



PRIVATE BIG HOLE PARADISE

TWIN BRIDGES, MONTANA



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INTRODUCTION & PROPERTY DESCRIPTION

The Private Big Hole Paradise is 18.47± acres of the most premium riparian property found on the famed Big Hole River today. This property is in a “horseshoe” shape around a beautiful bend on the river, taking full advantage of its 1/4± mile of the Big Hole. Scattered throughout are numerous mature cottonwoods adding to the incredible feel on the property.

The big bend on the river has been rip wrapped with large rock to negate any natural erosion that takes place on rivers. By having this stream work done, the quality of fishing and habitat for all other wildlife has improved greatly.

Split into two separate pieces, the property has a larger parcel with all the existing structures located on it. Situated on an elevated portion of the property in the northwest section, the home is surrounded by large cottonwoods and features stunning river views from both decks.

On the east end of the property, the second, smaller parcel has another approved home site and a new domestic well and permitted septic site. This second site would be perfect for a guest house or new owners home, only a stones throw from the river.



LOCATION & ACCESS

To reach the Private Big Hole Paradise, located approximately 6± miles southwest of Twin Bridges, Montana, head south out of Twin Bridges for 3± miles and turn west on Utley Lane. Take Utley Lane for approximately 1.75± miles, then turn north on the private lane leading to the property. The lane is an easement shared with the neighboring ranches.

Nestled between two private ranches and their beautiful hay meadows, this paradise is extremely private. Across the river is a large ranch which is under conservation easement, meaning the owner has given up all rights to subdivide.



HOME

Artfully designed, the beautiful home situated on the Private Big Hole Paradise was built in 1988 by a reputable local builder and offers superior craftsmanship. This two bedroom, one bathroom residence is considered a "Super Good Sense" home for its energy efficiency.



With a friendly main floor design, the home's kitchen is open to the living and dining rooms. A laundry/mudroom is in the back through the kitchen and opens up onto one of two decks. The front entry also boasts a covered deck. Both decks offer breathtaking views of the Big Hole River and the surrounding mountain ranges.



The main floor of the home is 1,296± square feet with an unfinished basement and a 616± square foot loft. Another bathroom could be added upstairs, as the loft has been rough plumbed-in. Although rare for the area, the propane forced air heating system has air-conditioning and humidifier units as well.

IMPROVEMENTS

An old stock barn, with concrete floors and walls, stands on the eastern portion of the property. This 24' x 32' building is in excellent condition and the loft is accessible via pull down staircase or a ladder through the loft doors.



There is an insulated, heated, three car garage attached to the home by a breezeway. The garage measures 41' x 24'.



An RV hookup with electricity and septic has been added to the parcel separate from the piece with the house and buildings. This parcel has a well in place also.



Next to the stock barn is a 48.5' x 32.5' pole barn with electricity. This metal roofed building is perfect for storage of vehicles, campers, boats, or ATVs.





CLIMATE, PRECIPITATION & ELEVATION

The Private Big Hole Paradise is located in one of the most moderate climates in Southwest Montana—known to locals as the “Banana Belt.” This area has an average high temperature in the month of January of just over 34 degrees and an average low temperature of just over 11 degrees Fahrenheit. July, the warmest month, has an average high temperature of just under 86 degrees Fahrenheit and an average low in the mid 40s.

Average annual precipitation for the area is a little over 9.5 inches with an average snowfall of over 8.5 inches. The elevation at Twin Bridges is 4,626± feet and the elevation at the property is close to 4,700± feet.

WATER RIGHTS & RESOURCES



Water Right #: 41D 68264 00

Priority Date: 198806291045

Max Flow Rate: 15.00

Use: Irrigation/Stock

Groundwater Well

Water Right #: 41D 81830 00

Priority Date: 199206181101

Max Flow Rate: 25.00

Use: Lawn and Garden

Groundwater Well



Water Right #: 41D 68267 00

Priority Date: 198807081430

Max Flow Rate: 11.00

Use: Domestic

Groundwater Well



Water Right #: 41D 30015811

Priority Date: 200507111124

Max Flow Rate:

Use: Domestic

Groundwater Well



FISHING

The Big Hole River is one of 17 rivers left in the United States that is undammed from start to finish. This incredible river is known for its large trout and the many beautiful stretches it features as it winds toward the Jefferson River.



Fishing on the Private Big Hole Paradise is truly second to none. With a quarter mile of frontage and the stream enhancements that have been done, this fishery is amazing. The east end of the property would provide the perfect opportunity for adding your own private boat launch.

Early in the year, fish can be caught on the Big Hole by pulling brightly colored streamers through its tea colored waters. Large Brown Trout are found under every log jam and under-cut bank, and they love to chase. Yellow, white, olive, and black are the trout's favorite colors, as the "Yellow Yummy" streamer was born on this river.



FISHING CONTINUED



Moon Handbooks, Montana says, "Downstream south from the community of Divide, the Big Hole, heretofore great fishing, becomes a blue-ribbon trout fishery. Brown Trout are both huge and abundant. Mid-June, when the salmon flies hatch, marks a frantic season for fish and fishers alike. To the misfortune of trout, there are several good fishing-access sites between Divide and Glen."

Another great thing about this property is the fact that there are few access points below Glen and especially below Pennington Bridge, making the water on the property extremely private. Fish your own water then drive upstream and take advantage of the access on the upper river. The Beaverhead, Madison, Jefferson, Ruby and Clarks Fork are all rivers nearby.



The Big Hole River's most famous hatch is the Salmon Fly hatch. These inch and a half Stone Flies show up in early June and work their way up river as the water warms in the spring. Nymphing with large stone flies is a popular way to catch fish and during the summer months the dry fly fishing is stellar. Caddis, Blue Wing Olives, PMDs, and Yellow Sallies are just a few of these popular dries.



HUNTING

The number one large game animal pursued by hunters in North America is the Whitetail Deer and the Private Big Hole Paradise is loaded with them. Deer are found on and moving through the property from bedding areas across the river to the surrounding hay meadows.

Bird hunting opportunities include some good waterfowl hunting on the river as well as hunting the natural population of pheasants found in the area. Pheasants numbers have been rising annually. Elk hunting in the surrounding mountain ranges is phenomenal and Beaverhead and Madison Counties are full of public acres and access.





TWIN BRIDGES, MONTANA

The town of Twin Brides is situated at the confluence of the Ruby, Beaverhead, and Big Hole Rivers. These three rivers come together at Twin Bridges to create the Jefferson River, which Lewis and Clark named after President Jefferson because it was the strongest of the three rivers which created the Missouri. Four Indian trails also came together at this point and just south of town. These trails were used by early settlers for travel and freight. Also south of town, at Beaverhead Rock, Lewis and Clark's guide, Sacagawea, recognized the land of her youth.

Judge M.H. Lott, the first mayor of Twin Bridges, came to Montana in 1862 along with his brother John T. Lott. These men built a bridge across the Beaverhead River in 1865 and another at Beaverhead Rock later on and continued to develop roads and local business for years to come.

Today Twin Bridges is a community of 400± people largely involved in ranching or other agriculture. The community is a major hub in the fly fishing community as well, as it is centrally located to most of Montana's blue ribbon trout fisheries.

Twin Bridges is home to a "Class C" high school and has an excellent teaching staff—kindergarten through high school. The school also has a rich sports tradition and recently won a Men's State Basketball Championship. Twin also has a small hospital and is close to Dillon which is home to a full medical facility.



MINERAL RIGHTS

100% of all mineral rights owned by the seller will transfer with the sale of this property. The seller does not warrant the amount of mineral rights owned.





TAXES

2008 – \$2,471.60

BROKER'S COMMENTS

"The Private Big Hole Paradise is exactly that, paradise. It is impossible to find a small property on the Big Hole River with this setting at this price. A super private setting only ten minutes from town, a perfect fishing property on one of Montana's blue-ribbon trout streams – you have to see it to believe it."

Tom Bramlette – Broker

PRICE

\$890,000 cash at closing*

*The Private Big Hole Paradise property is being offered with furnishings and equipment. This will be a turn-key transaction.

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

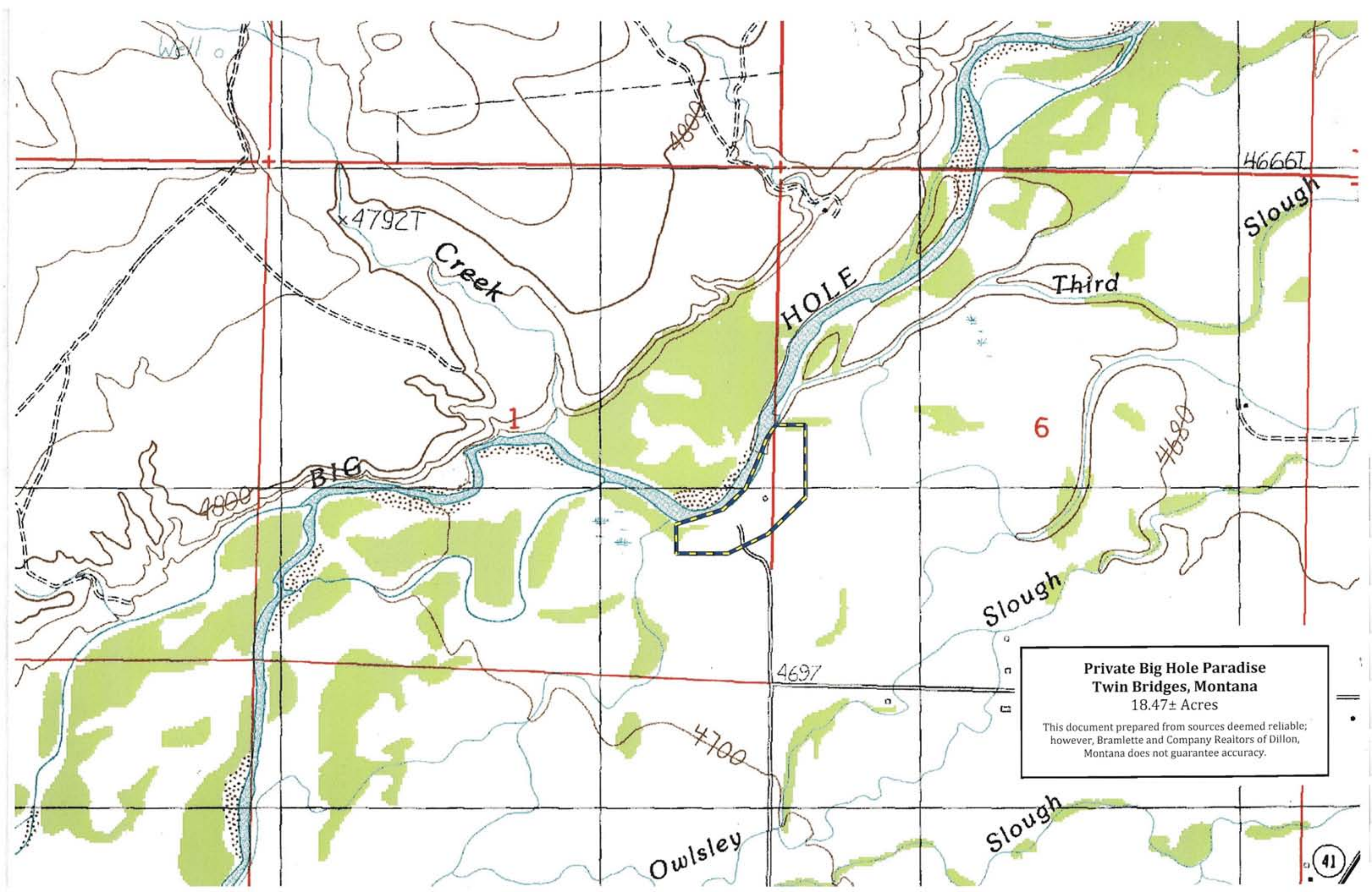
_____/ _____
 Seller Buyer / Date

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.

**Private Big Hole Paradise
Twin Bridges, Montana
18.47± Acres**

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however, Bramlette and Company Realtors of Dillon,
Montana does not guarantee accuracy.





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**Private Big Hole Paradise
Twin Bridges, Montana
18.47± Acres**

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Slough

