



HORSE PRAIRIE MEADOWS

GRANT, MONTANA



www.bramlettecompany.com – P.O. Box 230 • 8 S. Idaho Street – Dillon, MT 59725 – 406-683-4316
Horse Prairie Meadows



INTRODUCTION

Horse Prairie Meadows consists of 1,400± acres located in the heart of the historic Horse Prairie. This incredible property offers every facet of owning a ranch in southwest Montana. This beautiful grassland ranch is almost entirely irrigated or sub-irrigated, making top-notch hay or summer grazing. With several miles of Horse Prairie Creek running the length of the property, you'll have a first class fishery all to yourself. Horse Prairie Meadows is located in an area known to hold high numbers of elk. In the fall and winter, numerous elk have been known to come down from the mountains and hang out in the lush grass meadows alongside Horse Prairie Creek. The property is also home to both species of deer and it is very common to see Shiras Moose enjoying the meadows as well.

Lewis and Clark traveled through this valley on the way to the west coast. During their journey, the expedition made camp and named the Lemhi Pass. This historical landmark is located just minutes up the road.





LOCATION & ACCESS

Horse Prairie Meadows is located half way through the historic route Lewis and Clark took from the Beaverhead Valley over into Leadore, ID. Montana Highway 324 leaves I-15 approximately 20 miles south of Dillon, MT and heads west over Lemhi Pass and into Idaho. The small town of Grant, MT is located 12± miles from I-15 and the ranch another 6± miles past Grant on the north side of MT 324. From the ranch the drive will take 40± minutes.

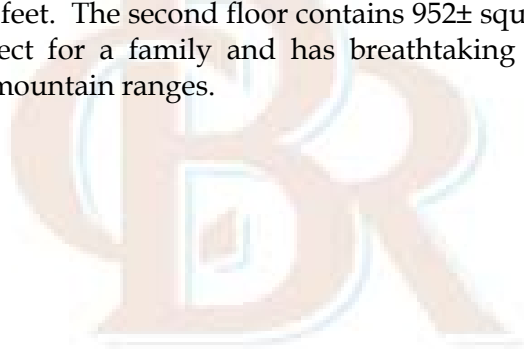
All amenities can be found in Dillon, MT. Dillon has a small airport which can handle just about any size of personal aircraft. Butte, MT is located 85± miles north on I-15. Idaho Falls is just a bit further south on I-15. Both of these cities have commercial air service.



IMPROVEMENTS

Horse Prairie Meadows is modestly improved with a nice home and a very functional set of working corrals and outbuildings.

The Home was built in 1999 and contains three bedrooms and two bathrooms. The house has two levels over a full basement. The main floor is 1,524± square feet and the finished basement is also 1,524± square feet. The second floor contains 952± square feet. This house is perfect for a family and has breathtaking views of the surrounding mountain ranges.







ACREAGE

The property encompasses 1,400± acres the majority of which are flood or sub-irrigated meadows. There are a few acres of native pasture on the northwest portion of the property and around the homestead. The meadows are also dense with willows along the creek as it meanders it's way through the ranch.

The north side of the ranch borders public land, allowing the owner the luxury of enjoying the National Forest any time.



WATER RIGHTS & RESOURCES

Water Right #	Type	Amount	Priority	Source
41A 95272 00	IRR.	224.4 GPM	1898	Dunlap Creek
41A 95266 00	IRR.	1.25 CFS	1876	Horse Prairie Creek
41A 95276 00	IRR.	224.4 GPM	1884	Horse Prairie Creek
41A 95264 00	IRR.	11.25 CFS	1886	Horse Prairie Creek
41A 95268 00	IRR.	1.5 CFS	1893	Horse Prairie Creek
41A 95257 00	IRR.	1 CFS	1884	Horse Prairie Creek
41A 95269 00	IRR.	7.5 CFS	1912	Horse Prairie Creek
41A 95270 00	IRR.	1 CFS	1898	Rawhide Creek
41A 95271 00	IRR.	1 CFS	1898	Horse Prairie Creek
41A 95275 00	IRR.	12.5 CFS	1884	Horse Prairie Creek



CLIMATE, PRECIPITATION & ELEVATION

The elevation at Horse Prairie Meadows is 6,000± feet throughout the ranch. This beautiful high meadow averages around 20 degrees during December and January with cold snaps which can get below zero at times. During the fall, the weather is perfect. Many days in the 50's and 60's and all the trees in the valley are turning beautiful colors. Summer months average in the mid 60's with many days in the 70's. Spring time in Horse Prairie can bring the most incredible weather patterns found on earth. Beautiful weather one day and a late spring snow storm the next.

Precipitation averages eight inches a year. The majority of precipitation comes from spring rains and late snowfall.



RECREATION

FISHING

Fishing on Horse Prairie Meadows is exceptional to say the least. This stream is like owning your own small freestone river. Three streams all converge just above the ranch and flow through the ranch for 2± miles as Horse Prairie Creek makes it's way to Clark Canyon Reservoir. This stream contains a plethora of species of fish. Brook Trout, Rainbows and Brown Trout all inhabit these waters located on the ranch. Brown Trout in the 20 inch ranch readily eat streamers and large foam terrestrials.

Fishing in the surrounding area is also phenomenal. Clark Canyon Reservoir is an incredible fishery and feeds one of Montana's best tailwater fisheries, the Beaverhead River. The Big Hole River and numerous other mountain lakes and streams are very proximal to Horse Prairie Meadows.

HUNTING & WILDLIFE RESOURCES

Hunting on the ranch and in the immediate surrounding mountain ranges is second to none. This area draws hunters from all over the country to chase large numbers of elk. Elk, both species of deer, moose and antelope all frequent the property. Leave the property and be on public lands right out your back gate.



HORSE PRAIRIE / LEWIS AND CLARK

On August 10, 1805 Captain Meriwether Lewis and two of his men reached the confluence of today's Horse Prairie Creek and the Red Rock River, which are tributaries of the Beaverhead River, and they turned west, up Horse Prairie Valley, beneath what is now Clark Canyon Reservoir. Proceeding west, Lewis crossed the Continental Divide at Lemhi pass and met the Shoshone Indians on August 13, 1805.

He persuaded the Shoshones to return with him to the confluence of Horse Prairie Creek and the Red Rock River to await Captain William Clark's arrival. The meeting place was to become known as Camp Fortunate.

Excellent resources on Lewis & Clark's Core of Discovery are available at "The Book Store, A Novel Place" on Idaho Street in Dillon, MT.



TAXES

\$5,904.10

BROKER'S COMMENTS

This ranch is what ranching in Montana is all about. One of the best grass producing ranches in the area with two miles of incredible private fishery and excellent hunting. The views are spectacular in an area steeped in national and local history.

Tom Bramlette – Broker/Owner

PRICE

\$2,500,000

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

_____/ _____
 Seller Buyer / Date

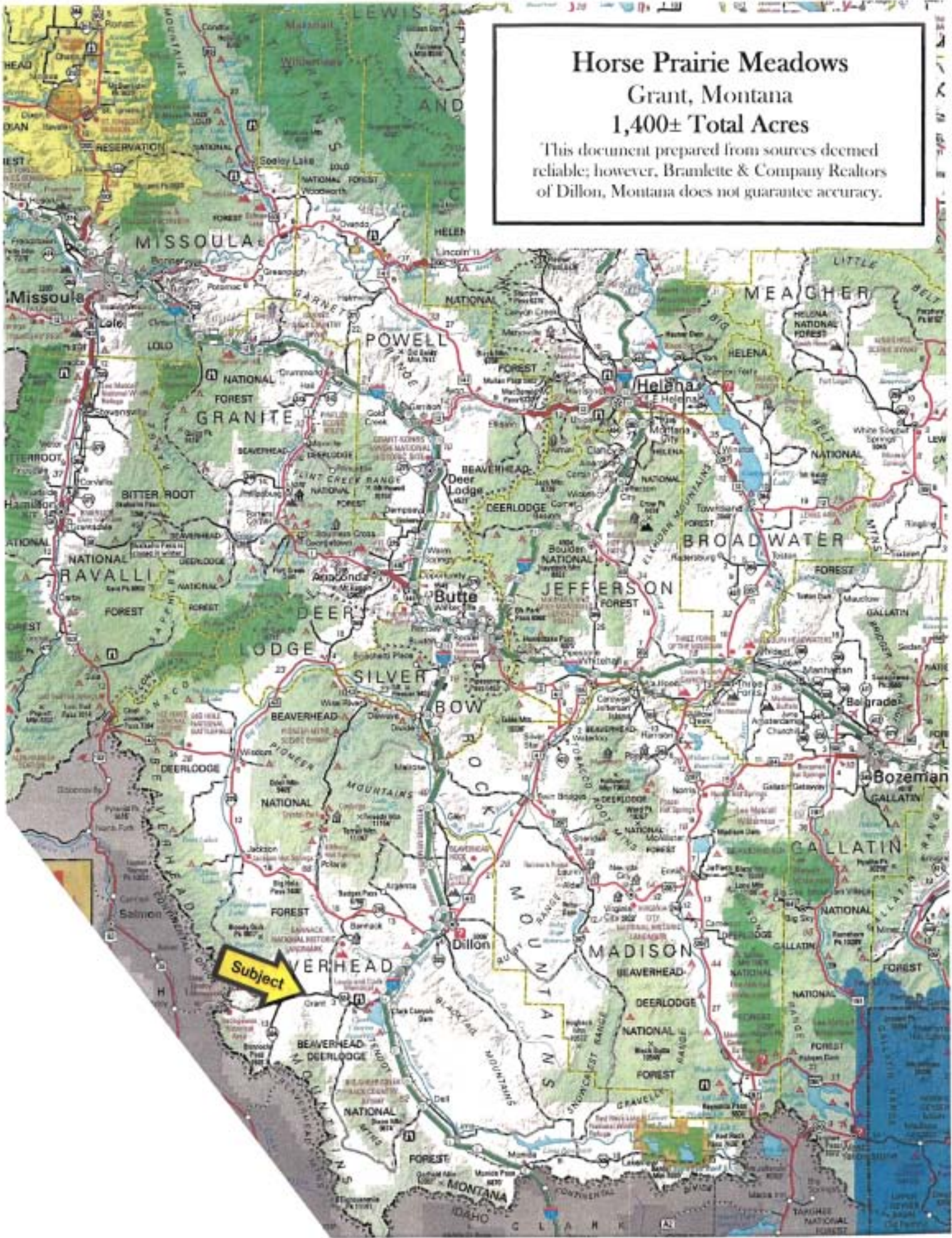
NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

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Grant, Montana

1,400± Total Acres

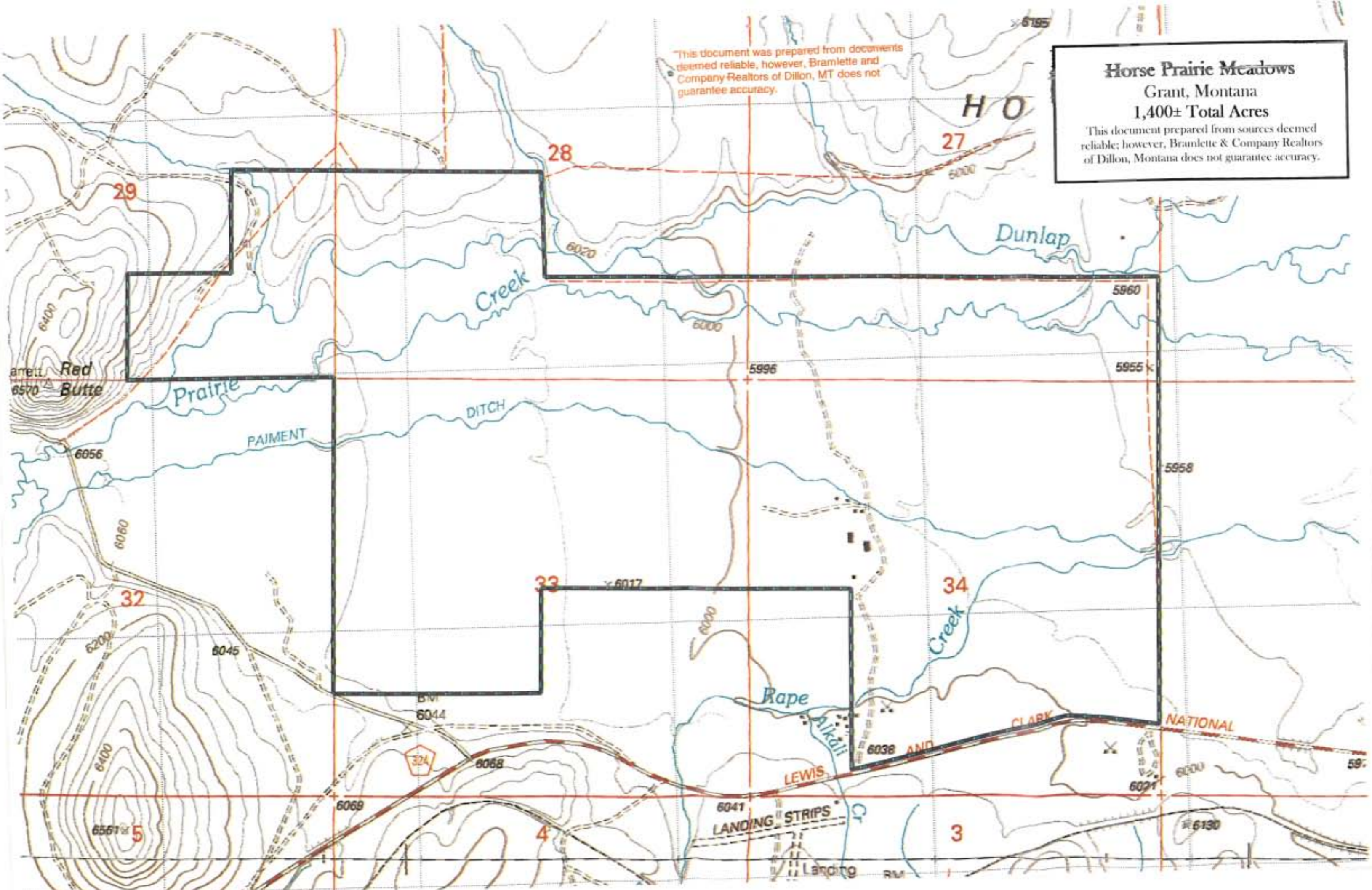
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