



MATHESON RANCH

TWIN BRIDGES, MONTANA



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McHessor Creek Ranch



INTRODUCTION & PROPERTY DESCRIPTION

The Matheson Ranch consists of 1,700± deeded acres lying at the foot of the majestic Ruby Mountains.

This exceptional agricultural property combines end of the road privacy and second to none recreation. Ride from the ranch into the McHessor Creek Drainage and enjoy thousands of acres of pristine forested ground and breathtaking views. Two large stocked ponds are found on the ranch and offer excellent fishing for scrappy Rainbow Trout.

The majority of the ranch lies in range ground. There is a 270± acre pivot field on the property producing in excess of 1,000± ton of hay annually. There are 200+/- acres of sub-irrigated property just up the creek from the building compound.

Running along the north side of the ranch is McHessor Creek. This creek and ponds create a beautiful grassy sub-irrigated meadow down through the ranch headquarters, which include large shops for machinery and equipment, a historic barn, a full set of corrals, scales and three beautiful homes.



LOCATION & ACCESS

The Matheson Ranch is accessed from Montana Highway 41 at the Point of Rocks or “Beaverhead Rock.” East Bench Road leaves the highway for approximately 3± miles before you take the right fork onto McHessor Creek Road. This takes you directly into the ranch headquarters.

The ranch property starts just after you cross the East Bench Canal and continues up to the foot of the mountains. Located entirely south of McHessor Creek Road, the ranch sits almost exactly between the towns of Dillon and Twin Bridges, Montana. The turn-off to the highway is approximately 14± miles from either town.

Dillon provides an airport with a 6,500± foot airstrip that can handle private aircraft. Commercial air service can be found in Butte or Bozeman, Montana. Butte is a 60± minute drive and Bozeman is an 80± minute drive from the ranch.



ACREAGE

Matheson Ranch and its 1,700± deeded acres are made up of natural range ground, sub-irrigated creek bottom, and sprinkler irrigated hay ground.

The acreage breaks out in the following:

Natural Range Ground	1,280± Acres
Sub-Irrigated Creek Bottom	150± Acres
Pivot Irrigated Hay Ground	270± Acres
<u>TOTAL</u>	<u>1,700± Acres</u>



IMPROVEMENTS

MAIN HOME

The Matheson Ranch sits at the base of the famous Ruby Mountains. This property has many improvements. With privacy that is virtually impossible to duplicate, the ranch is nestled in its own valley with McHessor Creek flowing through the property.

To start with, the main home sits in a park-like setting. A picture perfect 4,800± square foot, custom square log home with new metal roof. Main floor conveys large open kitchen with country oak cabinets and large picture windows to enjoy the majestic views of the Rubys.

For the ranch hand, a nice plus is the mud room as you walk into this spacious house that has plenty of space, utility sink as well as washer and dryer. Step down a few steps into a formal living area with a rock wall fireplace and Berber® carpet finishes the look of this great room.



IMPROVEMENTS

MAIN HOME – CONTINUED

Just off of the living room a nice sized office is ready for the new owner, with awesome views of the Ruby Valley. Another two bedrooms and guest bath are also featured on this level.

Upstairs is a large master suite, with crème plush carpet and its own deck to enjoy the peaceful evenings. Master bath has dual sinks, large shower, and oversized walk-in closet. Downstairs of this fantastic home you will find another large rock fireplace with room to put a pool table and other family entertainment specialties and plenty of room to relax. Two bedrooms, a bathroom, mechanical room, cold storage area finish off the many amenities of this walk out basement.

The Matheson Ranch main house has a gas hot water heater, gas forced air furnace and an alternative heat source is provided by two gas fireplaces. Exterior features of this home include open wood decks off the loft and kitchen area and attractive landscaping including large manicured lawn with underground sprinklers around the perimeter of property. A beautiful home, awesome setting, peaceful surroundings.

MAIN HOME





IMPROVEMENTS

OUTBUILDINGS

Managers Dwelling is an onsite home built in 1962 and remodeled and updated in 2007. Features log construction, 1,256± square feet of living area on a concrete foundation with wood frame addition. Small open frame porch, three bedrooms, one full bath, large living area and a nice up-to-date kitchen round out this fine home. New metal roof is a great addition and the home is close to the barn and shop with great views of the valley. Great setup for any manager.

Bunk House is currently used by hired help and was constructed in 1951. A log structure consisting of 845± square feet, concrete foundation and new metal roof, the bunk house has been updated and remodeled and is in great shape and is very clean. It features two bedrooms, one full bathroom, and a nice living area with an open kitchen. This home is also close to barn and shop area.

Hired Help Housing is an updated two bedroom, one and a half bathroom trailer. Would work great for extra ranch hands.

BUNK HOUSE





IMPROVEMENTS OUTBUILDINGS – CONTINUED

Horse Barn is a historic 1901 log structure with wood plank floor. This barn has a shingled roof and large hay loft to store hay for the winter. Total square footage of main area is 1,342± and it is in great condition, has four stalls, electricity and connects to the corrals. If only these walls could talk.

Shop Building was built in 1979 and is 2,400± square feet with red metal siding on wood frame, and two large overhead doors. This building is insulated, has a cement floor and features a small heated office area. It is well constructed and in good shape with a wood burning stove to keep it warm in the cooler climate.

Concrete Storage Building was built in 1950 and is concrete block construction with a cement floor. It consist of 5,900± square feet with two large overhead doors, glass pane windows, and a corrugated metal roof. This storage building is a solid, well built building that is great storage for equipment and farm vehicles. It could have many uses and is located close to all ranch buildings.



IMPROVEMENTS

OUTBUILDINGS – CONTINUED

Roping Arena was built in 2007 and is a great addition to this property. The dimensions are 250'x150' and it has a perimeter pipe fence. Arena entails a return alley, stripping chute, catch pen, head gate, and an enclosed announcers stand. This fine roping arena is located just off the county road and entrance into the ranch headquarters.

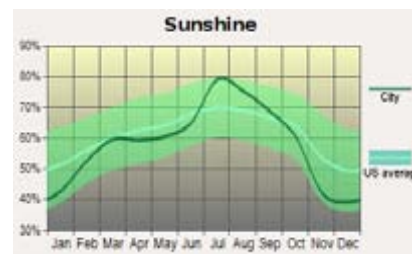
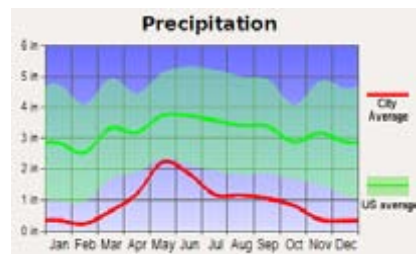
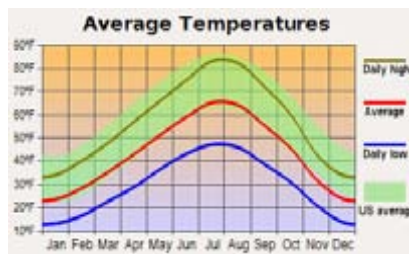
Quonset is located above the main headquarters. This equipment storage building was built in 1980 and is 4,000± square feet. Features steel construction, concrete floor, electricity and is in great shape.

Steel Grain Bins are located near Quonset overlooking the ranch headquarters. Two grain bins are 22,000 bushel bins and the third is a 15,000 bushel bin. They were built in 1979, have concrete floors and are in good condition. Three smaller grain bins, built in 1951, are located at the property entrance and have concrete floors and are 1,600 bushel bins.

Scale House and Corrals consist of wood corrals and steel gates, loading chute, 24,000 pound certified livestock scale. At one time this was a small feedlot operation.



CLIMATE, PRECIPITATION & ELEVATION TWIN BRIDGES, MONTANA



The elevation at the McHessor Creek Ranch averages 5,750± feet



WATER RIGHTS & RESOURCES

<u>Water Right #</u>	<u>Type</u>	<u>Amount</u>	<u>Date</u>	<u>Source</u>
41B 110165 00	Domestic	12 GPM		Well
41B 194376 00	Irrigation	393 Acres	18810810	McHessor Creek
41B 33032 00	Stock	19670101		Trib. Beaverhead River
41B 30020228	Stock			Well



RECREATION

FISHING

Fishing is excellent on the two stocked ponds and the property is proximal to some of the most sought after Blue Ribbon trout rivers in Montana. The Madison, Beaverhead, Big Hole and Jefferson Rivers are all within a short drive.

HUNTING

Big game hunting on the Matheson Ranch is awesome. The ranch is teeming with wildlife and offers excellent hunting.

Numerous branch antlered bull elk were taken off the ranch, and with proper management could see bulls in the 300 class. Numerous Whitetail and Mule Deer also call this property home. Some very nice Whitetails were taken this past hunting season.

Antelope or "Pronghorn" are numerous and multiple bucks over the 14 inch mark have been seen. A few coveys of Hungarian Partridge can be found on the ranch and could be added to by stocking more birds.



OTHER RECREATION

The Matheson Ranch offers abundant recreational opportunities right out your back door.

Hiking and horse-back riding opportunities are endless on the ranch as well as just behind the ranch on the thousands of acres of public ground.

Camping can be done on and around the ranch as well as cross-country skiing and snow-shoeing. The surrounding area provides down-hill skiing, boating, site seeing. Madison and Beaverhead Counties are rich in ranching and mining history.



MADISON COUNTY

Madison County is primarily cattle country and agriculture along with rotating crops of hay and grain. Timber harvesting and gold mining are also a part of the valley's economy and history. The scene of some of the earliest and richest gold mining in the history of Montana are based around the nearby towns of Virginia City and Nevada City.

Madison County has gained a reputation as a Fly Fishing Mecca in recent years. With the Beaverhead River, the Big Hole River, and the Jefferson River, fly fishing in this area is unlimited. All of these rivers are renowned for their excellent reputation as premier trout fisheries.

The climate of the valley is relatively mild. Madison Valley is known for the pleasantly cool summer days with the temperature seldom reaching 90 degrees and no humidity problems. Fall is dramatic with the change in nature's colors as the Aspen trees turn to gold and the pasture land to a creamy beige. The nights and mornings are crisp and the days are filled with sunshine.



BEAVERHEAD COUNTY

Nowhere is the history and flavor of the Old West more vividly retained than here in this rugged wonderland of Southwestern Montana. Among the largest counties in our nation, the Beaverhead boasts an area as large as the state of Connecticut and Rhode Island combined, yet the population is less than 10,000. The name for this county and the Beaverhead River originated from a nearby rock formation identified by Sacajawea on their journey through the area in 1805. To the Shoshoni Indian Tribe the rock resembled a beaver's head as it swims in the water .

Visitors will discover the majestic Rocky Mountains and quiet valleys, replete with trout-laden streams and lakes, big game habitats, and trails through wilderness retreats. Beaverhead County, located in the southwest corner of Montana, is surrounded by two sides of the Continental Divide. The county's land area consists of deep valleys separated by forested mountain ranges. Four different mountain ranges are located in the country including the Bitterroot Range, the Tendoy, the Centennial Range and the Pioneer Mountains. The county comprise of two major drainage basins, the Beaverhead River Basin and the Big Hole River Basin, and one significant river sub-basin, the Red Rock River Basin. This network of upper watershed drainage basins make up the headwater of the Missouri River.



CONSERVATION EASEMENT

The Matheson Ranch would make a great candidate for a conservation easement.

MINERAL RIGHTS

All mineral rights held by the current owners of the ranch will transfer with the sale of the property. However, the current owners do not represent or warrant the amount of minerals owned at present.



BROKER'S COMMENTS

"The Matheson Ranch is one of few trophy holdings left in Montana with such a strong element in both agriculture and recreation. This property represents everything Montana stands for, ranching and incredible recreation."

Tom Bramlette – Broker

PRICE

\$2,700,000 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)

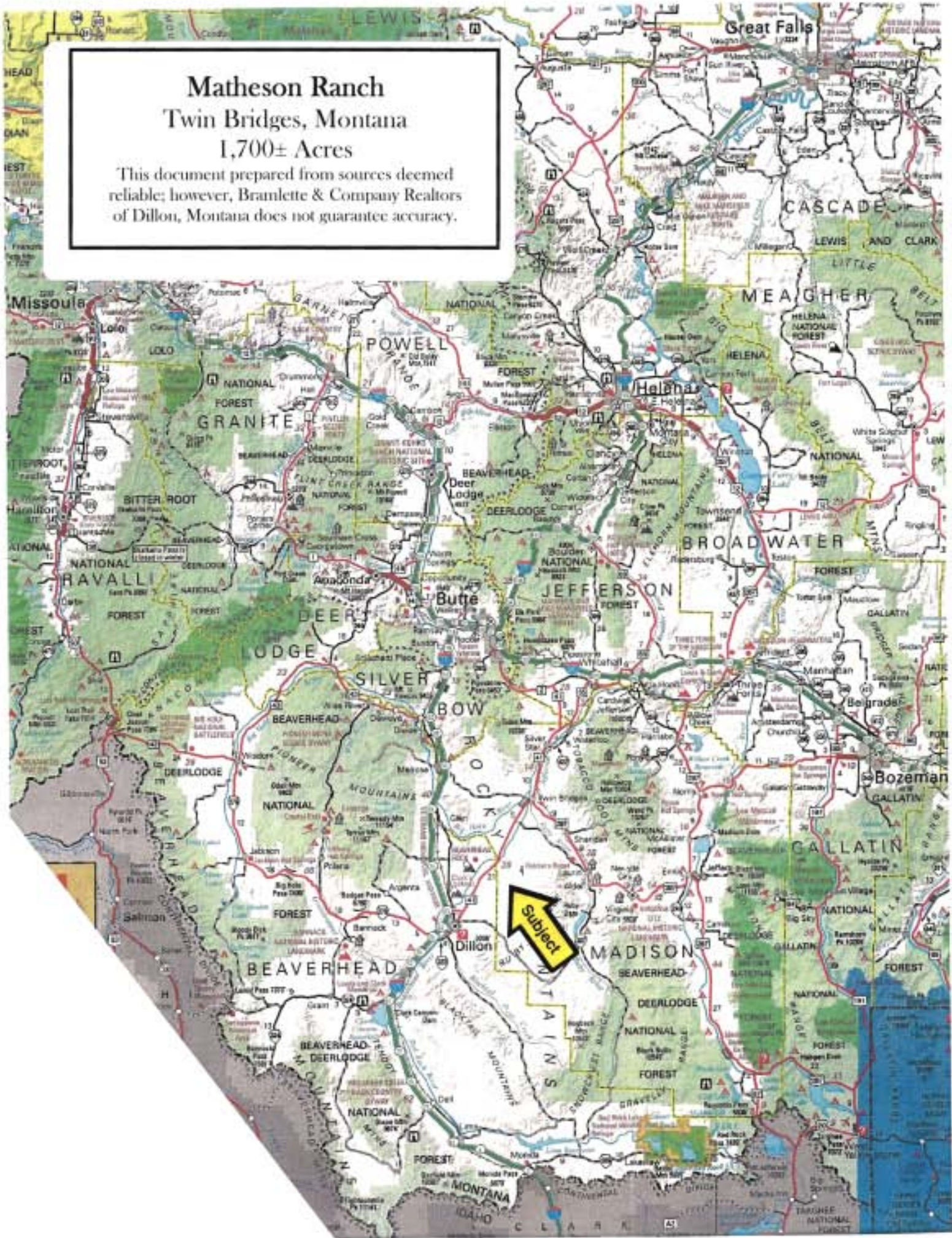
_____/ _____
Broker and/or Salesperson / Date

_____/ _____
 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.

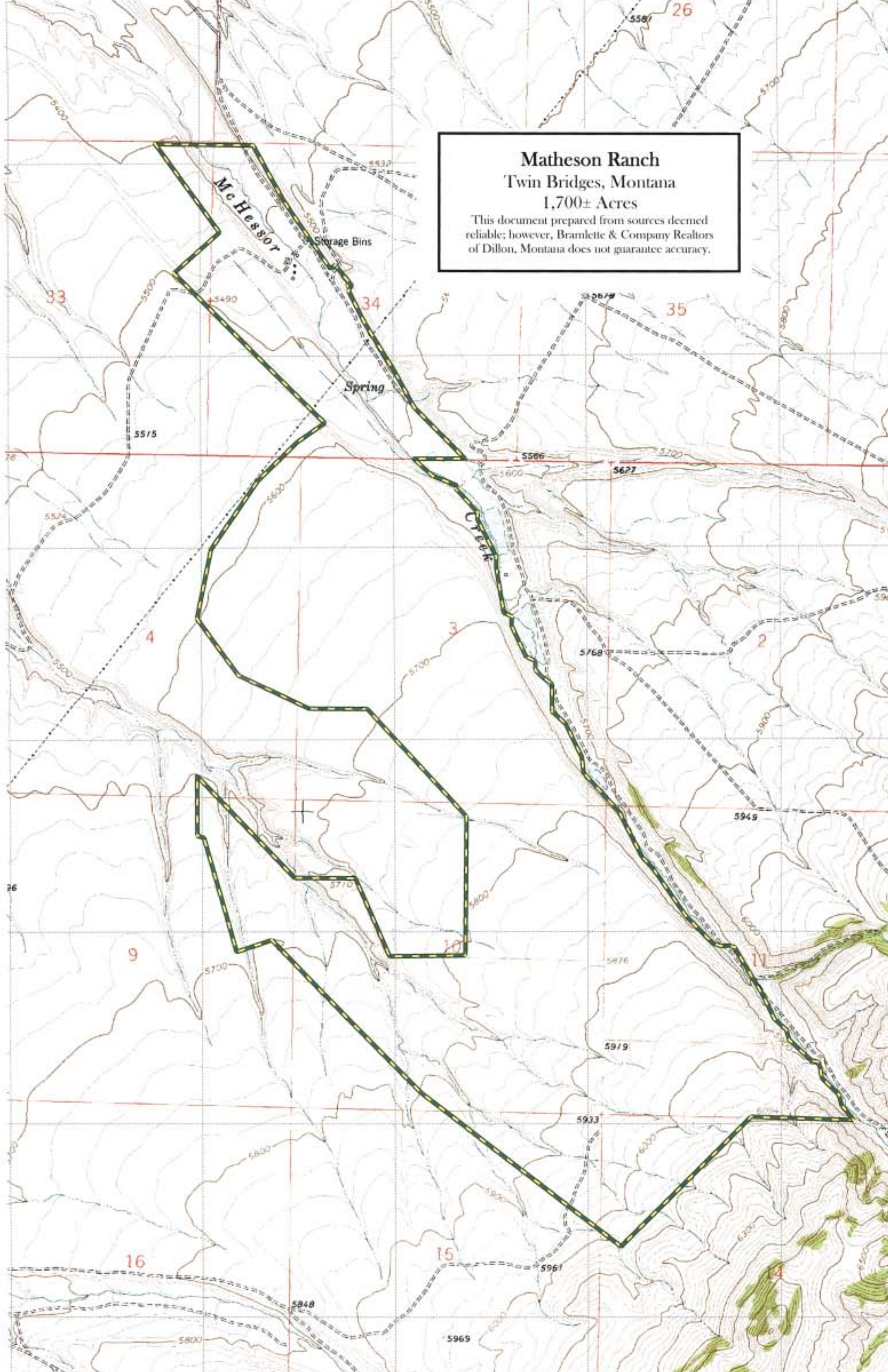
Matheson Ranch Twin Bridges, Montana 1,700± Acres

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