



Lolo Ranch
LOLO, MONTANA





Lolo Ranch

LOLO, MONTANA

\$24,000,000 | 1,981± ACRES



LISTING AGENT: **DEKE TIDWELL**

901 S. HIGGINS AVE., STE 103
MISSOULA, MT 59801

P: 406.542.3762
M: 406.544.7191

DTIDWELL@HALLANDHALL.COM



TRUSTED *by* GENERATIONS, _____
_____ *for* GENERATIONS,

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	VALENTINE, NEBRASKA
EATON, COLORADO	DEADWOOD, SOUTH DAKOTA
STEAMBOAT SPRINGS, COLORADO	COLLEGE STATION, TEXAS
SUN VALLEY, IDAHO	LAREDO, TEXAS
TETON VALLEY, IDAHO	LUBBOCK, TEXAS
HUTCHINSON, KANSAS	WEATHERFORD, TEXAS
SHERIDAN, WYOMING	DALLAS, TEXAS
BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Lolo Ranch is situated roughly 20 minutes south from Missoula, Montana's second largest metropolitan area. Tucked at the base of the famed Bitterroot Mountain Range, the property has extensive water rights utilizing two irrigation pivots supporting a robust livestock operation. Access is exceptional with a paved highway providing close proximity to a full suite of services including commercial and private air transportation from Missoula's newly renovated airport. Recreation is boundless, with millions of acres of public land directly adjacent to the property and unique access to several alpine lakes and the Lower 48's largest wilderness complex. The Bitterroot River, flowing through the center of the valley, provides world class trout fishing only minutes from the ranch. There are numerous professionally designed ski runs in the higher elevations making winter skiing or summer mountain biking a private and exclusive experience. One of the largest herds of resident elk in the northern Bitterroot Valley call the ranch home. With its carefully crafted professional ski runs, adjacent access to millions of acres of public ground and proximity to a significant population center, Lolo Ranch has all the raw ingredients for a world-class destination or lifestyle development catering to an emerging class of residents looking for a recreation-centric lifestyle surrounded by spectacular scenery.

Location

Lolo Ranch is located on the west side of the Bitterroot Valley approximately three-and-a-half miles south of Lolo, Montana. Delta, Alaska, American and United Airlines serve the Missoula International Airport from their hubs in Salt Lake City, Seattle, Dallas Minneapolis and Denver with several arrivals and departures each day. Also, Ravalli County Airport roughly 30 minutes to the south offers a 5,200 foot runway open to general aviation and a quality FBO.



Locale

The Bitterroot River runs in a northerly direction throughout the length of the valley. The western edge of the valley is met by the towering, jagged peaks of the Bitterroot Mountain Range while the eastern edge of the valley is graced with the gentler horizon of the Sapphire Mountains. The Bitterroot Valley is one of the more populous valleys in Montana and therefore offers much more in the way of services than many other areas. The valley is dotted with quaint Montana towns, the largest of which is Hamilton located approximately 30 minutes from the ranch. Stevensville was the very first community in Montana and it is located approximately 15 miles from the ranch's doorstep. The Selway-Bitterroot Wilderness area, located in the Bitterroot Mountains, provides the locals a pristine roadless wilderness area that, when taken with two contiguous wilderness areas, accounts for the largest contiguous block of wilderness in the Lower 48 states. Both Montana Snowbowl and Lost Trail Ski Area offer excellent local ski experiences without the crowds found elsewhere.





Missoula, a vibrant, full-service Rocky Mountain town, is home to the University of Montana, two regional hospitals and a commercial airport servicing multiple hubs across the country. Recognized as one of the nation’s best lifestyle towns, newcomers flock here in part to the vast recreational opportunities, spectacular scenery, mild climate and healthy art and entertainment scene. Located only 15 minutes to the north of the ranch, Missoula provides essential amenities and services for those residing in the northern Bitterroot Valley.



General Description

Lolo Ranch consists of over 1,981 acres west of Highway 93. The ranch slopes gently up to the west through irrigated fields and open rangelands before reaching the timber approximately one-and-a-half miles west of the highway. There is one primary drainage, McClain Creek, which descends through the center of the ranch flowing west to east and is lined with aspen groves and conifers. McClain Creek provides a substantial amount of the ranch's irrigation water. There are three other secondary drainages north and south of McClain Creek. The home is located at the transition zone between the range and the timberline. The westernmost mile of the ranch is full of timber with the exception of numerous ski runs that were professionally designed and de-stumped, and smoothed. There are no ski lifts on the property but the fun can be accessed via snowmobile or other snow capable vehicles. There are approximately three miles of public land boundaries on the ranch's north and west sides. The property can be accessed from numerous points.





Acreage Breakdown

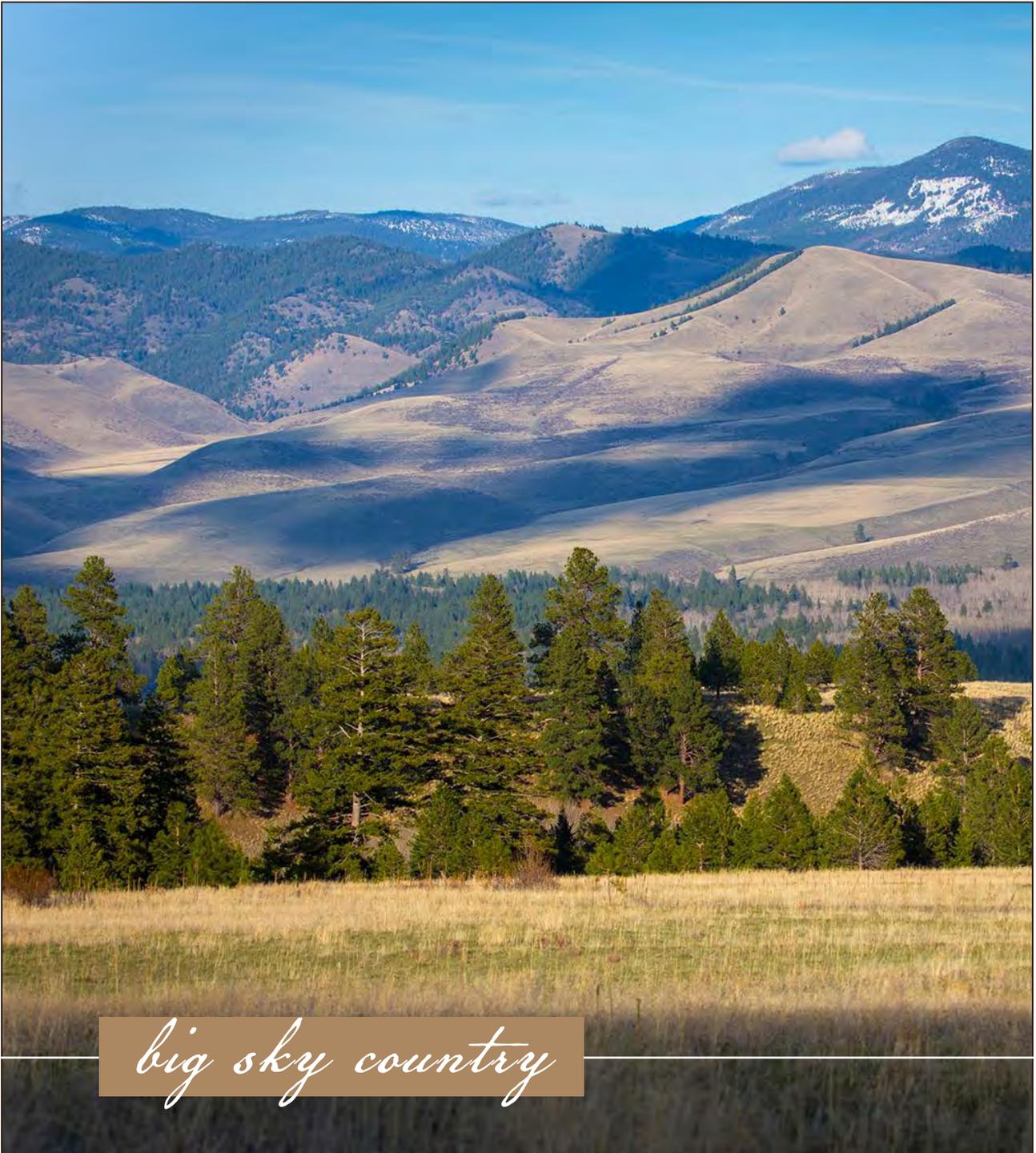
The following acreage classifications are derived from tax assessor data.

- Native Range 982± acres
- Pivot Irrigated 155± acres
- Forest 844± acres
- State Lease 640± acres



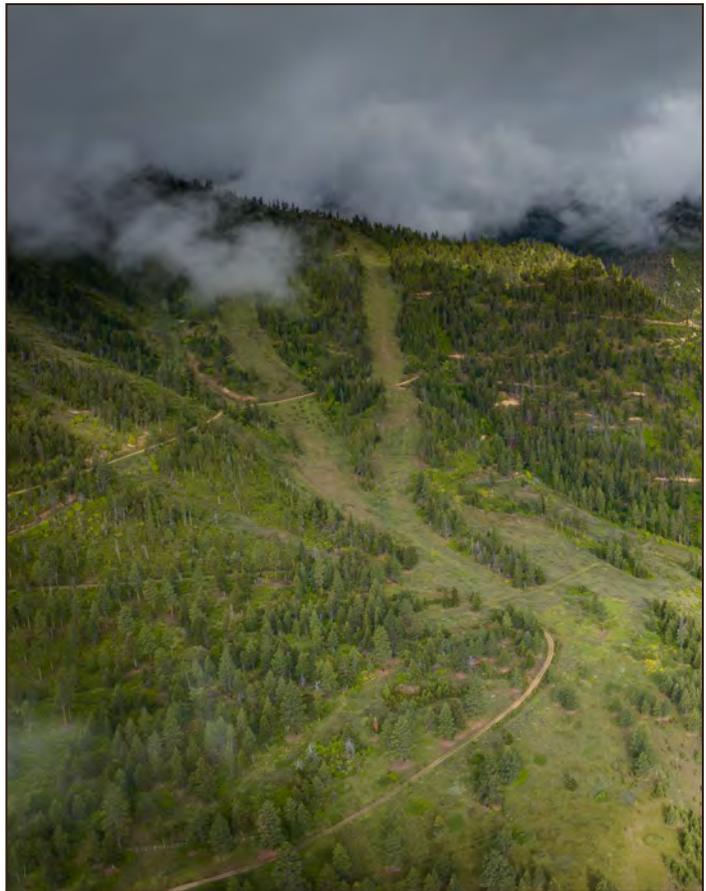
Development Considerations

Because of its close proximity to Missoula, existing infrastructure, topography, easy access and unique recreational amenities, the ranch is ideal for a lifestyle community blending the natural surroundings with a modern approach to neighborhood design. Perfect for a shared ranch concept, where residents could access miles of trails, ski runs and adjacent public ground all in close proximity to Montana's cultural hub. The ranch is unencumbered by a conservation easement so development potential is extraordinary.



A new owner with development in mind would benefit from the following:

- Two plus miles of underground power infrastructure in key areas of development and mountain corridors
- 1.4± miles of private, city-wide paved road and 1.3± miles of private, city-wide gravel road prepared designed for potential development
- 1.8± miles of private gravel road
- 4± miles of Forest Service access roads
- Dozens of ski runs with extensive tree removal and gravel infill for enhanced skiing and mountain biking recreation
- 12 plus private wells
- 20 plus miles of private hiking trails and exclusive access points
- Two mountain lakes within hiking distance from the western boundary
- Exceptional conservation easement value in protecting agricultural soils, viewshed, and significant wildlife habitat and travel corridors.



Improvements



Residence

The ranch has one high-quality log home that was built in 2006 with over 5,000 square feet including five bedrooms, three full baths and three half baths. There is a large open-concept great room with living and kitchen area upstairs and a family room downstairs with a walkout basement. The stone patio in the back of the home has a fireplace and barbecue area. Located at approximately 4,000 feet in elevation, the residence offers expansive views of the Bitterroot Valley and Sapphire Mountains beyond.









vistas and views



Climate

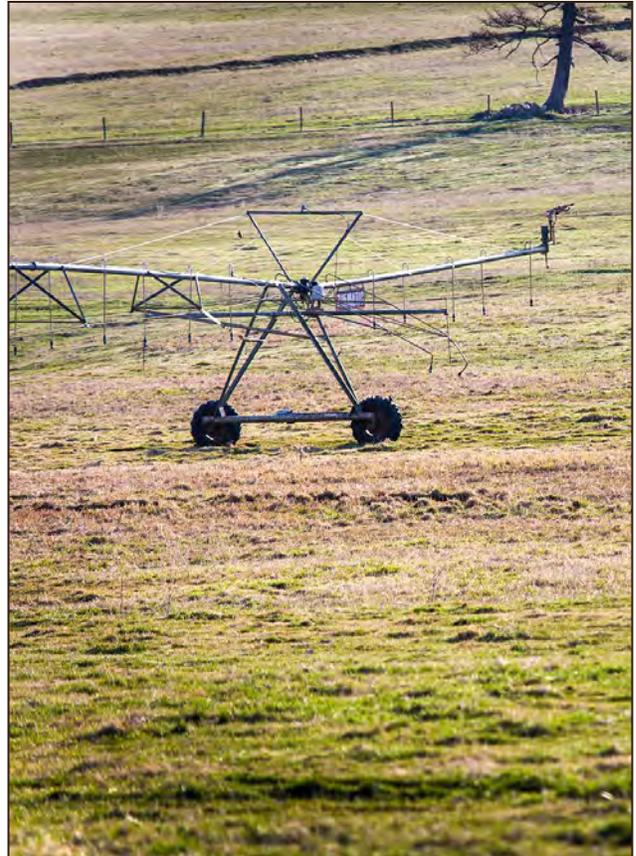
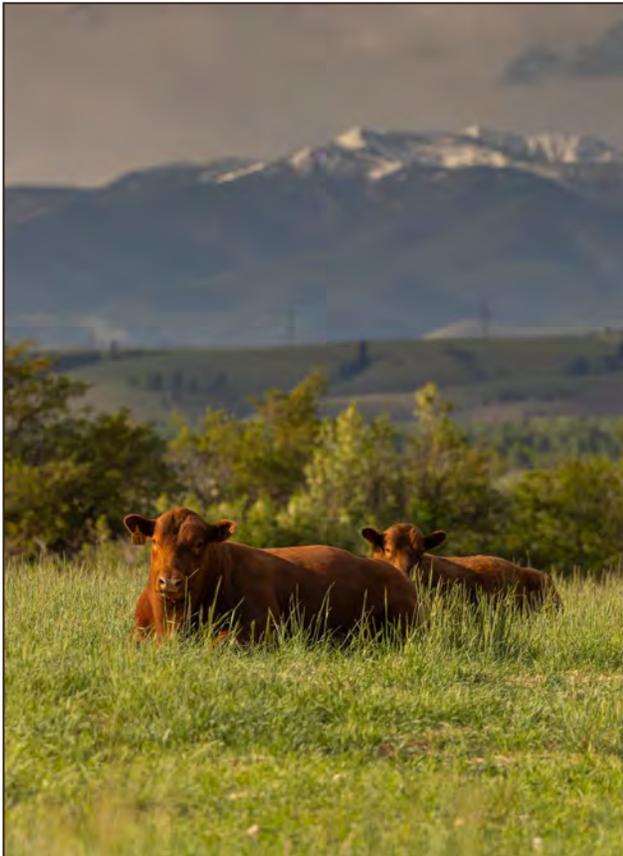
The Bitterroot Valley is one of the lowest intermountain valleys in the Rocky Mountains. Elevations at the Lolo Ranch range from approximately 3,200 to 6,000 feet above sea level. This location west of the continental divide results in a stronger “Pacific Northwest influence” than that which is found east of the Divide. Consequently, the climate is mild often referred to as Montana’s “Banana Belt”. High readings of 90 degrees Fahrenheit occur less than 20 days a year. Summers are warm and pleasant and winters are characterized by steady, but not severe temperatures, only dipping below zero infrequently. The area is not generally regarded as a high wind zone.





General Operations

The ranch is currently leased out to an area rancher who pastures roughly 150 pairs and 50 yearlings from the end of May through the middle of October. Additionally, the ranch houses approximately 75 animals over winter. There are two pivot irrigation systems covering roughly 155 acres in native grass hay providing feed in the winter as well as aftermath grazing in the fall.



Wildlife, Fishery and Recreational Resources

Access to recreation both onsite and locally is one of the hallmarks of Lolo Ranch. The property features a 3.3± mile boundary with public land providing a gateway to nearly five million acres of wilderness spanning two states. From the top of the ski runs, recreationalists can venture across Lolo National Forest, deep into the Selway-Bitterroot Wilderness to fish in some of the Bitterroot's high mountain lakes or soak in the "above the treeline" views. The National Forest/Wilderness complex, out the ranch's back door offer a lifetime of adventure.

For winter sports enthusiasts, the ranch boasts several miles of professionally designed, private ski runs which could double as mountain bike and hiking trails in the summer and shoulder seasons. The downhill runs are accessible via a robust network of internal roads and have been de-stumped and covered in gravel offering the potential for a world-class mountain biking destination.

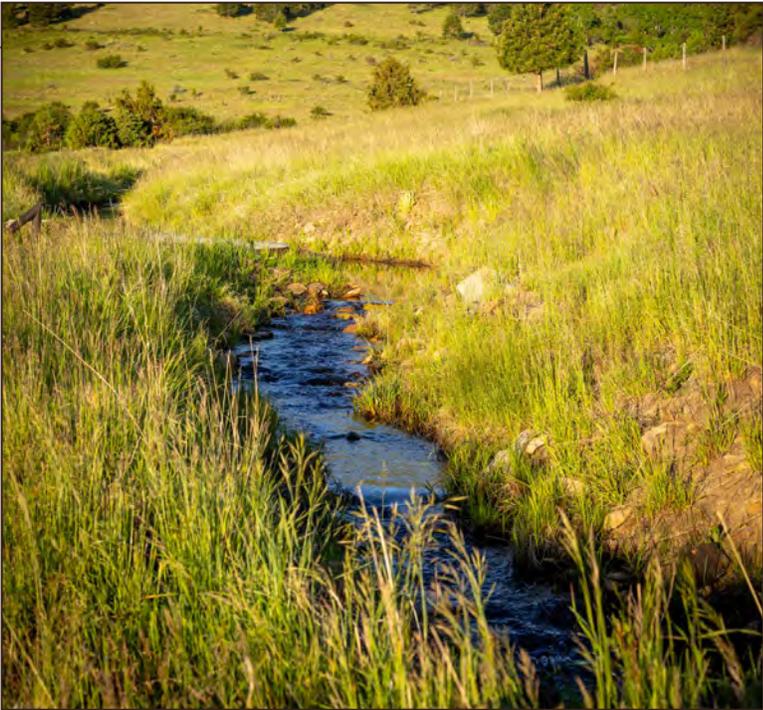


Fishing is probably the most ubiquitous recreational attraction to the Bitterroot Valley. The Bitterroot River is a well-respected world class fly-fishing river with one of the best early season skwala stonefly hatches in the region. It has an exceptionally long season with fishable hatches from early March through early November. Rainbow and brown trout up to 27 inches are occasionally landed here as well as cutthroat trout up to about 20 inches or more. Lolo Ranch is conveniently located for easy fishing excursions to the many access points up and down the valley including the Florence put-in only five miles to the south.





The northern Bitterroot Valley's largest resident elk herds converge on the ranch and can be seen in the irrigated fields on both sides of the highway and dryland nearly year-round. Both the Sapphire and Bitterroot herds inhabit the ranch and numbers in excess of 200 can be seen regularly. Additionally, whitetail and mule deer can be found in the bottom ground and upper range, respectively.



Water Rights

Lolo Ranch holds extensive water rights including irrigation and stock water with priority dates as early as 1872. Irrigation and stock rights are sourced from McClain Creek, Carlton Creek, Maple Creek and Squaw Creek with some water sourced from lakes at the wilderness boundary. There is an additional stock water right sourced out of Lolo Creek. There are also domestic and irrigation rights sourced from groundwater wells. Full documentation is available upon request.



Broker's Comment

Lolo Ranch provides a rich amalgam of productive agricultural ground, world-class recreation and extraordinary development potential, minutes from one of Montana's most significant population centers.



[Click on map above for link to Land id™ map of property.](#)

Price

\$24,000,000



TM

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

Understanding Whom Real Estate Agents Represent

Montana law requires that BUYER's and SELLER's be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

SELLER's Agent: exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only, and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

BUYER's Agent: exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only, and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

Dual Agent: does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

Statutory Broker: is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

In-House SELLER Agent Designate: is a licensee designated by the broker- owner/manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be.

In-House BUYER Agent Designate: is a licensee designated by the broker- owner/manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

Subagent: is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent" can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

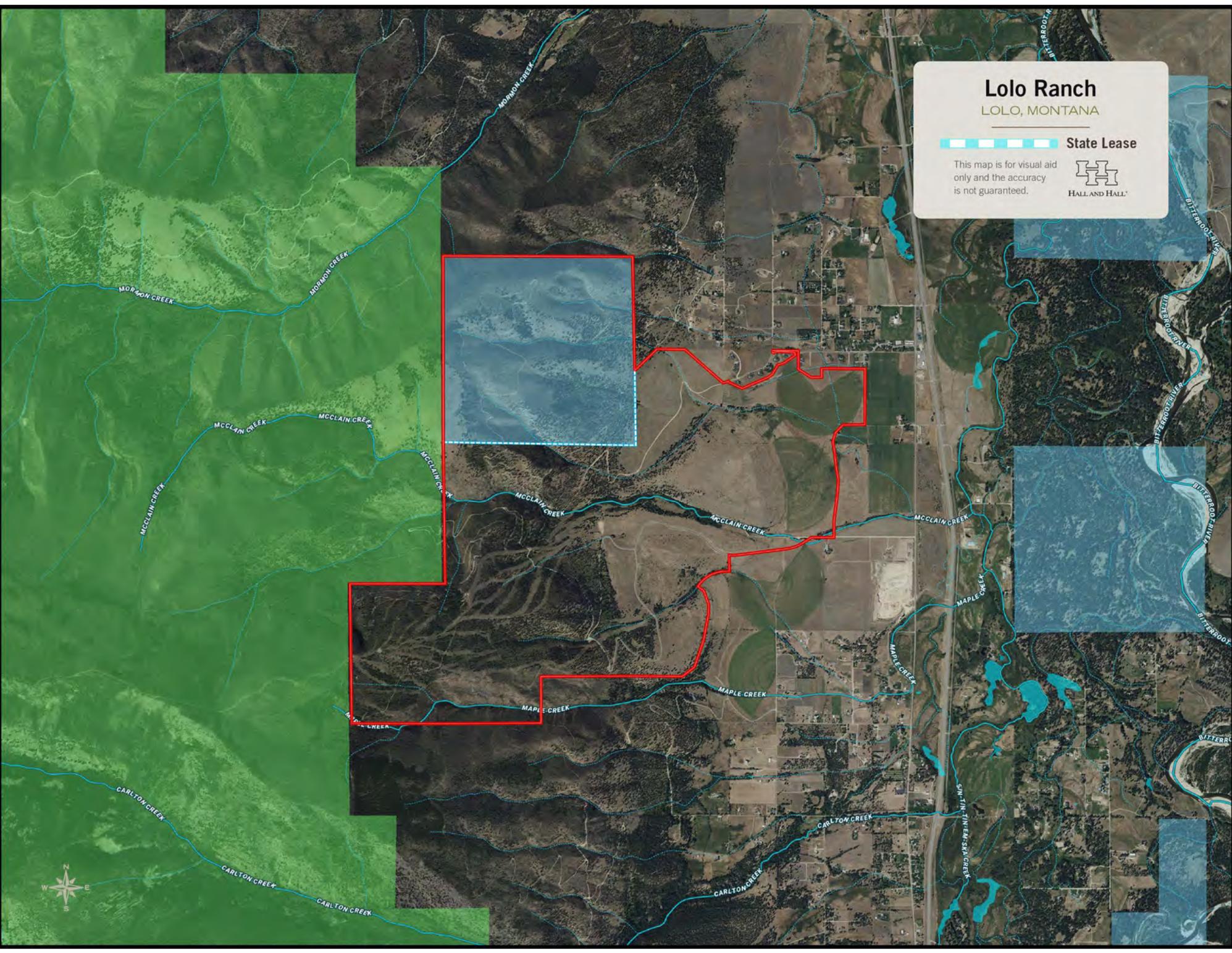
[Deke Tidwell](#) of Hall and Hall is the exclusive agent of the Seller.

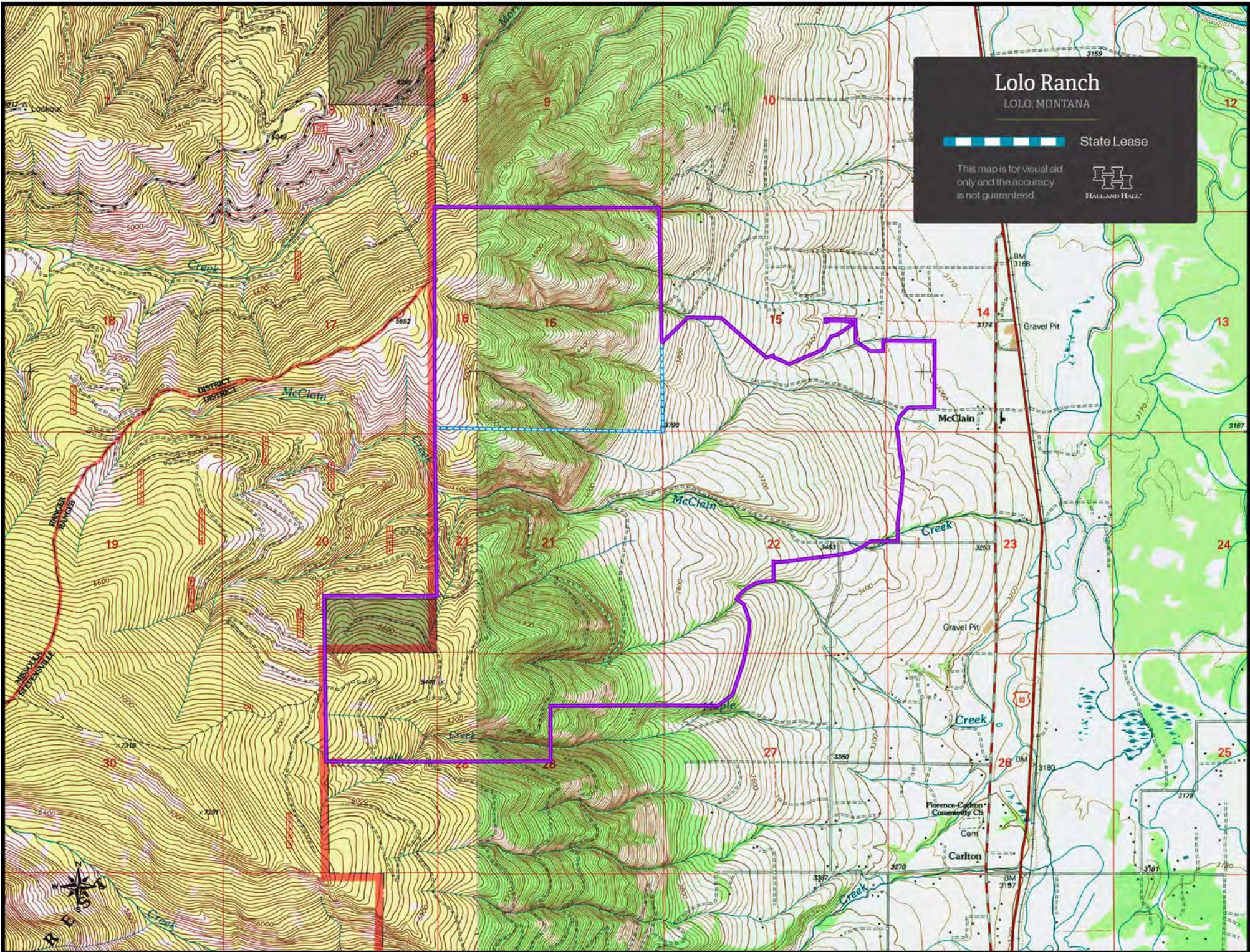
Lolo Ranch

LOLO, MONTANA

 State Lease

This map is for visual aid only and the accuracy is not guaranteed.





Lolo Ranch

LOLO, MONTANA



State Lease

This map is for visual aid only and the accuracy is not guaranteed.



Lolo Ranch

LOLO, MONTANA



State Lease

This map is for visual aid only and the accuracy is not guaranteed.



HALL AND HALL

