Wild game is abundant on the ranch and any given day sightings could include moose, mule deer, white-tails and an occasional elk as they move along the banks of the river or into the pivot irrigated field to browse, all of this with eagles soaring overhead. The current



owners have utilized the ranch as a family recreational retreat, not as a daily residence. So, should the new owner wish to continue in that manner, the reins could be seamlessly passed.

As a fishery, the Jefferson River is easily overlooked and is often dismissed by the average fly fisherman. However, in recent years, there have been extensive efforts to re-establish the river as a sustainable fishery. Today, it has a healthy population of brown trout with other species beginning to take hold. The Jefferson River is quickly making a name for itself as a place where large brownies flourish.

In nearby Three Forks, the confluence of the Gallatin, Madison and Jefferson Rivers forms the headwaters of the great Missouri River. Hunting and fishing is phenomenal in the area and opportunities to experience all that Montana has to offer are endless, including access to millions of acres of state and federal public lands.





IMPROVEMENTS

➤ Built in 1946 as a schoolhouse, and later moved to its current location, the 2 bedroom, 2 bath farmhouse has been tastefully remodeled. The style and charm of the home harken back to a simpler time and a life centered around the land. Today, the farmhouse is a charming, comfortable and fully functional home built out of the floodplain, and it readily captures the beauty of its surroundings.

IMPROVEMENTS ➤ {13}



➤ Additional structures on the ranch include a large metal shop on slab with a stove, and a large wooden livestock barn good for cattle or horses. A loading chute is still on site, but sorting pens or corrals would need to be added to the new owner's specifications. Each of these structures are within easy walking distance from the home, fronting a large circular driveway.



→ Colter's Run Ranch currently farms 120± acres of alfalfa under a 12-tower pivot with water rights from the Jefferson. For the new owner, this effort could be handled independently or leased out to a neighboring farmer. Typically, this 120± acres yields three and a half to four and a half tons of hay.





CONSERVATION EASEMENT OPPORTUNITY

While currently not under any type of conservation easement, the Jefferson River Recreational Retreat could have strong conservational return possibilities. Considering the wildlife-rich environment and the extensive frontage along the Jefferson River, the property could be a good candidate for an easement, offering a viable financial benefit to conservation-minded owners who are interested in placing various parcels under conservation.



LOCATION



ABOUT THE AREA

Three Forks, Montana with a population of about 2,000± offers small town hospitality and a friendly nature that can be hard to find these days. Three Forks is home of the renovated Sacajawea Hotel and its wonderful restaurants, the Iron Horse Cafe & Pie Shop, the Wheat Montana Bakery and the Three Forks Saddlery. The town also has a local grocery store, gas stations and most general supplies one would need on a daily basis.

Three Forks got its name from the Lewis and Clark expedition as it traveled up the Missouri River to find three rivers coming together to form the headwaters of the Missouri. They named these rivers after the political leaders of the time: President Thomas Jefferson, Secretary of State James Madison and Treasury Secretary Albert Gallatin. The headwaters are located about four miles from the present-day town of Three Forks, Montana.

Colter's Run Ranch is just west of Bozeman, Montana, cited as the fastest growing micropolitan statistical area in the U.S. for the last three years. The city, once considered a cow town, is home to the state's largest university, Montana State, and numerous upscale restaurants, hotels and shopping experiences. Big Sky Resort, Moonlight Basin and the Yellowstone Club, along with their ski runs and golf courses, are less than 90 minutes from the ranch.





YOUR LAND. YOUR LEGACY.

COLTER’S RUN RANCH

- Located just over 30 minutes to Bozeman and 10 minutes to Three Forks, Montana
- An outdoor enthusiast’s paradise with outstanding hunting and fishing at your doorstep
- A total of 285± total deeded acres with 120± acres under pivot
- Nearly 2± miles of Jefferson River frontage, 1/2 mile of Milligan Creek and various ponds and tributaries
- Ranch income potential from pivot irrigated cropland, cattle lease and residential lease
- Year-round access by way of paved Highway 287 frontage
- Comfortable living with 3 bedroom 1.5 bathroom remodeled farmhouse with shop and livestock barn
- Well-maintained improvements and discerning land stewardship
- Fantastic views overlooking the Jefferson River and the Tobacco Root Mountains
- Moose, mule deer, white-tailed deer, occasional elk, black bear, ducks, geese and eagles, just to name a few
- Strong brown trout fishing in Jefferson River
- All water and mineral rights owned will convey at closing

OFFERED: \$4,950,000

CONTACT: Jim Toth, (406) 539-2550 , Jim@westernranchbrokers.com

The information provided by Western Ranch Brokers for this property is subject to errors, omissions and is intended as a general guideline provided by sources deemed reliable. The accuracy of this information cannot be guaranteed and prospective buyers are encouraged to perform their own research. Offers are subject to prior sale, change or withdrawal without notice, and approval of purchase by owner.

WESTERNRANCHBROKERS.COM
{406}589.4160 • 708 N ROUSE, BOZEMAN, MT
INFO@WESTERNRANCHBROKERS.COM

