



WEST BIG HOLE RANCH
JACKSON, MONTANA



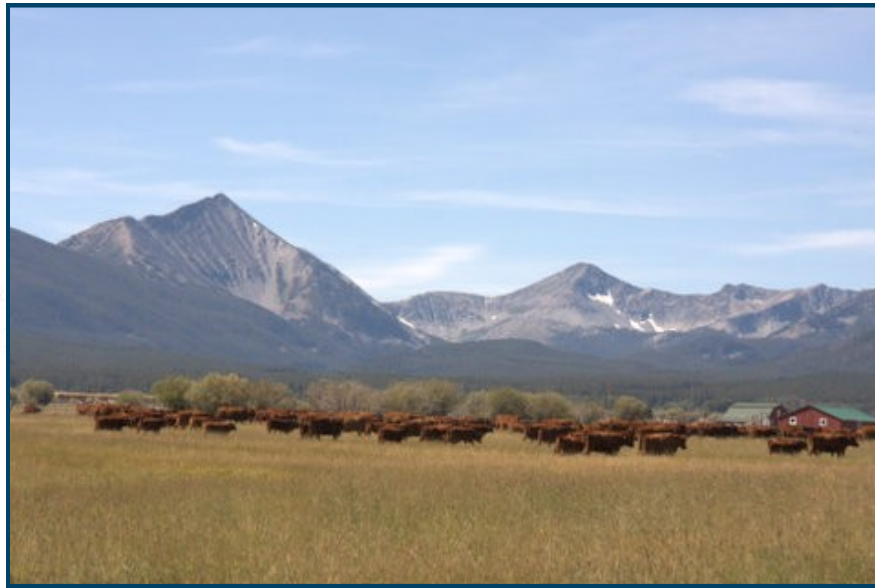
www.bramlettecompany.com – P.O. Box 230 • 8 S. Idaho Street – Dillon, MT 59725 – 406-683-4316
West Big Hole Ranch



INTRODUCTION

The West Big Hole Ranch encompasses 2,260± acres which rise prominently out of the West Big Hole Valley. This beautiful ranch lays out perfectly at the foot of the breath taking Bitterroot Mountains. Swamp Creek rushes out of the mountains and onto the property where it meanders for over 2.5 miles creating one of the most incredible riparian areas in the Big Hole Valley. Walk, ride or drive out your back fence into the renowned Beaverhead National Forest. Elk and moose thrive throughout the ranch with it's irrigated hay meadows and abundant cover. The West Big Hole Ranch has an excellent reputation for cattle production and wild hay. Exceptional improvements make this a perfect agricultural/recreational property.





LOCATION & ACCESS

The West Big Hole Ranch is positioned approximately five± miles northwest of Jackson, MT, as the crow flies. By traveling north from Jackson on Montana Highway 278 for three± miles, you'll come to a road on the left, turn left (west) on Swamp Creek Road which will lead you another five± miles west to the foot of the Bitterroot Mountains. The ranch straddles the north branch of Swamp Creek for it's entire three± mile jaunt.

Montana is full of great little towns scattered throughout it's enormity. Jackson is one of these incredible dots on the road map. Just about any necessity can be found in Jackson, with Dillon, MT being the main hub for supplies or any amenities not found in Jackson. Dillon is a short 40± minute drive to the southeast on Highway 278.

Butte and Bozeman, MT are both within two hours drive and are the closest cities providing commercial air service. Dillon also has a 6,500± runway which will handle any private jet. The air service in Dillon has a full Fixed Base Operator (FBO).

Dillon has a fine medical facility, Barrett Memorial Hospital, which is committed to quality care. This is one of the few small communities in Montana with a full staff including an Orthopedic Surgeon and General surgeon. A brand new facility is in the planning stages.



IMPROVEMENTS

The West Big Hole Ranch has excellent, well maintained improvements. The original ranch home is a classic log home built in 1953. This home encompasses 1,629 square feet on one level which offers three bedrooms and one full bathroom. The beautiful main home was constructed in 1999. The four bedroom three and a half bathroom home takes in 2,232 square feet on the main level and encompasses a 1,448 square foot second story.

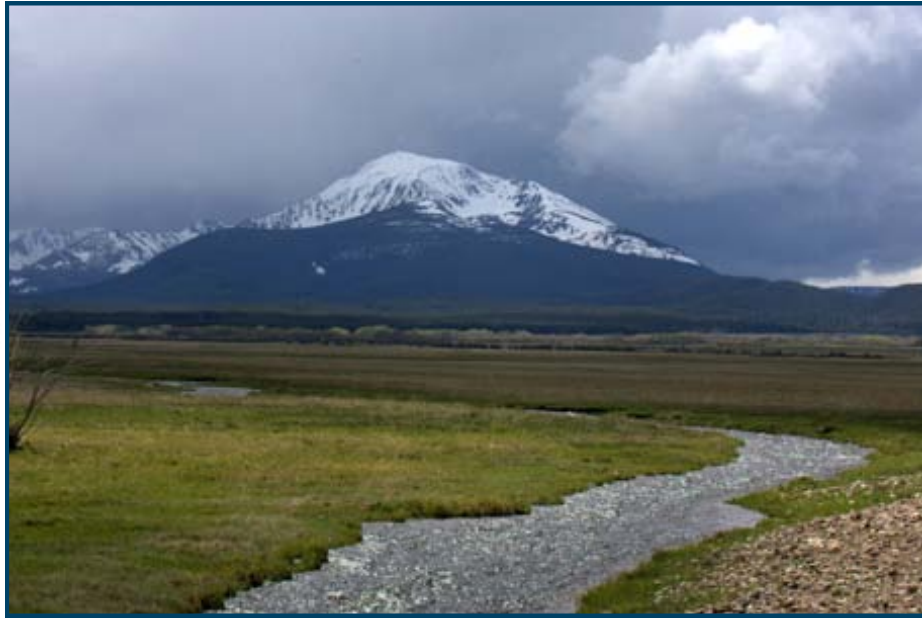
The ranch is operation ready with numerous outbuildings. Barns, calving barn, shop, and a very nice set of working corrals adorn the ranch compound as well. A certified cattle scale, corrals, and horse pens are just out side the barn. All perimeter and pasture fences are in excellent condition.





WATER RIGHTS & RESOURCES

Water Right #	Type	Amount	Priority	Source
41D 12121 00	Decreed	5.55 CFS	1900	Big Swamp Creek
41D 12122 00	Decreed	5.75 CFS	1897	Big Swamp Creek
41D 12123 00	Decreed	15.84 GPM	1893	Big Swamp Creek
41D 12124 00	Decreed	17.09 GPM	1889	Big Swamp Creek
41D 12125 00	Decreed	2.88 CFS	1889	Big Swamp Creek
41D 12126 00	Decreed	2.50 CFS	1900	Big Swamp Creek
41D 106679 00		11.00 GPM	1999	Stock Well
41D 110231 00		30.00 GPM	1999	Domestic Well
41D 114855 00		10.00 GPM	2000	Stock Well



CLIMATE, PRECIPITATION & ELEVATION

The small friendly community of Jackson is perched on south end of the acclaimed Big Hole Valley at latitude 45.368 and longitude -113.409. Elevation in Jackson registers at 6,473± feet, while elevations on the ranch range between 6,400± to 6,700± feet.

Weather in the Big Hole Valley can be quite interesting. Spring is like a box of chocolates here, you never know what you'll get. Temperatures will range from 20's to 60's with frequent rain and snow showers. Summer is usually very enjoyable with temperatures ranging from 40's at night through the 70's during the day with an occasional high temp in the 80's or 90's. Fall colors in the Big Hole Valley are wonderful. Temperatures range from the 30's to 60's with an occasional early snow shower. When elevations are as high as these, the winters can bring heavy snow falls and occasional below zero temperatures.

Please check the website below for current weather conditions in Jackson, MT

<http://weather.hometownlocator.com/zipcode-59736.html>



RECREATION

FISHING

The Upper Big Hole Valley is one of the most beautiful landscapes in the world, it's also the headwaters of the Big Hole River. This freestone Blue Ribbon trout stream tops the list of anglers across the country. Big Swamp Creek is one of the many tributaries which feed the river and creates quite a fishery while tumbling through the ranch for over 2.5 miles. The upper reaches of the Big Hole River, towards it's headwaters, are among the most scenic viewsapes in North America. Up in this neck of the woods is where the Big Hole Slam became famous. The Big Hole Slam consists of catching the Grayling, Brook Trout, Cutthroat, Rainbow and Brown Trout in one day. The cooler temperatures of this section also beckon to numerous Cutthroat and Brook Trout. This is one of the few rivers in Continental U.S. where this combination is possible. The last native alluvial Arctic Grayling population calls the Upper Big Hole River home.

"The river here feels more like a meandering spring creek than a rough and tumble Freestone river. Around Wisdom, several braids and side channels make for interesting wade fishing, and the relative lack of pressure and abundance of deer and moose make you feel like the first person to fish it." - Patrick Straub – Montana on the Fly



RECREATION

HUNTING

People come from across the country in pursuit of Big Game in the Big Hole Valley. Large resident and migratory elk herds frequent this area and pursuing these animals on this grand stage is an experience never to be forgotten. Elk frequent the West Big Hole Ranch to graze in lush hay meadows and lounge throughout the willowed bottoms. Not only is hunting on the ranch very good, the surrounding National Forest compounds the acreage; especially when you can access it right out your back gate. If one is lucky enough to draw a coveted moose tag in the West Big Hole, the opportunity of harvesting a true 50" bull is a reality that would be hard to duplicate in other areas in Montana. The ranch and it's surrounding areas are home to an extensive number of Mountain Grouse. Blue Grouse and the Franklin Grouse can be found on the upper reaches of the ranch and throughout the bordering National Forest. The occasional Ruffed Grouse can be found in the creek bottoms and Aspen stands located throughout the area.

Big Hole Valley History



On July 7th, 1806, Captain William Clark noted finding a “Boiling Hot Spring, which cooked meat in 25 minutes.” In 1884 Benoil O. Fournier sought out and found the hot springs referred to in Clark’s writings. Jackson is named after Anton H. Jackson, the first postmaster and proprietor of the Jackson Hotel which open on August 1st, 1896. A hotel and hot springs has been operating ever since and is still currently.

In 1805 Lewis and Clark named the three forks of the Jefferson River Wisdom, Philanthropy, and Philosophy, the Wisdom River running from it’s headwaters by Jackson. Later the ranchers who inhabited the area of the upper river named the valley the “Big Hole” due to the vast acreage hemmed in by the towering Bitterroot and Pioneer Mountains. The river’s name was eventually changed from the Wisdom River to the Big Hole as well.

The Big Hole Valley is known as the “Land of Ten Thousand Haystacks”. Since the late 1800’s and early 1900’s the vast cattle ranches of the valley have been putting up hay loose. A Beaver Slide is a contraption invented by a local rancher in 1910. Hay is piled up on the bottom of the slide and a team of horses was used to pull the hay up and over, creating large loose piles of hay. They look like large loaves of bread scattered across the valley floor.



Big Hole Valley History Continued

The average height of the Big Hole Valley Floor is 6,245, nearly 1.2 miles above sea level. The Big Hole Valley is one of the highest valleys in Montana at twice the average height of the average elevation in Montana. The Big Hole Valley is approximately 59 miles long by 39 miles wide at it's widest point. The valley is framed by the Bitterroot Mountain Range on the west side, the Pioneer Range on the east and the Anaconda/Pintler Range on the north. The peaks range from 7,600 to over 10,600 making the valley renowned for it's commanding views and breathtaking vistas.

In 1877, Chief Joseph and his band of Nez Perce were scheduled to be confined to a reservation. Rather than be taken to the reservation, Chief Joseph lead his people from their native home in Oregon and fled to take up with the Crow tribes located further east. From Oregon through Idaho and just into Montana where they stopped to rest. In the early morning of August 9th, 1877, they were ambushed by Colonel Gibbons and his forces. The Indian warriors besieged the Army troops for an entire day which was long enough for the rest of the people to flee to the East, even capturing a military howitzer strategically located on the hill over the encampment. The Crow Tribes turned out to not be friendly and the Nez Perce encountered the Army one more time where the Canyon Creek Battle Site is located. Eventually Chief Joseph surrendered to the army in northern Montana, where he gave his famous speech "From where the sun now stands, I will fight no more forever".



TAXES

2009 – \$7,393.53

BROKER'S COMMENTS

"The West Big Hole Ranch is one of the rare opportunities to own a trophy real estate holding in the Big Hole Valley. Excellent agricultural components combined with unsurpassed recreation. There aren't many places as beautiful as this."

Tom Bramlette, Broker

PRICE

\$3,500,000 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.

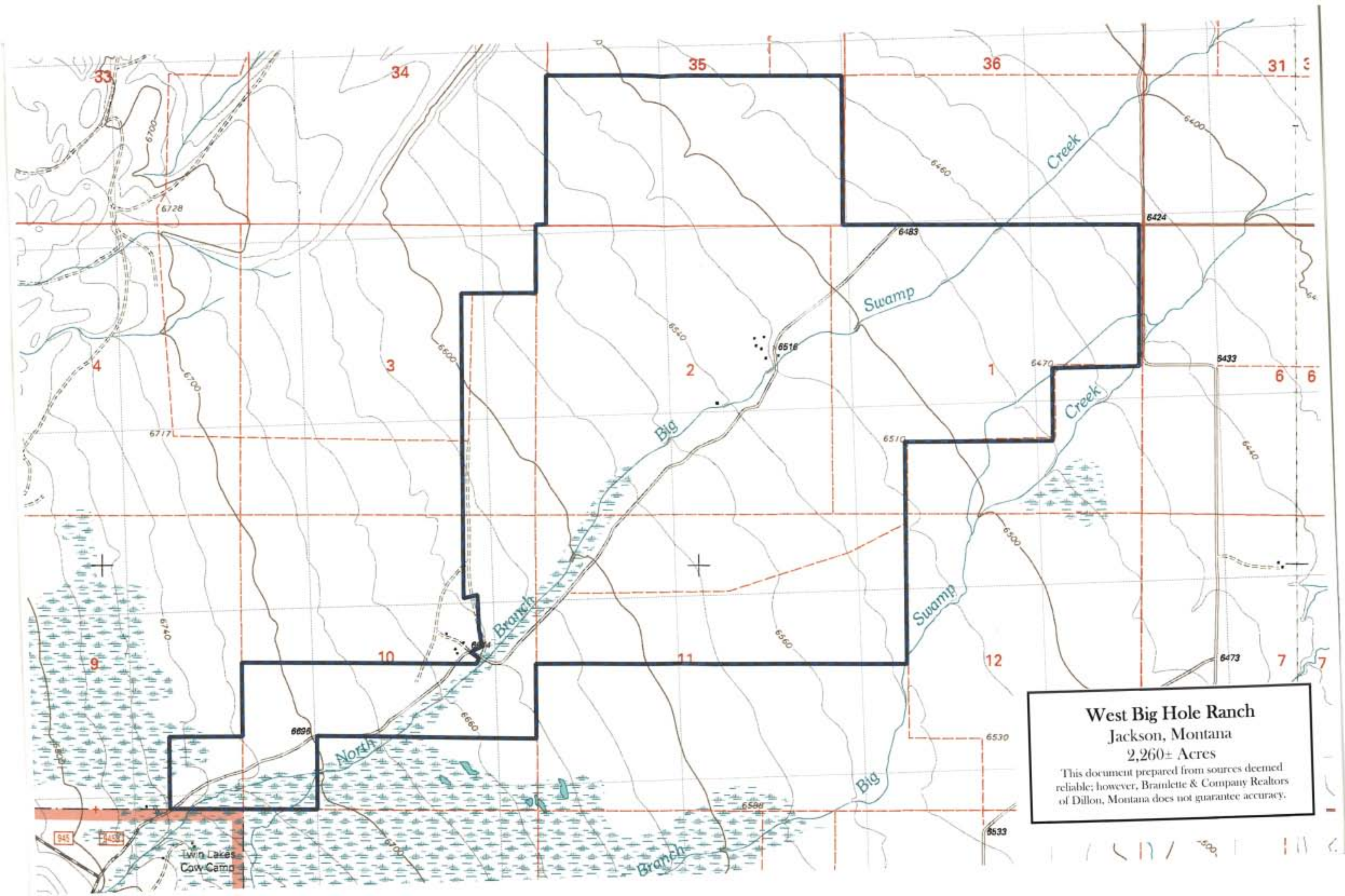
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