



500 SADDLEBACK DRIVE  
POLARIS, MONTANA



[www.bramlettecompany.com](http://www.bramlettecompany.com)—P.O. Box 230 • 8 S. Idaho Street— Dillon, MT 59725—406-683-4316  
500 Saddleback Drive



## INTRODUCTION & PROPERTY DESCRIPTION

500 Saddleback Drive consists of 3.65± deeded acres and is located in the heart of the beautiful Grasshopper Valley. This area of Southwestern Montana is steeped in tradition and history that goes back over a hundred years. Just being in this area gives you the feeling you are back in the gold rush days trying to dodge Henry Plummer and his gang of road agents.

This valley is the epitome of the small-town old fashioned way of doing things. Gathering for brandings, weddings, and birthdays is still tradition. Friendly waves and neighbors helping neighbors is the norm here. As you drive into the area, it is hard to see anything but the majestic mountain scenery, abundant wildlife, and the incredible home that adorns this property.



## LOCATION & ACCESS

When driving from Dillon to the Big Hole Valley, just over Badger Pass is a small, breathtaking mountain valley located to the northeast of Highway 278. Welcome to the Upper Grasshopper.

Traveling on Highway 278 you will see the turnoff to the Grasshopper Valley and Maverick Mountain Ski Area. From this intersection drive approximately 10± miles north on the Pioneer Scenic Byway. You will turn onto Saddleback Drive to the west. This scenic destination is within 40± minutes of Dillon, Montana.

Commercial air service is located in Bozeman, Montana and Idaho Falls, Idaho, 160 miles, and 200 miles, respectively. Dillon is 60± miles south of Butte on Interstate 15. Dillon boasts a paved 6,500' runway for easy access.

It is possible to drive from the Grasshopper over the pass into Wise River on the Scenic Byway. Using Google Earth, the coordinates are 45 24' .37.81" N, 113 07'33.62" W. The elevation is 6,853 feet.



## IMPROVEMENTS

The main structure was built in 1984 and the materials are primarily from Southwest Montana. The logs were milled in Argenta, the fireplace rock is from the talc mine just north of Dillon, and the aspen is from the Grasshopper Valley.

This incredible home is three levels; with main floor and basement both offering approximately 1,000 square feet and the loft about 540 square feet. A bedroom, bathroom, and utility room are located on the main floor.

The lower floor has a full bathroom and an east facing sunroom. There are decks on both the east and west sides, offering stunning views. A sunrise or moonrise over the East Pioneers is truly breathtaking.

Also approximately 1,000 square feet, the garage hosts two huge 12 foot high doors on automatic openers. Two awnings on the east and west sides of the garage provide additional parking or project areas. There are two 10x20 storage sheds as well as a 20x35 covered garage.

This home is equipped with an energy efficient on-demand hot water system and has a strong well available for domestic water. Antiques and personal property are negotiable.





## THE GRASSHOPPER VALLEY

The Grasshopper Valley lies at the foot of the breathtaking East Pioneer Mountain Range. The lower portion of the Valley consists of thick grassy meadows with many springs and ponds as well as Grasshopper Creek.

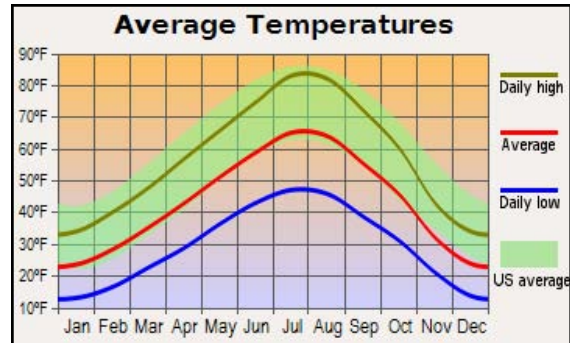
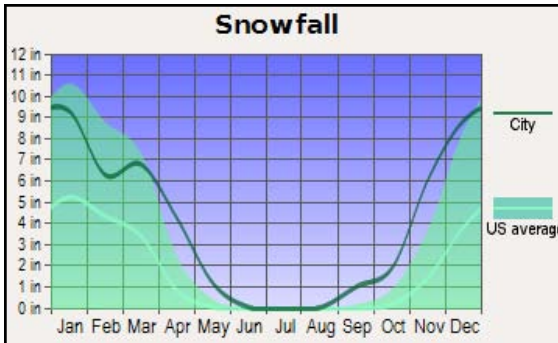
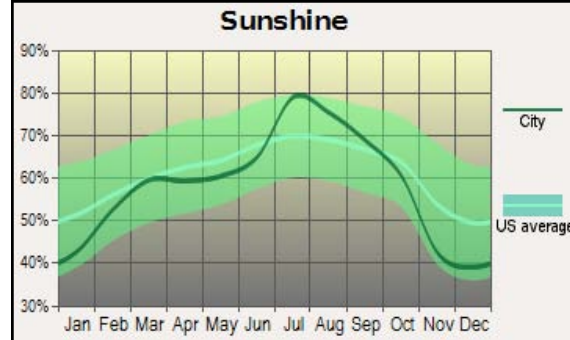
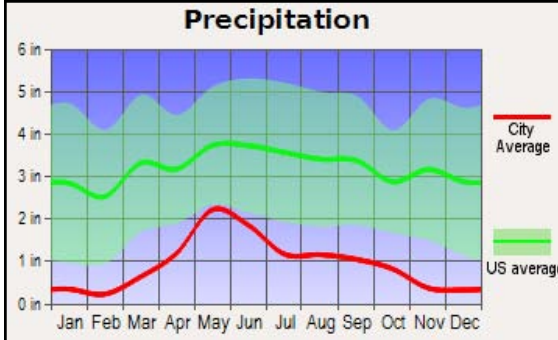
The property gradually ascends the mountain to the tree line offering draws and creek bottoms choked with Aspen and Willow trees. A large sweeping ridge covered in lush grass and scattered evergreen trees adorn the upper part of the property.

As the ground gives way into Circle S and Marchesseault Ranches, you are only minutes from BLM and the Beaverhead National Forest. Here you find yourself in thick timber and open parks with high mountain streams and lakes waiting for your exploration.

The north end of the Valley is home to Maverick Mountain Ski Hill, boasting 2,000 vertical feet; and the historic Elkhorn Hot Springs, with its naturally flowing mineral water. This property offers premier views and mining ghost towns are minutes away.



## CLIMATE & PRECIPITATION





## RECREATION

This property is located within 30± minutes of two of the most famous rivers in Montana. The Beaverhead River, a tail water, is located 30± minutes south and provides the fly angler a technical challenge to catch large, healthy trout.

The Big Hole River, a free stone river, is one of the last un-dammed rivers in the United State and originates just a few miles north of the property in the Jackson area. The Salmon Fly hatch on the Big Hole River is an experience not soon forgotten by anglers. In the surrounding forest service you will find mountain lakes and streams full of trout that have not seen a fly all year.

## HUNTING

Hunting near property of this nature is merely a dream for most sportsmen. Elk hunting in the surrounding national forest is great, to say the least, and the chance to shoot a 300+ class bull is a reality year round. Taking a trophy Mule Deer as well, makes for a great combination hunt.

A fun challenge is hunting antelope with archery equipment. In addition, the alpine areas offer the chance to take a couple, tasty Blue Grouse. Running a Mountain Lion and putting it up a tree in this area is an exhilarating and hair raising experience.



## OTHER RECREATION

This property is enough to exhaust even the ultimate outdoorsman. Maverick Mountain Ski Area is located just a couple miles up the road and offers a challenge to the most experienced skier. The only difference is that you will not be waiting in any lines to get on the mountain.

Cross-country skiing, if you prefer, is available on the miles of trails on the property and in the surrounding area. If you are a snowmobiler and dream of endless miles of groomed trails and fresh, deep powder, look no further.

The area offers a challenge for every level of hiker - from beginners to the extreme. Many camping sites are also found in the area. The nearby ranches, mining history, and area ghost towns will keep historians busy for years. If taking a beautiful drive is your idea of relaxing, then take a trip over the new Scenic Byway or through the Big Hole Valley.



## TAXES

To be determined for 2008

## COMMENTS

*This property is agent owned.*

## PRICE

\$345,000 cash at closing

## CONTACT

Please contact Bramlette & Company Realtors at (866) 215-1429 for more information or to schedule a property tour. An agent from Bramlette & Company must be present at all showings. To view other ranch, recreational, or fine residential properties, please visit our web site at [www.bramlettecompany.com](http://www.bramlettecompany.com).

## NOTICE

All information herein is from sources deemed reliable, but is not guaranteed by the Seller, Bramlette & Company Realtors or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by Owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a guideline and has been provided by the owners and other sources deemed reliable, but the accuracy can not be guaranteed. We urge independent verification of each and every item submitted to the satisfaction of any prospective purchaser.

Seller reserves the right to require the Buyer to cooperate with the Seller to facilitate an Internal Revenue Code, Section 1031 exchange via the sale of the property at no expense or liability to the Buyer.

Montana water rights are subject to the subsequent issuance of preliminary, and then, final decrees by the Montana Water Court. All valid water rights at the time of purchase will convey to the Buyer through the water court transfer.

There may be variations between the deeded property lines and the location of the existing fence boundaries on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description.

**RELATIONSHIPS IN REAL ESTATE TRANSACTIONS  
(COMBINED EXPLANATION AND DISCLOSURE)**

*Definition of Terms and Description of Duties*

A "**Seller Agent**" is obligated to the **Seller** to:

- act solely in the best interests of the seller
- obey promptly and efficiently all lawful instructions of the seller
- disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent
- safeguard the seller's confidences
- exercise reasonable care, skill, and diligence in pursuing the seller's objectives and in complying with the terms established in the listing agreement
- fully account to the seller for any funds or property of the seller that comes into the seller agent's possession
- comply with all applicable federal and state laws, rules, and regulations

A "**Seller Agent**" is obligated to the **Buyer** to:

- disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller
- disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property
- act in good faith with a buyer and a buyer agent
- comply with all applicable federal and state laws, rules, and regulations

A "**Buyer Agent**" is obligated to the **Buyer** to:

- act solely in the best interests of the buyer
- obey promptly and efficiently all lawful instructions of the buyer
- disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent
- safeguard the buyer's confidences
- exercise reasonable care, skill, and diligence in pursuing the buyer's objectives and in complying with the terms established in the Buyer/Broker agreement
- fully account to the buyer for any funds or property of the buyer that comes into the buyer agent's possession
- comply with all applicable federal and state laws, rules and regulations

A "**Buyer Agent**" is obligated to the **Seller** to:

- disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer
- disclose to the seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the buyer
- act in good faith with a seller and a seller agent
- comply with all applicable federal and state laws, rules and regulations

**DUAL AGENCY:** IF A SELLER AGENT IS ALSO REPRESENTING A BUYER, OR A BUYER AGENT IS ALSO REPRESENTING A SELLER WITH REGARD TO A PROPERTY, THEN A DUAL AGENCY RELATIONSHIP MAY BE ESTABLISHED. IN A DUAL AGENCY RELATIONSHIP, THE DUAL AGENT IS EQUALLY OBLIGATED TO BOTH THE SELLER AND THE BUYER. THESE OBLIGATIONS MAY PROHIBIT THE DUAL AGENT FROM ADVOCATING EXCLUSIVELY ON BEHALF OF THE SELLER OR BUYER AND MAY LIMIT THE DEPTH AND DEGREE OF REPRESENTATION THAT YOU RECEIVE. A BROKER OR A SALESPERSON MAY NOT ACT AS A DUAL AGENT WITHOUT THE SIGNED, WRITTEN CONSENT OF BOTH THE SELLER AND THE BUYER.

Initial \_\_\_\_\_

A "Dual Agent" is obligated to a Seller in the same manner as a seller agent and is obligated to a buyer in the same manner as a buyer agent, except a dual agent:

- has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations
- may not disclose the following information without the written consent of the person to whom the information is confidential
  - (i) the fact that the buyer is willing to pay more than the offered purchase price
  - (ii) the fact that the seller is willing to accept less than the purchase price that the seller is asking for the property
  - (iii) factors motivating either party to buy or sell
  - (iv) any information that a party indicates in writing to the dual agent is to be kept confidential.

A "Statutory Broker" is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- disclose to:
  - (i) a buyer or a buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller
  - (ii) a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer
- exercise reasonable care, skill, and diligence in putting together a real estate transaction
- comply with all applicable federal and state laws, rules and regulations

An "Adverse material fact" means a fact that should be recognized by a broker or salesperson as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real property and may be a fact that:

- (i) materially affects the value, affects structural integrity, or presents a documented health risk to occupants of the property; or
- (ii) materially affects the buyer's ability or intent to perform the buyer's obligations under a proposed or existing contract.

"Adverse material fact" does not include the fact that an occupant of the property has or has had a communicable disease or that the property was the site of a suicide or felony.

### Relationship Disclosure/Consent

The undersigned Broker or Salesperson hereby discloses the relationship as checked below, and the undersigned Seller or Buyer acknowledges receipt of such Disclosure and consents to the relationship disclosed.

### Check all the Applicable Relationship(s):

- Seller Agent
- Buyer Agent
- Statutory Broker
- Dual Agent (**by checking this box, the undersigned buyer or seller consents to the licensee acting as a dual representative**)

\_\_\_\_\_/ \_\_\_\_\_  
Broker and/or Salesperson / Date

\_\_\_\_\_/ \_\_\_\_\_  
 Seller  Buyer / Date

**NOTE:** Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

# 500 Saddleback Drive Polaris, Montana 3.65± Acres

This document prepared from sources deemed reliable; however, Bramlette & Company Realtors of Dillon, Montana does not guarantee accuracy.

