

An aerial photograph of a vast, rolling landscape. The foreground and middle ground consist of green, grassy hills and valleys. A small, calm pond is situated in the lower-left quadrant. In the distance, more hills and mountains are visible under a sky filled with soft, white and grey clouds. The overall scene is peaceful and expansive.

BATTLE MOUNTAIN RANCH

WHITE SULPHUR SPRINGS, MT | MEAGHER COUNTY

EXCLUSIVELY LISTED BY

SWAN LAND COMPANY





INTRODUCTION

Positioned along the southern slope of the Big Belt Mountains and surrounding the famous Battle Mountain, Battle Mountain Ranch is a genuine “end-of-the-road” offering—private and secluded, yet within easy reach of Bozeman’s modern conveniences. It’s a rare find in today’s active market.

The ranch totals 5,747± acres—5,427± deeded, plus 320 acres of State of Montana lease—spanning heavily timbered hillsides, rolling grassy slopes, willow-lined creek bottoms, and productive hay meadows. This diversity of terrain creates prime habitat for Rocky Mountain wildlife, including abundant elk, mule deer, and upland game birds. Battle Mountain and its surrounding dark timber give elk a secure refuge, and large numbers of them call the ranch home. Three miles of common border with the Helena-Lewis and Clark National Forest also provide direct access to nearly 2.8 million acres of public land.

The next owner can run a 150–200-head cattle-and-horse operation or lease the ranch to a neighbor for hay production and summer grazing across its meadows and upper mountain country.

Water resources on the ranch are abundant. Faulkner Creek flows by the headquarters, providing a lush riparian band as it serpentine out of the national forest for about one mile before flowing into Faulkner Reservoir. The reservoir is about 9.5 acres in size and harbors abundant trout populations while providing habitat for migratory waterfowl. Faulkner Creek then flows out of the reservoir and through the ranch for about another 1.5 miles.

Hay Creek is a much larger stream that also originates in the national forest and flows through the ranch for about 1.5 miles. Hay Creek contains deeper holding water for trout and is a true high-mountain fishery.

Private and commercial FBOs and airports are nearby; Bozeman is a 90-minute drive, Townsend is 40 minutes away, and White Sulphur Springs is just 15 minutes away. During the winter months, plowing the driveway off the county road is the owner’s responsibility.

Free of any conservation easement, Battle Mountain Ranch is a blank canvas — ready for its new owner to shape as they see fit.



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LOCATION & ACCESS

Battle Mountain Ranch, in Meagher County, is about 12 miles from US Highway 12 via a gravel county road. The ranch is located about 15 minutes from downtown White Sulphur Springs, 40 minutes from Townsend, and an easy 90-minute drive from Bozeman.

White Sulphur Springs is a lively small Montana town that features the Red Ants Pants Music Festival, one of the largest summer music festivals in the state. White Sulphur Springs offers all the necessary amenities, including restaurants, groceries, banking, health care, ranch supplies, and fuel for residents and travellers. In addition, recreational opportunities in the area are abundant in both summer and winter. The larger communities of Livingston, Helena, and Bozeman are all under an hour-and-a-half drive away and offer expanded business services and amenities.

The ranch is easily accessed via several main highway routes and is less than 2.5 hours from three commercial airports in Helena, Bozeman, and Billings. There is also a small private airfield in White Sulphur Springs (FAA 7S6) with a 6,100-foot paved runway, A-1 jet fuel, and other FBO services.

Recently upgraded, Bozeman Yellowstone International Airport at Gallatin Field in Belgrade (BZN) offers several full-service FBOs, including the Yellowstone Jet Center, and excellent commercial service through Alaska, Allegiant, American, Delta, Frontier, Southwest, JetBlue, Sun Country, and United Airlines. One of the busiest passenger airports in the Pacific Northwest, and the busiest in Montana, BZN offers direct flights to 25 major airports around the nation, including destinations on the West Coast, East Coast, Texas, the Southeast, and Florida.

Approximate distances to other towns and cities are as follows:

White Sulphur Springs, MT	19 miles
Townsend, MT	32 miles
Wilsall, MT	44 miles
Livingston, MT	60 miles
Helena, MT	66 miles
Bozeman, MT	80 miles



ELEVATION & CLIMATE

The elevation gain on the ranch is close to 1,000 feet, with the highest point at 6,380 feet along the ridgeline in the central portion of the ranch and the lowest at around 5,440 feet near Hay Creek in the southern part of the property. The improvements are around 5,660 feet above sea level.

The average annual precipitation is approximately 13 inches, with the majority falling in May and June. Located in USDA Hardiness Zone 4a, the area has an average growing season of approximately 86 days. The last frost of the year is typically early to mid-June, and the first frost tends to be in early September.

ACREAGE BREAKDOWN

THE LAND CLASSIFICATIONS ARE APPROXIMATELY AS FOLLOWS:

5,747± TOTAL ACRES

5,427± Acres Of Deeded Land

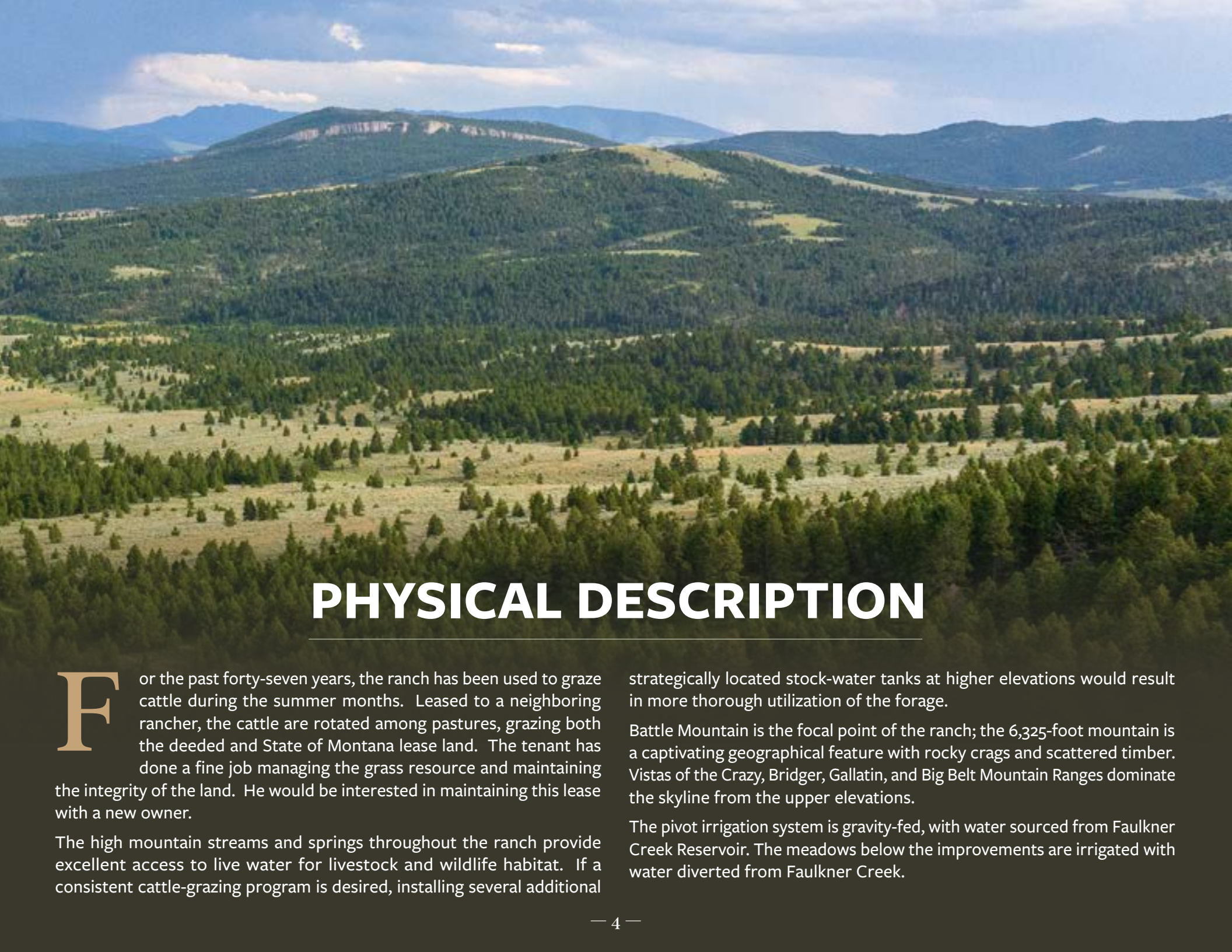
320± Acres Of State Of Montana Lease

4,892± Acres Of Alpine Pasture

565± Acres Of Timber

150± Acres Of Riparian Bottom And Sub-Irrigated Meadows

140± Acres Under Center Pivot Irrigation



PHYSICAL DESCRIPTION

For the past forty-seven years, the ranch has been used to graze cattle during the summer months. Leased to a neighboring rancher, the cattle are rotated among pastures, grazing both the deeded and State of Montana lease land. The tenant has done a fine job managing the grass resource and maintaining the integrity of the land. He would be interested in maintaining this lease with a new owner.

The high mountain streams and springs throughout the ranch provide excellent access to live water for livestock and wildlife habitat. If a consistent cattle-grazing program is desired, installing several additional

strategically located stock-water tanks at higher elevations would result in more thorough utilization of the forage.

Battle Mountain is the focal point of the ranch; the 6,325-foot mountain is a captivating geographical feature with rocky crags and scattered timber. Vistas of the Crazy, Bridger, Gallatin, and Big Belt Mountain Ranges dominate the skyline from the upper elevations.

The pivot irrigation system is gravity-fed, with water sourced from Faulkner Creek Reservoir. The meadows below the improvements are irrigated with water diverted from Faulkner Creek.



IMPROVEMENTS

A set of working corrals, a ranch manager's home, a shop, and a bunkhouse are modest but functional. With no poorly sited or outdated structures to work around, the next owner has a rare opportunity to build exactly what suits them, with several private, well-situated home sites offering sweeping mountain views.

MAIN HOUSE

The main house on the ranch was constructed in 2005. A large functional kitchen is located off a large family dining room area, which opens to the living room. In addition, the laundry room and a master suite with a private bathroom are on the main level. A small office area serves as the ranch office. The downstairs area has a separate exterior entrance,

a separate laundry room, and a full bathroom. One additional bedroom is downstairs, with the remaining square footage dedicated to storage. Both the main floor and downstairs are approximately 1,376 square feet, for a total of approximately 2,752 square feet for the house. The deck off the main level on the east side of the home is approximately 15' x 15' and appears to be in good repair. The house is heated with an in-floor heating system served by a propane boiler.

BUNKHOUSE

An approximately 1,000-square-foot bunkhouse constructed in the late 1970s is positioned near the shop and serves as a hunting cabin for guests during the fall. The Bunkhouse has a full bathroom and two bedroom areas with a small kitchenette area and is heated with propane.



SHOP

The pole barn on the ranch is approximately 32' x 80', constructed in 1985 and serves as the mechanic shop and storage of equipment. About half of the structure is a concrete floor with the back half being gravel and used primarily for equipment storage. A covered lean-to is off the south side that is also used for storage.

With no poorly sited or outdated structures to work around, the next owner has a rare opportunity to build exactly what suits them, with several private, well-situated home sites offering sweeping mountain views.

BARN

The historic calving shed is approximately 30' x 40', with a tin roof and was once used to calve cows. Today it serves as more of an iconic landmark situated at the mouth of Faulkner Creek.



RANCH HUNTING & FISHING

The ranch's diverse ecosystem provides prime habitat for most Rocky Mountain wildlife species. Springs and mountain streams are numerous in the high country providing abundant water for wildlife and livestock.

RANCH HUNTING

The ranch is positioned in Hunting District 451, according to the Montana Fish and Game. This is a general elk and deer license; for non-resident landowners, the size of the ranch provides a high success rate to draw a tag almost every year.

With three miles of common border with the Helena-Lewis and Clark National Forest, nearly three million acres of public land is accessible to the west.

RANCH FISHING

The consistent waters of Hay Creek and Faulkner Creek are healthy mountain stream habitats harboring German browns, brook, and rainbow trout. Each of these year-round mountain streams is lined with willow, with intermittent deep cuts teeming with trout, and provides a private mountain stream fishing experience. The approximately 9.5-acre Faulkner Creek Reservoir holds fish throughout the year and is not only a major recreational and scenic amenity for the ranch but also an abundant water source for the pivot irrigation system.

ACCORDING TO FISH, WILDLIFE, & PARKS:

“Up to 15% of quota for non-resident Big Game and Elk Combination Licenses is set aside for nonresident landowners to hunt only on property the landowner owns or leases for crop production. To qualify, the landowner must own 2,500 contiguous acres in fee title. For each additional 2,500 contiguous acres owned by the landowner, the landowner or their immediate family member(s) may also use preference for a Nonresident Big Game or Elk Combination License, up to a maximum of five per qualifying landowner.”





WATER RIGHTS & IRRIGATION

According to the Montana Department of Natural Resources and Conservation's Water Rights Division, the property owns 20 water rights, including 2 domestic rights, 1 fishery right, 8 irrigation rights, and 9 stock rights, which date back to 1889.

For additional information regarding the water rights, please contact the listing broker Mike Swan.

All water rights in Montana are subject to adjudication by the Montana Water Court and because of that process, may be changed as to validity, amount, priority date, place of use and other such changes as the court determines. This water district is currently under the Preliminary-Temporary Decree as classified by the Department of Natural Resources and Conservation (DNRC). The Seller will transfer the water rights as they currently stand with no warranty of future viability.



FENCES & BOUNDARY LINES

The sellers hereby make known that there may be variations between the deeded property lines and the location of the existing fence boundary lines on Battle Mountain Ranch. The sellers make no warranties with regard to

the location of the fence lines in relationship to the deeded property lines, nor do the sellers make any warranties or representations with regard to specific acreage within the fenced property lines.

UTILITIES & SERVICES

Electricity is provided by Northwestern Energy.

Internet and phone services are provided by Triangle Communication. Mobile coverage is available throughout the majority of the ranch.

MINERAL RIGHTS

The seller will convey with the property 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.

REAL ESTATE TAXES

The real estate taxes for 2025 were approximately \$6,500.



An aerial photograph of a mountain valley. A river flows through the center of the valley, surrounded by lush green forests. The hillsides are covered in dense evergreen trees, with some areas showing patches of lighter green or brown, possibly due to different vegetation or erosion. In the background, more mountain ranges are visible under a sky with scattered white clouds.

AREA HISTORY

Founded in 1867, Meagher County is steeped in the heritage of the American West. Named after Thomas Francis Meagher, a Civil War general and acting governor of the Montana Territory, the county played a key role in the settlement and cattle boom of the 19th century.

Long before European settlement, the site now known as White Sulphur Springs was widely used by Native Americans, who called it the Valley of Peace. Crow Chief Plenty Coups recalled warriors making pilgrimages to its medicinal mud baths, drawn by the area's reputation for peace, rest, and healing. The nearby Smith River later served as a travel corridor for early settlers.

The springs themselves changed names several times. First called Trinity Springs, the site became Brewers Springs after James Scott Brewer, passing through by stagecoach on the Carroll Trail, recognized it as a perfect resting place and staked his claim to the thermal waters. When Major

R.C. Walker purchased a half interest, the site grew into a full business venture: a bathing pool came first, followed by a bathhouse, cabins, and a stable. The destination drew adventurous travelers as well as soldiers stationed at nearby Camp Baker. Eventually, the name changed again — to White Sulphur Springs, for the white mineral deposits left behind by the bubbling hot springs.

Set between the Little Belt, Big Belt, and Castle Mountains, White Sulphur Springs became a vibrant hub of agriculture, ranching, farming, and mining. Prospectors found the surrounding mountains rich in lead, copper, silver, gold, and other valuable minerals, and the town grew into a central trading post for the region. As mining took hold and the local economy grew, voters moved the county seat from Diamond City to White Sulphur Springs by general election.

Today, White Sulphur Springs remains the county's focal point, still rooted in the agricultural heritage that shaped it.



RANCH HISTORY

The ownership history of the Battle Mountain Ranch is unique and historic.

In the early 1960s, Wayne and Becky Shong began visiting Meagher County to hunt, fish, recreate, and visit their ranching friends, Ron and Janie Jackson. Through this personal relationship, Wayne began taking more time away from his Eau Clair, Wisconsin business, and Becky from her Loan Operations position at Peoples State Bank to visit Montana.

In the spring of 1979, Ron Jackson called the Shongs to inform them of a nearby ranch for sale that he believed they would like. Sight unseen, over the phone, the couple immediately said yes! Spring snowstorms prevented them from inspecting the ranch during their initial visit. The previous owner

had fallen ill and was unable to work, but the young couple was thrilled to hear that the ranch needed a lot of work – it was overgrazed, and the buildings needed either demolition or extensive repair. Even though they weren't sure how they would pay for it, they scraped together the funds to make the down payment on the land contract.

It wasn't long before Becky fell in love with the idea of running the ranch, fixing up the property and making her roots in Montana. By July of 1979, she had given her notice at Peoples State Bank that she was moving to Montana to run the ranch she and her husband had recently acquired. Becky ran the ranch in six-month increments until 1990, when her husband, Wayne, was finally able to join her full time after selling his business and retiring.

RANCH HIGHLIGHTS

- **5,747± total acres (5,427± deeded plus 320 acres State of Montana lease) spanning timbered hillsides, grassy slopes, creek bottoms, and hay meadows**
- **True end-of-the-road privacy on the southern slope of the Big Belt Mountains, surrounding iconic Battle Mountain (6,325')**
- **Three miles of border with the Helena-Lewis and Clark National Forest — direct access to nearly 2.8 million acres of public land**
- **Prime elk and wildlife habitat, with dark timber refuge holding large resident elk herds, mule deer, and upland birds**
- **Turnkey grazing operation: supports a 150–200-head cattle-and-horse operation, or lease to a neighbor for hay and summer grazing**
- **Long-term grazing history with a reliable tenant rancher managing the land who would welcome continuing with a new owner**
- **140 acres under center-pivot irrigation, gravity-fed from Faulkner Creek Reservoir, plus 150 acres of sub-irrigated riparian meadow**
- **No conservation easement — a genuine blank canvas for the next owner's vision**
- **Private, view-oriented homesites with no outdated improvements to work around; existing infrastructure includes corrals, a manager's home, shop, and bunkhouse**
- **Excellent trout fishing: Hay and Faulkner Creeks hold German browns, brook, and rainbow trout, plus a 9.5-acre reservoir with native trout**
- **Located in Hunting District 451, with landowner preference tags available under Montana FWP's nonresident landowner program and over the counter tags for residents**
- **Easy year-round access — 90 minutes to Bozeman, 40 to Townsend, just 15 to White Sulphur Springs, with nearby FBOs**





SUMMARY STATEMENT

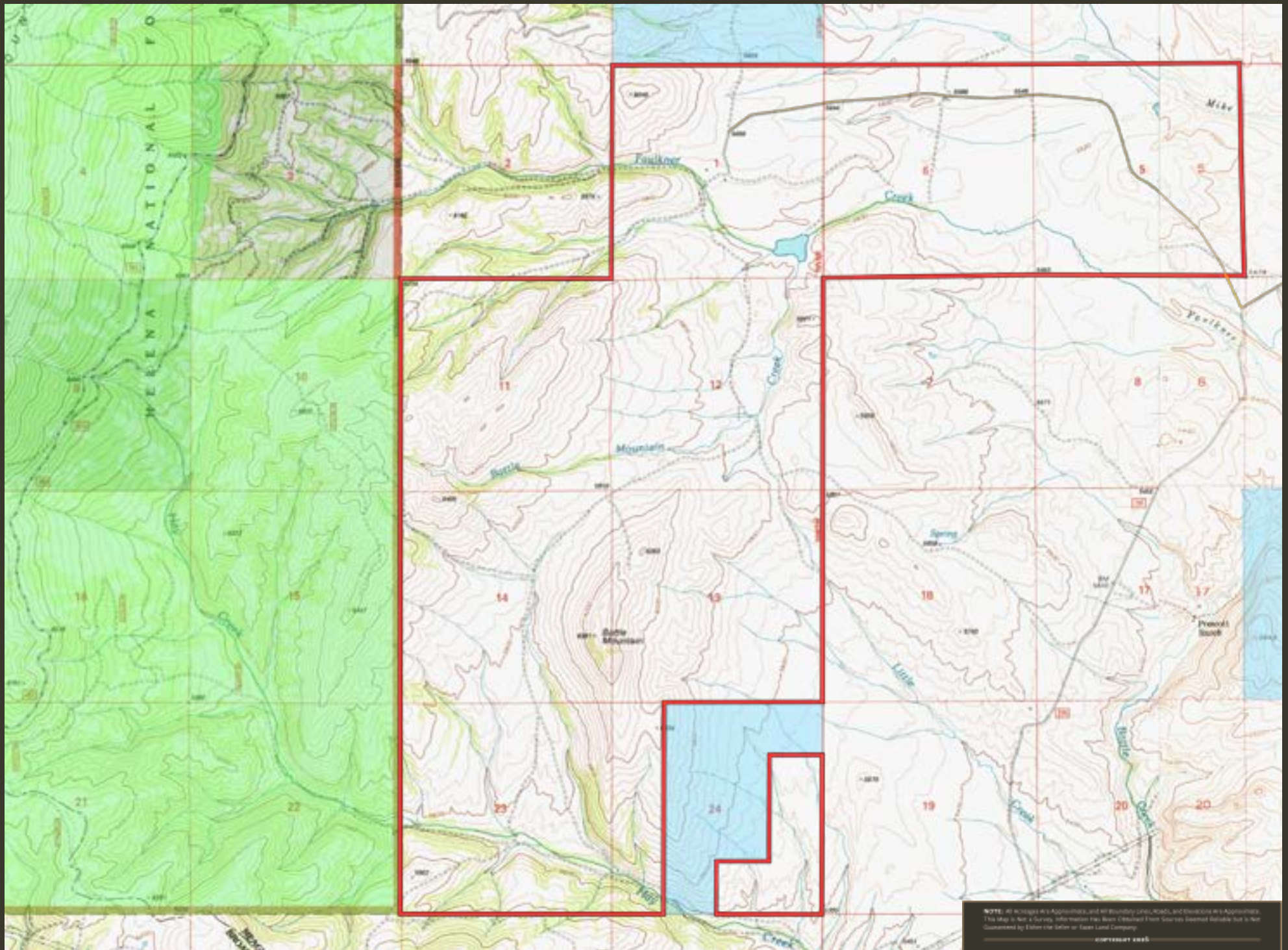
At 5,747± acres, this ranch offers true end-of-the-road privacy on the southern slope of the Big Belt Mountains, where timbered hillsides and grassy slopes wrap around iconic Battle Mountain. Three miles of border with the Helena-Lewis and Clark National Forest open direct access to nearly 2.8 million acres of public land, and the dark timber refuge holds resident elk herds, mule deer, and upland birds within Hunting District 451.

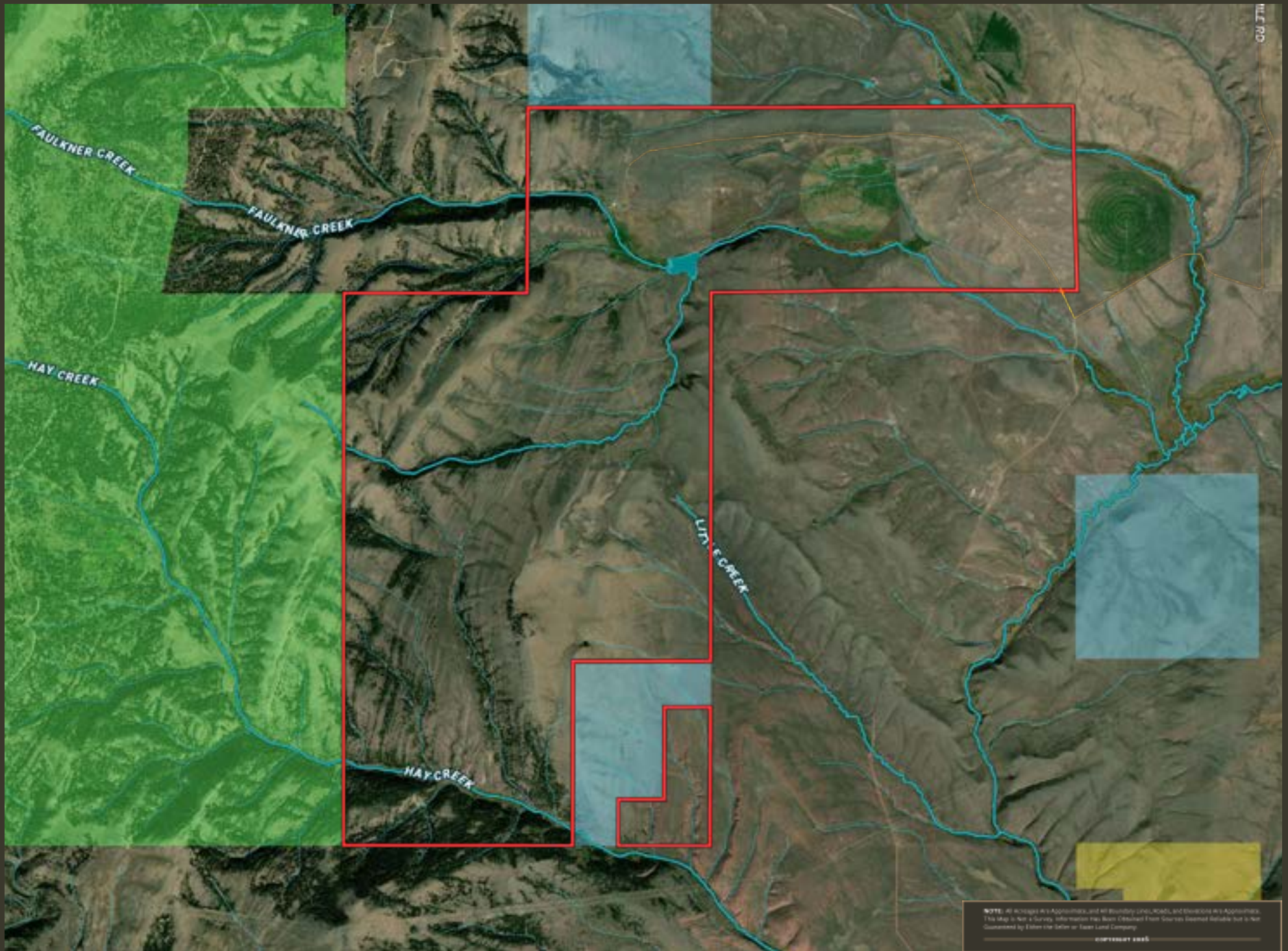
The ranch runs today as a turnkey operation, carrying 150 to 200 head of cattle and horses across irrigated hay ground and sub-irrigated riparian

meadow fed by Faulkner Creek Reservoir, with a longtime tenant rancher who'd welcome staying on under new ownership. Hay and Faulkner Creeks add excellent trout fishing to the mix, alongside a 9.5-acre reservoir holding native trout.

With no conservation easement in place, the land remains a genuine blank canvas for its next owner, its private, view-oriented homesites unencumbered by outdated improvements. Existing corrals, a manager's home, shop, and bunkhouse support the working operation, and the whole property sits just 90 minutes from Bozeman, with FBOs nearby for easy access.











OFFERING PRICE & CONDITIONS OF SALE

Battle Mountain Ranch, as Previously Described Herein, is offered at \$23,500,000.00. The Conditions of Sale Are as Follows:

1. All offers to purchase or letters of intent must be in writing.
2. All Prospective Buyers must demonstrate to the satisfaction of the Seller their absolute financial capability to purchase the property prior to scheduling an inspection of the Property.
3. Earnest money deposit will be due upon completion of a fully executed contract, and all earnest money deposits will be held in escrow by Flying S Title Company.
4. The Seller will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a limited warranty deed.
5. All of the appurtenant water rights controlled by the ranch will be transferred to the Buyer at Closing, and all of the mineral rights which the Seller actually own will be conveyed to the Buyer at Closing.
6. Buyers' Brokers are welcome and invited to contact Mike Swan with Swan Land Company for additional information and to set up a private ranch tour.
7. Any additional documentation provided to Prospective Buyers and their Agents related to and expanding upon the information contained in this offering brochure may be subject to terms of a Confidentiality Agreement to be signed by the Prospective Buyer and their Agents prior to the delivery of such documentation.

The Sellers reserve the right to effect a tax-deferred exchange for other real property in accordance with provisions in Section 1031 of the Internal Revenue Code. The Buyer 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.

This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers.

Information regarding land classifications, acreages, carrying capacities, crop yields, potential profits, hunting districts and regulations, etc., are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Sellers or Swan Land Company. Prospective Buyers should verify all information to their sole and complete satisfaction.



To learn more and view additional images and interactive maps visit www.swanlandco.com/properties/battle-mountain-ranch/.

CONTACT INFORMATION



MIKE SWAN
MANAGING BROKER



406.570.4897
MIKE@SWANLANDCO.COM

Swan Land Company has been authorized by the Sellers to act as their Exclusive Real Estate Broker on the sale of Battle Mountain Ranch. Since 2002, we have focused on the brokerage of significant ranches, farms and recreational properties throughout the Rocky Mountain West.

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.

A 48-hour notice is requested to make proper arrangements for a showing of Battle Mountain Ranch.

**FOR MORE INFORMATION OR TO MAKE AN APPOINTMENT TO
TOUR THE PROPERTY, PLEASE CALL MIKE SWAN.**

SWAN LAND COMPANY

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PROUDLY SERVING

MONTANA

WYOMING

COLORADO

NEBRASKA

UTAH

IDAHO

An aerial photograph of rolling hills with patches of green grass and small evergreen trees. In the background, there are more hills and mountains under a cloudy sky. A large, faint rainbow watermark is centered over the image.

FROM THE
Kitchen Table TO THE
CLOSING TABLE

SWAN LAND COMPANY

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