



ERICKSON CREEK RANCH

GRANT, MONTANA



www.bramlettecompany.com – P.O. Box 230 • 8 S. Idaho Street – Dillon, MT 59725 – 406-683-4316
Erickson Creek Ranch



INTRODUCTION & PROPERTY DESCRIPTION

The Erickson Creek Ranch consists of 600± deeded acres bordering national forest in the beautiful Medicine Lodge area of Beaverhead County. This piece is one of the most unique properties on the market today.

At the lower elevations of the ranch you will find rolling sagebrush hills and pasture full of native grasses. The lower elevations also feature irrigated pasture and a great riparian area where wildlife thrive.

The ranch's upper elevations are complete with timbered ridges and deep draws running out of the national forest, giving a more alpine feel.

A small pond has been added to the property, which also has two small cabins – one older homestead type and a newer cabin. These structures make for an excellent elk camp or just a great getaway.



LOCATION & ACCESS

The Erickson Creek Ranch is located in the Medicine Lodge Area of the Beaverhead Deerlodge National Forest. This locale is 40± minutes southwest of Dillon, Montana, the county seat and a town of 5,000± people.

From Dillon, you will head south on Interstate 15 for 20± miles to the Clark Canyon Dam exit. Head west toward Grant, then take Medicine Lodge Road south.

Commercial air service can be found in Butte, Montana or Idaho Falls, Idaho, both of which are within 90± minutes of the property. Dillon has a new hospital facility and is known for excellent healthcare and a great emergency room. The hospital is home to many specialists including an obstetrician and orthopedic surgeon.

Beaverhead County is very rich in history. The Lewis and Clark Expedition spent much time here and left many historic landmarks.

The county is steeped in ranching and mining history as well. Bannack, the state's first capital and home to a huge gold strike, is located 30± minutes from Dillon.



IMPROVEMENTS

The Erickson Creek Ranch has modest improvements. Two basic cabins adorn the property, giving it a camp feel. In addition, a small pond has been added.

The older cabin was picked up and a cement floor poured. A deck was also added, making this a very comfortable little haven. The newer cabin is also on a foundation and is quite homey. Standing in the corner is a functional antique cook stove and running water from a spring-box outside is piped into a kitchen area. The large room in the back of the cabin is full of bunk beds, making for a great sleeping area. From the shed, a generator is wired into the cabin for lighting. There is an automatic start located in the sleeping area for those cold mornings when you want to stay inside.

Although the cabins are modest, there are many favorable home-sites throughout the property begging for the home of your dreams.

You must visit this land to truly appreciate the breathtaking views of the surrounding mountains. Ellis Peak, which appears to be right out your back door, is especially stunning.



CLIMATE, PRECIPITATION & ELEVATION

Elevation ranges from 7,400± feet to 8,000± feet on the Erickson Creek Ranch. The Medicine Lodge Area is a small mountain valley which sees slightly different temperature averages.

Through the summer months temperatures can reach 90± degrees or better and can be as low as the 40's, but will average in the 70's for much of the season. During the winter months, temperatures will range from the lower 40's down below zero with the average being in the 30's.

These mountain valleys tend to see more snow and some plowing may be required throughout the winter. Fall and spring in Medicine Lodge are absolutely beautiful.

When the snow comes off the ground in the spring, there seems to be water everywhere and the grass and wildflowers shoot up, creating a brilliant array of colors. The fall brings the color changes of the leaves and the first snow storms start moving in.



WATER RIGHTS & RESOURCES

Water Right Number: 41A 94710 00 STATEMENT OF CLAIM

Version: 1

Status: ACTIVE

Priority Date (yyyymmdd): 19170301

Type of Historical Right: FILE

Max Flow Rate: 2.5 CFS

Max Volume: 900

Max Acres: 60

All water rights appurtenant to the property owned by the seller will transfer at the sale.



RECREATION

FISHING

Erickson Creek Ranch is your typical alpine creek fishery. The creek is full of scrappy little Brook Trout and an occasional Cut-throat.

Fishing in the surrounding areas can be awesome. Clark Canyon Reservoir is just down the road and boasts some of the best trout fishing in the area. Large Rainbow and Brown Trout are frequently pulled from the lake, many over 20 inches – a few pushing 30.

The Beaverhead, Big Hole and Red Rock Rivers are all within a short drive and are considered Blue Ribbon.

Sheep Creek is a local secret. Take a beautiful drive through the Medicine Lodge area and over to the adjoining mountain valley where the creek runs down out of the mountains.



RECREATION

HUNTING

Elk and Mule Deer hunting on the Erickson Creek Ranch and in the surrounding parts is second-to-none. The Medicine Lodge Area is well known for its high population of elk and this property is situated perfectly to take full advantage. When pressured by the forest service, these elk will be down on the ranch enjoying the peace and quiet as well as eating the grass of your irrigated meadow.

There are numerous Sage Grouse in the area and before their migration in November, can offer some great wing shooting. Other mountain grouse are found on the property and many small mammals as well.



CONSERVATION EASEMENT

The Erickson Creek Ranch would be a good prospect for a conservation easement. The easement would preserve and maintain the natural resources along with the ecological, scenic, aesthetic, and open space of the area.

MINERAL RIGHTS

All rights owned by the Seller and appurtenant to the ranch will transfer.



TAXES

2007 - \$567.00

BROKER'S COMMENTS

"The Erickson Creek Ranch is a beautiful mountain property with just about every amenity possible. Live water, borders forest, irrigation, trees, and a pond, as well as great hunting and fishing."

Tom Bramlette – Broker

PRICE

\$875,000 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.

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

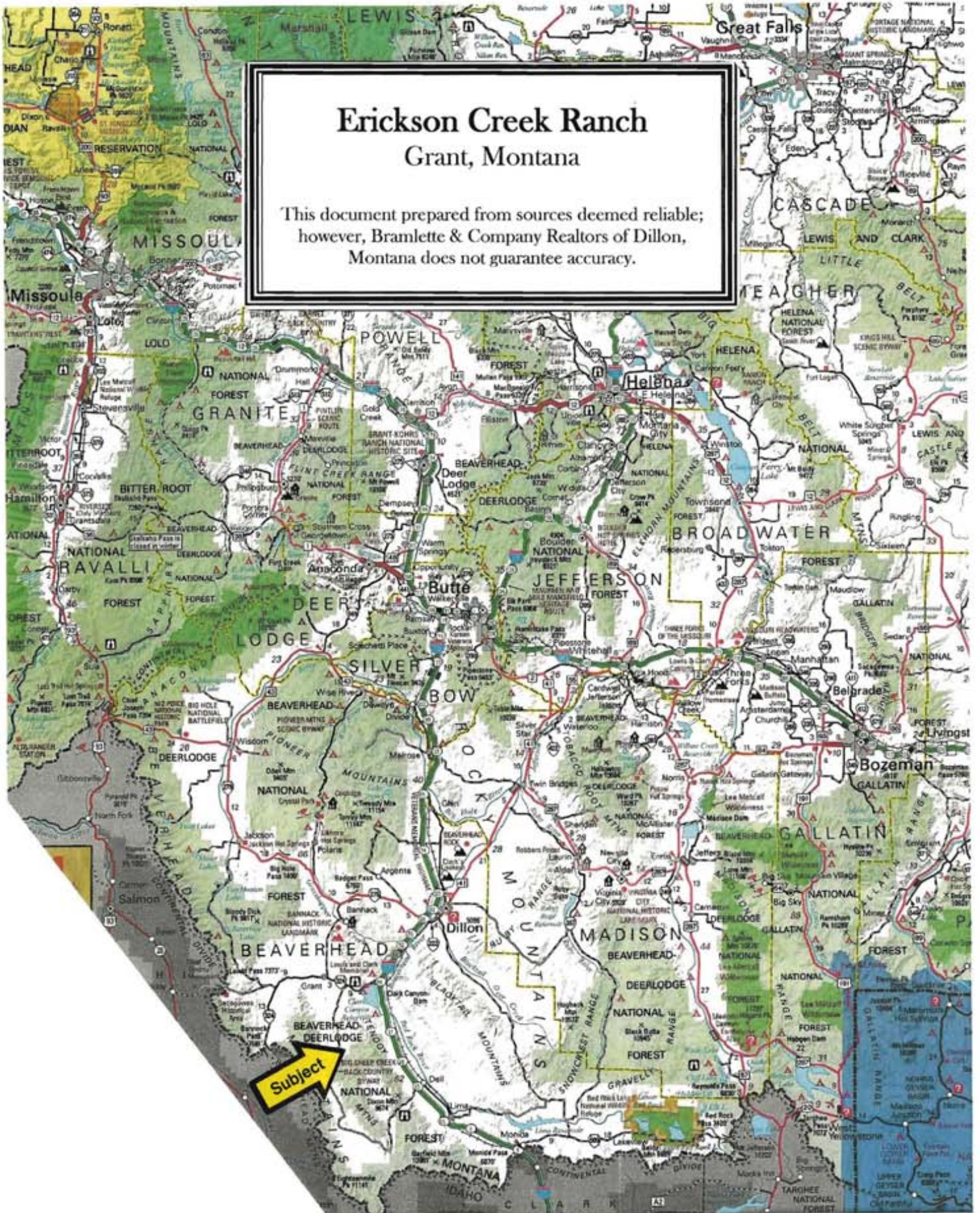
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 Seller Buyer / Date

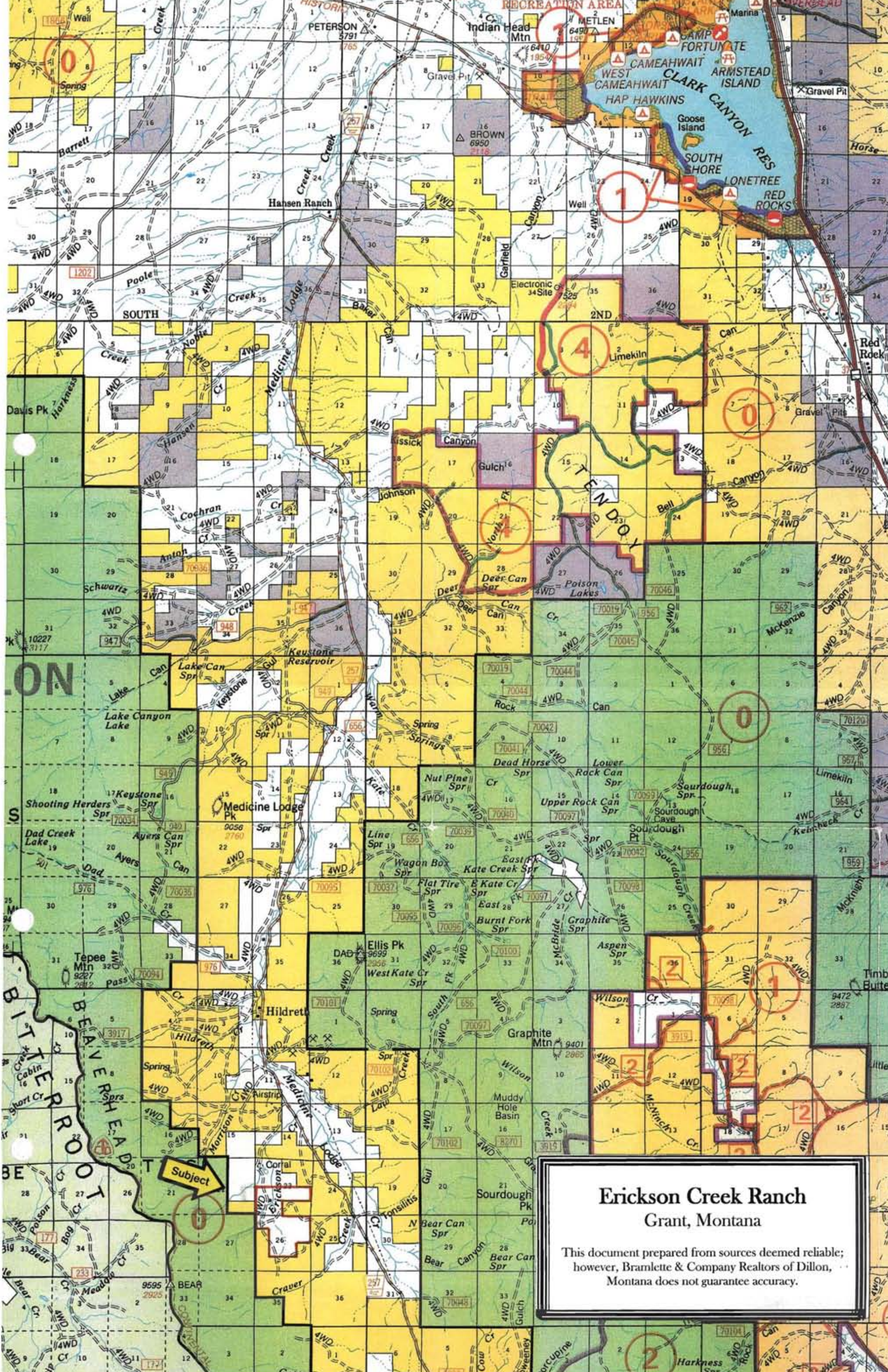
NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

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Grant, Montana

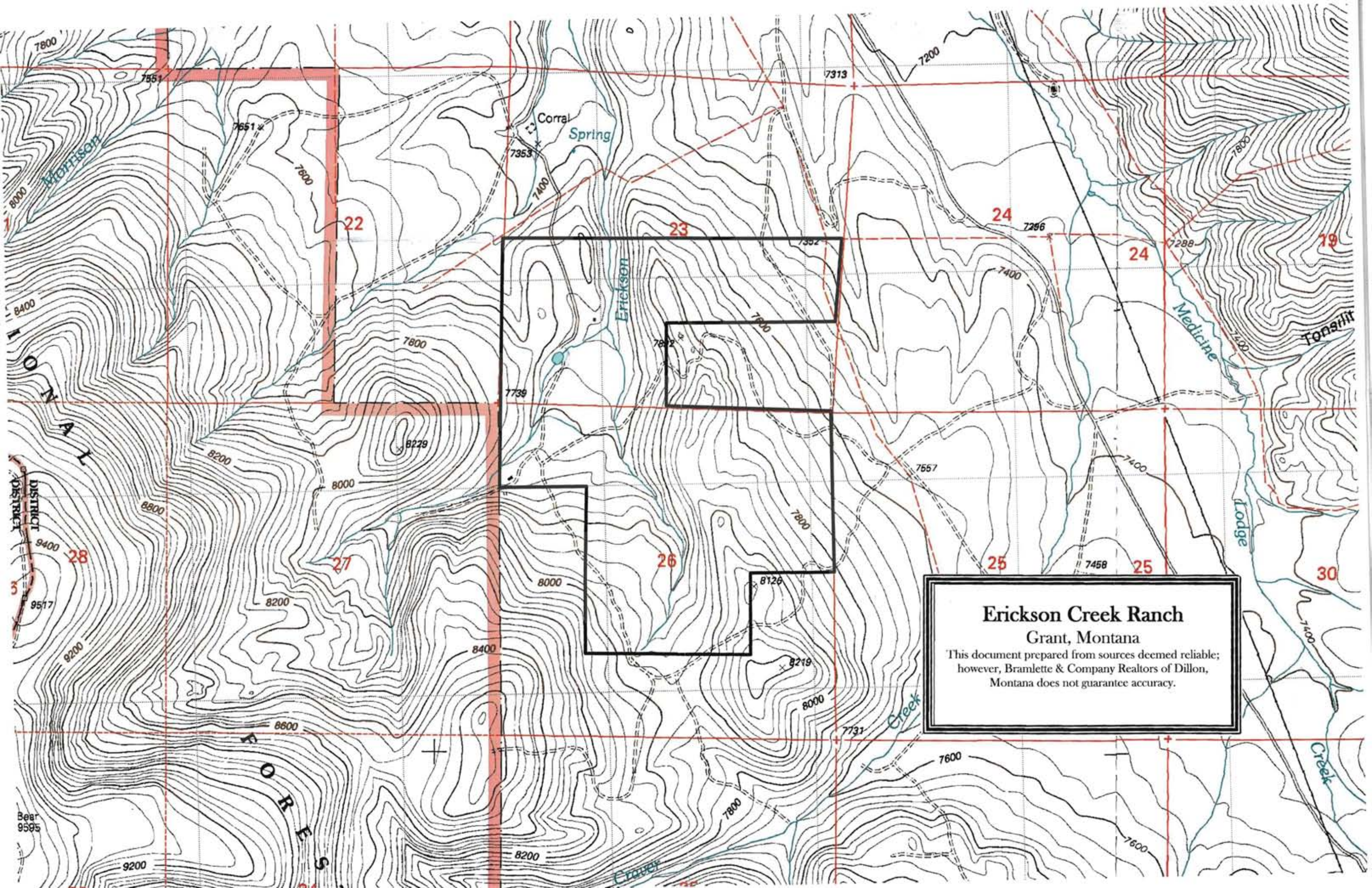
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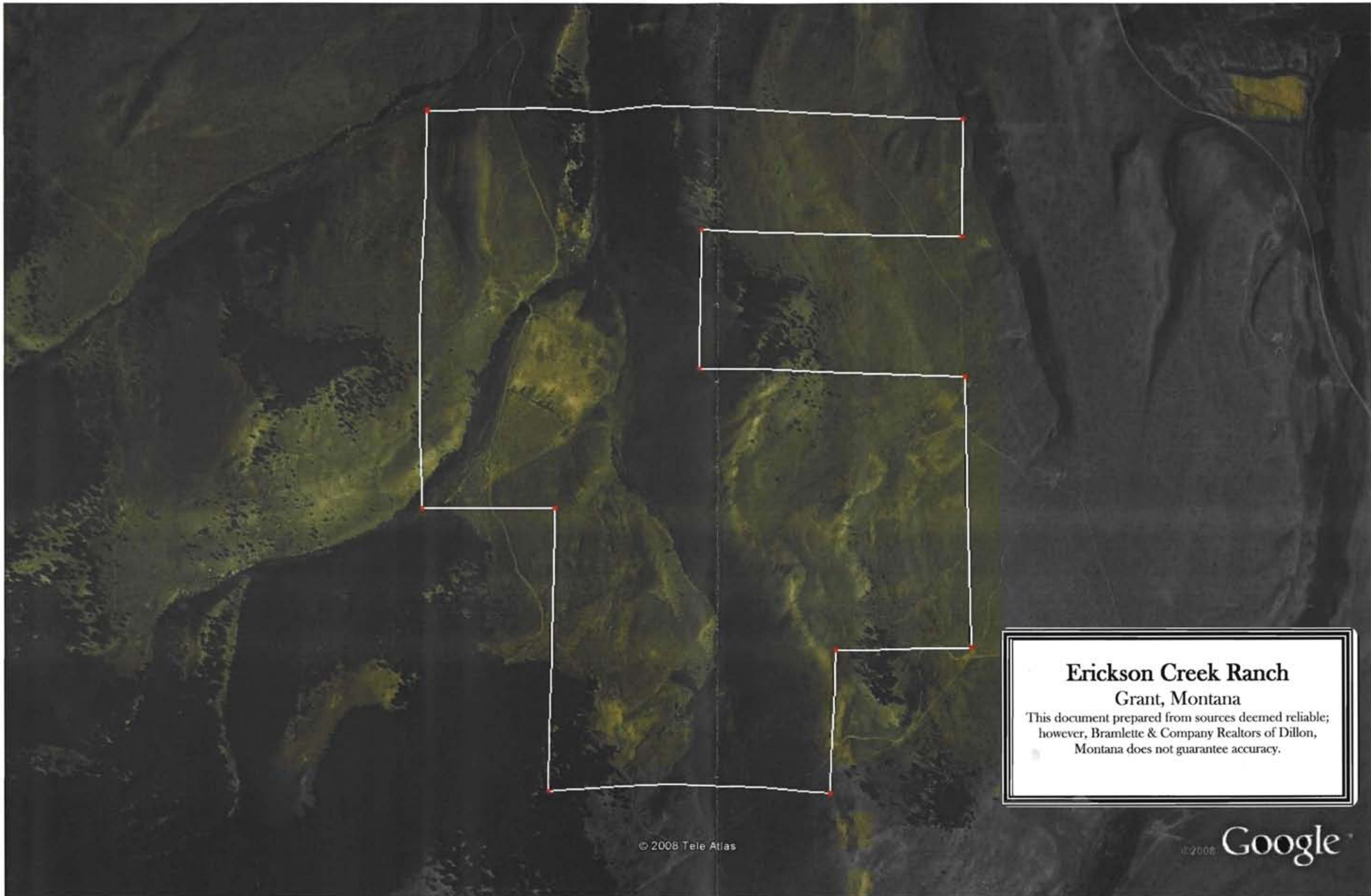
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