



# Bullis Creek Ranch

Livingston, Montana

## EXECUTIVE SUMMARY

*It is a rare property that encompasses an unobstructed panoramic view of an incredible alpine wilderness and also offers unparalleled privacy within walking distance of a highly desirable mountain community. The 6,765± acre Bullis Creek Ranch utilizes its natural topography and large private neighboring holdings to create an ultra private setting only six miles from Livingston.*

*Located in the highly sought after Paradise Valley, which offers the only year-round entrance to Yellowstone National Park, Bullis Creek Ranch consists of productive irrigated lands on the Yellowstone River Valley floor, which provides the entrance to a unique side valley. The valley climbs gently up through lightly treed mountain rangeland to inviting stands of aspen tucked under a dramatic rock face. Homesites from virtually any spot in the valley command truly dramatic views of the towering granite peaks that form the east side of Paradise Valley and the Absaroka Mountain range.*

*The ranch is being auctioned through a sealed bid process. Nine separate tracts ranging in size from 190 to 1,794 acres are being offered independently or in any combination. Each parcel has its own unique characteristics including developed build sites offering their own degree of privacy and incredible views. A full due diligence package including the bid form and instructions is included with this brochure or is available separately.*



## LOCATION

Bullis Creek Ranch is located in the Paradise Valley on Old Yellowstone Trail a mere six miles south of Livingston (pop 6,851) and 40 miles north of Gardiner (pop 600), the north entrance to Yellowstone National Park. Bozeman (pop 37,981) is a short 35-minute drive west of the ranch with the Gallatin Airfield located an additional 10 minutes west of Bozeman. Commercial air service at Gallatin Airfield is provided by Delta, United, Allegiant, Alaska/Horizon and Frontier. Two FBOs are located at the Gallatin Airfield with another municipal airfield located nine miles east of Livingston all capable of handling virtually all private aircraft.

## LOCALE

For many generations the Crow Indian Tribe inhabited the greater Yellowstone region utilizing the vast natural resources and enjoying the relatively mild climate of the Paradise Valley. It was no surprise to find remnant artifacts on the ranch over a century old.



In modern times the region was settled by farmers and ranchers, which are still a substantial economic driver today. However, there has always been a recreational influence in the area, primarily created by the access to Yellowstone National Park. Old Yellowstone Trail (a graveled county road) passes right through the entrance to the ranch and once served as a wagon stop for travelers en route to the park. The north entrance is the only route into the park, servicing Cooke City, which remains open all year. Paradise Valley, which begins south of Livingston at a pleasant 4,000+ foot elevation, follows the Yellowstone River corridor upstream to the south all the way to the Park border. Several landmark ranches that line the valley are fourth generation family holdings. Over the decades some of the prominent ranches changed hands passing the legacy along to new owners who share the concepts of passing land down through the generations and leaving it better than they found it — even though many of these new owners are non-residents. There is a wide variety of land uses in the valley from operating cattle ranches to smaller river tracts and even traditional guest ranches. As has been the case for many years, there remain a handful of large ranches that take up a significant portion of the valley and rarely are offered for sale.

Over the last 50 years, the town of Livingston has transitioned from a rough and tumble cowboy/railroad town to a modern day community while still preserving its historical integrity and western authenticity. Unlike many of Montana's rural communities, which often times are solely driven by an agricultural economy, Livingston has been a recreational hub for nearly a century. As a result of the area's fabulous fishing resources it has collected a hard core base of "trout bums," more gently referred to as "full-time anglers" that share residence with the wide assortment of writers, actors, musicians and artists that now give Livingston its own unique character as a town.

Livingston is a very unpretentious, "dress down" community where even the most notable characters that live there prefer to just blend in. There are an assortment of fine restaurants there that offer exceptional food and spirits in an elegant yet casual setting. It is typical to see musicians and screen actors of great fame sitting in at some of the local watering holes. Just five miles east of Livingston is Mission Field Airport, an FBO with over 5,700 feet of runway. Jet 100 fuel is available as is hangar space, and from Mission Field, the drive to Bullis Creek Ranch is less than 15 minutes.





The historic downtown district is well preserved and plays host to a wide variety of boutiques, galleries, restaurants and bars. The Yellowstone River flows right through town with a large park, fairground and golf course located along its banks. During the summer months Livingston offers gallery walks, concerts including blues shows at the historic Livingston Depot, weekly Farmer's Markets, and abundant outdoor recreation. Perhaps highlighting the season is the Livingston Round Up which is a professional multi-day rodeo event held over the 4th of July inviting some the nation's top ranked cowboy's followed by an impressive fireworks display.

## *South of the ranch, in the center of Paradise Valley, is Chico Hot Springs.*

Chico was developed a century ago over a naturally emergent hot springs and used by local miners and travelers into the park. It began as a bath house and bar, eventually becoming a brothel, and ultimately a full-blown resort. The old hotel has been carefully maintained providing visitors the feeling of days past. The saloon has virtually not changed at all with its seasoned wooden floors and small stage that has showcased many decades of local talent. The resort has been expanded with separate modern rooms and a conference center but was done in a way that does not disrupt the old flavor. Its highly regarded gourmet restaurant — arguably Montana's first such establishment — draws diners from a 100-mile radius.

Just a half hour over the hill from the ranch is Bozeman. Bozeman is a tremendous community of over 37,000 residents plus a student population at Montana State University. It serves as a hub for Yellowstone Park as well as the Big Sky Resort area. It has a well preserved historic downtown district, a wide variety of fine restaurants, boutique shops, and outdoor stores. On the north end of town, there are a series of large, national chain box stores for everyday necessities. Bozeman is a lovable town with a perpetual flow of events, activities and a flavorful atmosphere.



In addition to the dining, recreation and shopping available in Bozeman another significant amenity is Gallatin Field and the Yellowstone Jet Center. Gallatin Field is a multi-airline, regional airport that offers service to significant national travel hubs such as Denver, Seattle, Salt Lake City and Minneapolis. In addition there is seasonal non-stop service to several large markets including Chicago, Los Angeles, Atlanta, Phoenix, San Francisco and Las Vegas. The Yellowstone Jet Center is an FBO (Fixed Base Operation) that offers charter services, maintenance services as well featuring seven hangars with over 100,000 square feet of heated storage that accommodates Gulfstream V and BBJ.

The proximity of the Livingston/Bozeman communities adds a dimension to Bullis Creek Ranch that sets it apart from most other mountain ranches throughout the region. This access to urbanity is often difficult to come by when associated with large portions of undeveloped land.



## ACREAGE BREAKDOWN

There are approximately 191± acres of mostly pivot-irrigated bottom land located on the eastern portion of the ranch. The balance of the ranch is mountain ground made up of native range land and timber. The ranch breaks down as follows:

Total Deeded Acres: 5,485±

### ***State Grazing Leases 1,270± (312 AUMs)***

- State Lease Description – Lots 1,2,3,4, E2, E2W2 of SEC 18 TWP 3S R9E, 630 Acres
- Land Use License No. 8518
- DNRC Land Use License No. 8489
- DNRC State Lease No. 8553 – SEC 20 TWP 3S R9E, 640 Acres

## GENERAL DESCRIPTION

Bullis Creek Ranch encompasses all the greatest attributes about living in the west. The convenience of Livingston just a few short miles away and a populated valley are completely forgotten once one enters the front gate of the ranch. The elevation at the entrance is 4,600 feet which transitions to the top of the densely timbered slopes of Wineglass and Canyon Mountain at just over 8,000 feet, providing



a natural barrier along the ranches northern boundary. The undulating topography of the ranch gives it great character and once one enters the Bullis Creek drainage there is absolute privacy with world-class views of the Yellowstone River valley and a horizon long view of the incredibly beautiful and towering Absaroka Mountain Range. Distant views from higher elevations on the ranch make Dome Mountain and Yellowstone Park also present. The ranch is an incredible landscape in itself that has the unique attribute of allowing one to see out but not in.

The hallmark of the ranch is a massive 500-foot limestone rock face that marks the head of the Bullis Creek drainage and essentially the western boundary of the ranch. Its base is accessed by a private internal road. A hidden box canyon runs north from the rock and then abruptly rises over 1,500 feet to the mountain top. The ranch takes in most of the mountain top and in fact transcends a short distance over its north face. The north face is steep enough to keep any tempted and unwanted visitors from accessing the ranch. There are however a series of terraces off of the mountains south face that are tame enough to allow one to actually drive an ATV to the crest of the mountain. Once on top, the topography immediately flattens out and the timber becomes more scattered exposing grassy meadows. This is a favorite summer and fall area for the local elk and mule deer.

Moving south from the rock face one enters the first of two landlocked sections of land owned by the State of Montana and leased to the ranch for grazing purposes. Section 18 is mostly a wide open piece of short grass rangeland and critical elk wintering range. The property continues south along the Strickland Creek ridgeline before returning to the juniper covered deeded lands which fall steeply down to an adjacent 17,000-acre ranch that makes up the entire southern boundary.



Section 20, which is also a landlocked state lease section, follows the southern boundary to the east as the topography varies to a greater degree and an unnamed valley continues the transition confluencing with the Bullis Creek drainage to the east. This landscape gently rises to a greater elevation and again falls off steeply on the southeast corner of the ranch. This is a tucked away portion of the ranch with large groves of juniper and fir trees with pockets of aspen and willows along the valley bottoms.



Moving east from the rock face a series of mid-mountain terraces break up the hillside and transition into the Bullis Creek basin. Bullis Creek has a modest but adequate flow and the drainage is loaded with groves of aspen trees, willows, dogwoods and clusters of snowberry. The grasses in this part of the ranch are quite lush moving from the short protein-rich hard grasses on the top to the tall pasture grasses in the valleys and mid sections of the ranch. The mid section of the ranch is what makes the property so unique. It is rich in flora and fauna and the topography offers a pleasant southeastern exposure while guarding its own private environment. The land undulates greatly though this area with multiple bowls and grassy parks lined with conifer and aspen groves. Wildlife is nearly always present here.

The main residence is located in the eastern portion of the ranch, near to, but not affected by the county road. The ground is slightly drier towards the east with juniper and sage becoming more abundant. The Bullis Creek drainage spills into a pond as it enters the valley that leads to the main entrance of to the ranch. The narrow valley is consumed by tall grasses and wildflowers with several springs emerging along the valley floor. East of the front gate and across the county road, two pivots provide irrigation to the 191± acre tract of land that extends nearly all the way to State Highway 89, which is the main access through Paradise Valley.

*Bullis Creek Ranch is certainly a landmark location with giant natural features.*

What sets it further apart is its level of privacy with near immediate access to the amenities of a sizable town, further accentuated by the fact that it does not have a public river flowing through, nor does it share a boundary with publicly accessed lands. It does share a boundary with three sizeable private ranches that are in strong hands and a mountain top that barricades the ranch from the rest of the world.







## CLIMATE

As is typical for most of the Rocky Mountain region, weather patterns are unpredictable. Temperatures can sink well below zero in the winter and climb into the 90s during the late summer months. Overall most people find that the low relative humidity maintains a comfortable environment even during these extreme times and typically average temperatures remain at pleasant levels throughout the year. The lower elevation of the valley floor provides extended shoulder seasons and is recognized as one of Montana's "banana belts" holding minimal amounts of snow through the winter months and somewhat warmer temperatures.

Total annual precipitation is estimated to be 18.5 inches. Snowfall in the lower to mid elevations of the ranch and surrounding area is light throughout the winter with greater accumulations on the upper reaches. The snow will accumulate briefly and virtually all of it will evaporate throughout the winter months with the occasional warm Chinook winds causing large temperature swings and melting what little snowfall remains. Most of the rainfall occurs during the growing season — much of it in May and June.



Although high winds play a role in the region, particularly to the north and especially as the seasons change, the ranch has the benefit of topography and a natural mountain barrier that shelters the ranch from the prevailing north and west winds. This also provides an opportunity to experience the pleasant south and eastern horizons which rarely present undesirable weather patterns and windy conditions.



## GENERAL OPERATIONS

The history of Bullis Creek Ranch as a working cattle operation dates back to 1917. The same family owned and operated the ranch until the mid 1990s where portions of the current configuration of the ranch were added onto including a USFS purchase of a piece of landlocked federal land.

The former owner that purchased the ranch in the 90s was an ardent hunter and since his untimely death a short while after his purchase, the ranch has not been operated. The property has been managed more as a park than a ranch with the sizeable herd of elk managing the grasses. Current ownership has leased grass to neighbors which has enabled the range to remain in remarkable condition. Weed management remains in place for localized noxious weeds.

Despite the lack of continuous use by domestic livestock, the ranch seems to have found a natural balance. However, the ranch would be quite suitable for a small year-round cow/calf operation or summer grazing. It boasts a wide variety of grasses and good water sources are located throughout the entire property.

The 149± acres under sprinkler irrigation will produce in excess of 600 tons of quality grass/alfalfa hay suggesting that the ranch could provide winter feed for well over 200 pairs. Since the ranch has not been run in the current land configuration we have no history to confirm its carrying capacity. There are no grazing lease agreements in place for 2011, however the lower irrigated fields have been leased to a local rancher over the last few years and are currently leased through this season. A copy of the Agricultural Lease is included in this information package. Further definitions for the agricultural use are incorporated into the covenants and can be further defined and administered by the collective landowners.



## FLY FISHING

Although the ranch does not offer fishing within its boundaries, a free-flowing trout river, with some of the best trout fishing in the world, lies within walking distance of the ranch. The Yellowstone River is an integral part of the ranch's primary view-shed and is located within a mile of the ranch boundary. The Yellowstone is the longest free-flowing river in the lower 48 states, flowing some 554± miles from its source in the mountains of Wyoming



to its confluence with the Missouri River. There are more than 100 miles of blue ribbon trout water downstream from the Yellowstone Park border, with excellent populations of brown, rainbow and cutthroat trout. The Yellowstone is considered large by trout river standards, and is a great river to float as well as wade fish. The river is most noted for the "Mother's Day" caddis hatch and when river conditions are right, it is a fisherman's Valhalla. The river fishes well virtually 12 months of the year with outstanding dry-fly fishing occurring throughout the summer.

There are three world-famous spring creek fisheries located in very close proximity to the ranch. Depuy's and O'Hair's (Armstrong's) are contiguous neighbors to the ranch and offer fee-fishing on over four miles of an incredible creek that spans both of their ranches before joining the Yellowstone. Fishing conditions on the creek are consistent and the fishing is superb year around. Nelson's Spring Creek is also a fee fishery and is located a short distance south of the ranch on the east side of the river and has similar characteristics. These spring creeks are natural wonders emerging from the ground with a large volume of nutrient rich water providing for an enormous amount of aquatic life which produces an abundance of wild trout.

Yellowstone National Park is the birthplace of many of the finest trout rivers in the west. Headwater streams such as the Gibbon, Firehole and Lamar create rivers such as the Madison and Gallatin within its boundaries. The Park hosts a lifetime of fishing opportunities with over a hundred lakes and a thousand miles of streams. Within an hour's drive from the ranch an angler can fish other notable blue ribbon fisheries such as the Boulder, the Shields, the Stillwater to the east, as well as the Gallatin and Madison to the west, and all of their productive tributaries and unsung fisheries. Nowhere in the world are so many public rivers and streams found within such a small area.

Across the valley and into the Beartooth Wilderness dozens of alpine lakes dot the rugged landscape. These and others on the west side of the valley in the Gallatin Range can be accessed from multiple trail heads by horse or foot. Cutthroat, rainbow, brook trout and even the rare golden trout can be found in some of these high elevation pristine lakes. This is an experience never to be forgotten.



## WILDLIFE

Ecologically speaking, this is part of the Greater Yellowstone Ecosystem which is the southern reach of the Yellowstone-to-Yukon migration corridor, one of the largest and most complete ecosystems in the world. The migratory patterns of its inhabitants are often very evident as one can witness elk pour into the ranch in the late fall to spend their winters. Bears, lions, raptors, and even seldom seen creatures like the wolverine pass through the ranch and at times extend their stay. The gray wolf, which was reintroduced into Yellowstone Park in the 1990s, has become more commonly sighted on the ranch as they typically follow the elk migrations.

*The hunting opportunities that exist on the Bullis Creek Ranch are exceptional.*



The combination of water, habitat, varied terrain and control of its boundaries allow this ranch to be a great producer of wildlife. The list of game animals is extensive including elk, whitetail deer, Shiras moose, mule deer, black bear, mountain lion, blue grouse, ruffed grouse and Hungarian partridge.

The ranch is best noted for its large population of elk. Typically, a resident population lives on the ranch all year with hundreds more joining them in the late fall and winter. This is classic elk country with large open parks, steep hillsides, dense stands of timber and springs providing wallows and water scattered through out the ranch. The Wineglass Mountain ridgeline that encompasses the entire north boundary of the ranch is a sanctuary to large mule deer bucks and bull elk. When winter arrives in the area hundreds of elk migrate to the ranch from surrounding areas with masses of them seen from the main house. These elk usually stay through the winter calving in the grassy meadows in the spring with most of them climbing high into the mountains through the summer.

Along with the abundance of big game animals, a large population of upland birds exists. Strong populations of blue grouse thrive in the heavily timbered mountain tops. Ruffed grouse in good numbers can be heard drumming along the tree-lined creek bottoms and aspen groves. Multiple coveys of Hungarian Partridge are scattered throughout the open range and can be found all the way down through the irrigated bottomland.

There are volumes of other non-game species that also inhabit the ranch both year-round and seasonally. The raptors are perhaps the most exciting to view. Wineglass Mountain creates great updrafts and the birds can effortlessly hover over its southern face. A pair of peregrine falcons has built a nest on the rock face at the head of Bullis Creek and is readily seen through the summer months hunting over the open ground.

## OTHER RECREATION

Besides hunting and fishing, there is a world of opportunity for recreational pursuits both on the ranch and throughout the region. The ranch is sizeable enough to enjoy its own horseback riding. The varied terrain offers pleasant riding and allows one to fully appreciate the beauty of the ranch. Pack or day trips into the neighboring mountain ranges and further into Yellowstone Park's 2.2 million acres provides endless new places to explore. In addition to trail riding, equestrian sports are abundant in the local area with cutting, team roping and other equine pursuits being popular.

Yellowstone opens the roads through the park typically in mid May. A seldom publicized activity occurs in late spring when the roads are clear but remain closed to vehicular traffic. Bicyclists assemble and take advantage of the open roads and pleasant temperatures touring the park's vast road system. This is the best time and way to see the park without the people. The main road to Cooke City from Mammoth is however maintained year-round and winter time visitors can often see huge herds of buffalo and elk with the ever vigilant wolf packs congregated for the winter in the Lamar Valley.



For winter sports enthusiasts the region offers great entertainment. Snowmobilers gather in Cooke City to climb the Beartooth Plateau and explore the area's incredible terrain. Bridger Bowl is recognized throughout the region as the very best of the "local" ski areas and is located less than 45 minutes from the ranch. Bridger Bowl boasts a friendly, laid back atmosphere with lots of challenging and enjoyable terrain for all levels, but highlighted by outstanding lift accessible expert terrain. Just 90 minutes from the ranch one can experience the full-blown resort community of Big Sky which encompasses three areas including Big Sky, Moonlight Basin and the private ski community known as Yellowstone Club. Combined, this is one of the largest ski areas in the US with high speed lifts and a tram carrying skiers to amazing terrain on uncrowded slopes. Two high-quality Nordic ski areas are also located in the area with endless mountain trails to explore for adventurous skiers.

Hiking on the ranch is outstanding with several natural drainages, forested slopes and dramatic topographical formations from the Yellowstone Valley floor all the way to the top of Wineglass Mountain on the ranch's northern border. A myriad of natural seeps and springs are present throughout the property as well which are magnets for wildlife. While hiking around the property one should always have a camera at hand as wildlife sightings can occur at anytime. As an added amenity, a trail easement will be placed throughout the entire ranch, granting each individual owner access to the two sections of State of Montana Lands for recreational hiking and horseback riding. Directly across the valley from the ranch, several trailheads lead into National Forest or Wilderness Area lands. Trails begin at Pine Creek, Suce Creek, Mill Creek, and farther down the valley as you get closer to Yellowstone Park and within its boundaries, the hiking opportunities are limitless. If additional adventure is needed, a quick trip to the Crazy Mountain Range or over to the Beartooth Mountains offers up a lifetime of hiking adventures.

Other activities include golfing at any of the numerous courses located in the area, rafting and kayaking the rivers, road and mountain biking, cross country skiing or simply soaking in the hot springs just down the road at Chico.



*It would be hard to imagine an area with more varied and interesting outdoor recreation.*

# LAND TRACTS

## *Parcel 1:*

Parcel 1 is approximately 190± deeded acres and is located on the far eastern boundary of the ranch along Old Yellowstone Trail North which is a county-maintained road. This land is made up entirely of agricultural lands and their associated improvements. Access to this tract is off the county road and utilities already exist on site. The property is bounded by the county road and two adjacent large landowners.

Two Valley Center Pivots, one has six sections and spans over 816 feet, the other has nine sections and spans over 1,396 feet, provide water to the 149± acres under pivot irrigation. These fields will produce in excess of 600 tons of quality grass/alfalfa hay suggesting that the ranch could provide winter feed for well over 200 pairs as an intact ranch. Historically these fields have also produced small grain crops and beginning in 2008 a small portion was leased out to a local group of organic farmers. This parcel has 300 shares in the Park Branch Ditch Association providing adequate irrigation rights to service the irrigated bottomland. An abstract for the Water Right Claim is displayed in this information packet and identified as claim numbers 43B 46023-00 and 43B 46024-00 with a priority date of 1919 and 1961 respectively, a consumptive rate of 3.75 CFS specific to the purpose of irrigation in Section 22 where this parcel is located. Additional Water Right Claims for this parcel include: 43B 4625-00 a domestic groundwater statement of claim with a maximum flow rate of 15 gpm, 43B 118216-00 a stock water claim from an unnamed spring allowing 30 gallons per animal unit per day, 43B 118255-00 a domestic usage claim on an unnamed spring allowing a maximum flow rate of 30 gpm, and 43B 30015759 a domestic well with a maximum flow of 15 gpm.

Furthermore, a test well has been completed on Parcel 1: GWIC Id 230204 was dug to a depth of 95 feet with a static water level of 62 feet and a production of 37 gpm.

It should be noted that the State of Montana is underway with a water right adjudication process. Park County has not undergone this process yet and as a result there are no warranties for water rights in the un-adjudicated watersheds. This is a very lengthy process which could extend over the next decade or more. The ranch has filed an objection to maximum acres and place of use for a small 15-acre portion of this water right which is described on lands not owned by the ranch. This clerical error will not be addressed until the basin is in review by the water court. It is advisable to seek legal advice in advance of the auction date to further understand the process involved.

There is a set of older ag-related buildings on this parcel. This includes a set of barns, storage sheds and two fenced pastures used for horses. The structures are older and have been out of service for some time but still function adequately. The perimeter fence along the county road and in the arenas is of wooden half-rail construction. A small grove of mature cottonwood trees is located adjacent to the buildings along the irrigation ditch.

It is also notable that gravel resources were explored on this tract of land. A six-acre site was prepped for extraction to provide road material for an interior road system to the ranch. The top soils were removed and stored on site but the extraction of material was limited. This site is located along the fence line towards the highway in the far southeast corner of the tract and has no negative aesthetical issues and in fact could easily be mitigated. There is an estimated 98,950± cubic yards of recoverable road mix that could be extracted without expanding the existing footprint of the site and sold should there be a desire and use for such a venture.





### **Parcel 2:**

Parcel 2 is approximately 191± deeded acres located in Sections 21 and 22 on the eastern edge of the ranch. Portions of this parcel extend down to the Old Yellowstone Trail (county road) and extend westerly across undulating terrain. The private main entrance road defines its southern boundary and provides access to this parcel.

Central to this parcel of land is a 9,000± sq. ft. custom-designed and hand-crafted Engleman Spruce log home



created by Durfeld Log Homes out of British Columbia in 1997. In 2007 the residence underwent a complete upgrade and remodel of the main level including new professional grade appliances, granite countertops, custom millwork and the addition of a second stone fireplace as well as its associated timber work. The structure's main level is an expansive open floor plan that terraces into three living areas with giant stone fireplaces on opposite ends. The kitchen, located in the center of the room is of professional quality with an appliance package by Wolf, Meile and Sub Zero, complimented by solid granite countertops and custom cabinetry. It is elevated over the bar/dining area of the room, providing a natural separation within the area.

Pennsylvania Blue Stone flooring with radiant heat covers the entire upper level of the house adding further natural beauty to the log interior and exposed beams in its vaulted ceilings. Large double doors reveal a sitting room that is an extension of the master suite. The sitting room opens into a large bedroom with intricate exposed beams and wrap around windows that showcase the stunning eastern view of the Yellowstone River Valley and snowcapped peaks of the Absarokas — one of Mother Nature's finest works of art.

The lower level features a sitting room with lighting designed for artwork. There are also four comfortable bedrooms and three full baths that greatly expand the living capacity of the lodge. A fireplace and game room with a kitchenette helps keep extended family and guests occupied in this part of the house.

Views from the promontory the house is situated upon and the home itself are outstanding, including a full complement of the Absaroka Mountain Range, the Yellowstone River Valley, Bullis Creek Ranch's signature rock face and Wineglass Mountain. The elevated position of the home also makes it a phenomenal vantage point to view wildlife, both in the adjacent drainages as well as through the large sections of State Leases both visible from the home. The home is being offered fully furnished, including a selection of furniture that was custom made for the space. The furnishings are complete and have been chosen to tastefully compliment the home and making it truly "move in ready."

A home inspection including water quality and radon testing have been completed and are included with this material or are available separately.

Water rights associated with Parcel 2 include: 43B 118215-00 a stock water right from an unnamed spring allowing 30 gallons per animal per day to be utilized. In addition, a test well was completed in Parcel 2: GWIC Id 99778 was dug to a total depth of 76 feet and a static water level of 50 feet.





### **Parcel 3:**

Parcel 3 is a 462± deeded acre parcel and is located on the eastern portions of Sections 9 and 16. The parcel is accessed off of the main ranch road and is best described as lower alpine meadows along the Bullis Creek drainage that graduate to a terraced bench and further up to the top of the timbered Canyon Mountain. The parcel has a nice mix of aspen, juniper, fir and pine trees with grassy meadows interspersed throughout the parcel.

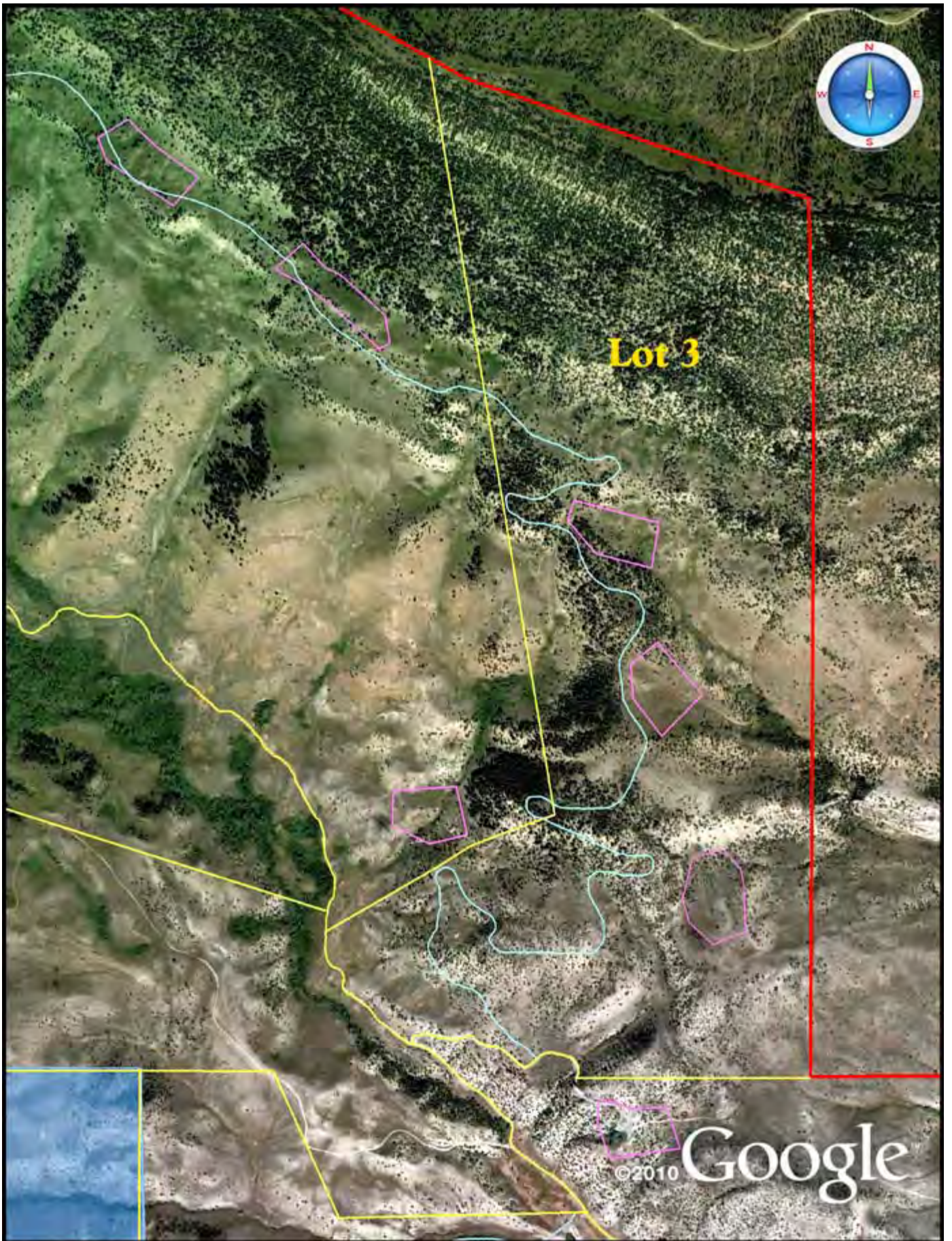
The building sites are located in the SE¼ of Section 14 and were selected for their accessibility, water availability, views and site stability. The locations are very private and can only be seen from internal positions on the ranch generally out of view from most of the other building site locations on the other parcels. The main residence that exists on Parcel 2 is completely out of view from all three home sites on Parcel 3.

The hillside that this parcel is located on takes in a pleasant southern exposure and offers a framed view of the cross-valley Absaroka Mountains and the Yellowstone River Valley. Hiking access from Parcel 3 is fantastic as several changes in topography, unnamed drainages and gentle breaks are immediately adjacent to the building envelopes.

The hillside coming off the top of Canyon Mountain is steep terrain that is interrupted by the mid-level terrace that is somewhat flat before it gently rolls downhill towards the homesite and the ranch road. Elk and deer commonly utilize the mountain top and cross the terraced landscape as they transfer between their bedding areas up high to feed in the pivot fields below.

Water right allocations on Parcel 3 include: 43B 118249-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118252-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118251-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized.





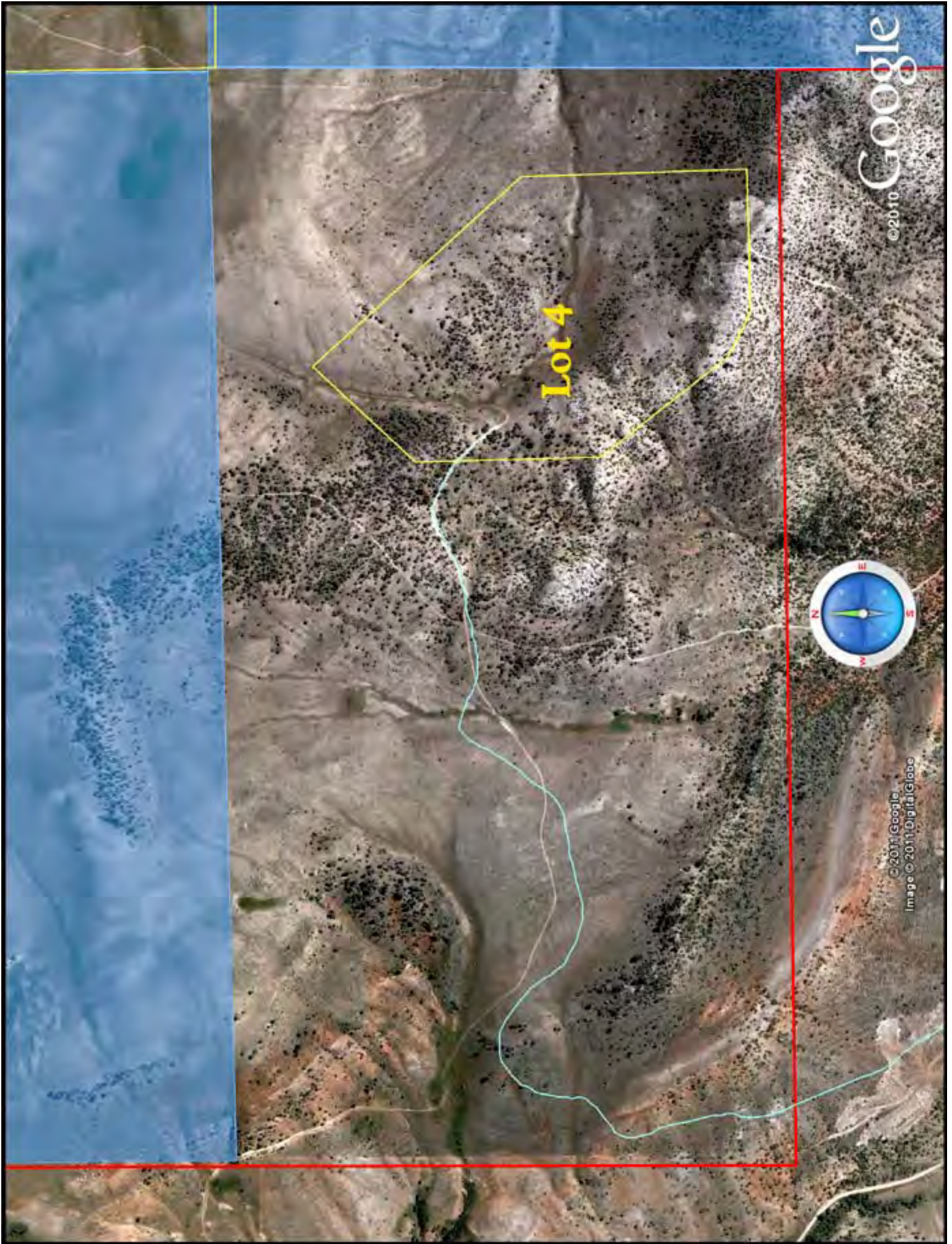
#### **Parcel 4:**

Parcel 4 is a 306± deeded acre parcel located in the north half of Section 19. This tract of land is access off of Strickland Creek road which is in part a county road that terminates on private lands a short distance west of the turn off for this property. Strickland Creek Road is accessed off of the Old Yellowstone Trail and parallels the Bullis Creek Ranch off its southern boundary. A recorded road easement across neighboring private lands accesses this parcel from the county road providing its own private entrance to the parcel. The road has been engineered, fully surveyed to consider grade but has not been built. Current practical access to this parcel is though Bullis Creek Ranch on the main ranch road and across a corner of the two state lease parcels located in Sections 18 and 20 for which a temporary easement from the State of Montana is granted and attached. This access will terminate in the event this parcel sells separately from any other contiguous tracts.

Elevation is gained on the drive in and the topography on these 306 acres is gently rolling terrain interspersed with stands of fir, aspen and junipers that open into grassy meadows. The NW¼ of Section 19 where the road enters the property has a deed restriction that prohibits the development of a residence (details are provided in the preliminary title report included as part of this diligence package) however the home site that has been identified is arguably the best location providing superior panoramic views of the eastern mountainous landscape and large portions of the ranch, specifically the Wineglass Mountain viewscape.

The property is bordered on two sides by separate state lease sections that are landlocked to the ranch. Any parcels that share this boundary will have the added benefit of recreational use of these lands which would include Parcels 5, 6 and 8. This adds an additional 1,270± acres of land to enjoy in addition to the 306± deeded to the ranch. The grazing/agricultural lease shall be assigned to the majority landowner. Ranch covenants shall apply to the general use of these lands. Water rights are associated with this parcel through stock water filings on developed springs and include: 43B 203842-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized.





### **Parcel 5:**

Parcel 5 is one of the more select locations on the ranch located in the far NW portion of the ranch in Sections 1, 6 and 7. The 1,784± deeded acres that encompass these lands include dense stands of timber that cover virtually the entire parcel, yet open into pleasant grassy meadows exposing a tremendous view of the ranch, the Yellowstone River corridor and cross valley mountain range that, from this position, can be seen virtually all the way to Yellowstone Park. This parcel also includes the huge rock face that is the prominent land feature of the ranch. This massive fractured rock provides all the view one needs by itself and it is quite enjoyable to watch the raptors that have chosen to nest on its steep face. Out of view from virtually every other position on the ranch is a box canyon, which lies adjacent to the rock face. The general area surrounding this has an abundance of aspen trees that thrive from the emergent springs that form the headwaters of Bullis Creek. Although diminutive in size, it provides year-round flows through the valley below. Elk, moose, deer and black bears are frequently seen on this parcel as it provides a sheltered corridor for the wildlife to transfer from their bedding areas on neighboring lands to the fields below. This corridor is well-traveled and wildlife is very prominent on this tract of land.

The parcel rises steeply to the north elevating to the top of Wineglass Mountain. The mountain top is actually quite flat and opens up into grassy parks as it traverses westerly along the ridge. This is a favored area for wildlife and in the fall the elk run the ridge top as the bulls rut and chase their harems. Blue grouse are most prolific on this ridgeline and many of the species of wildlife found on the ranch find safety and solitude up top. It is a special place on the property that takes some effort to get to, but is well worth it.

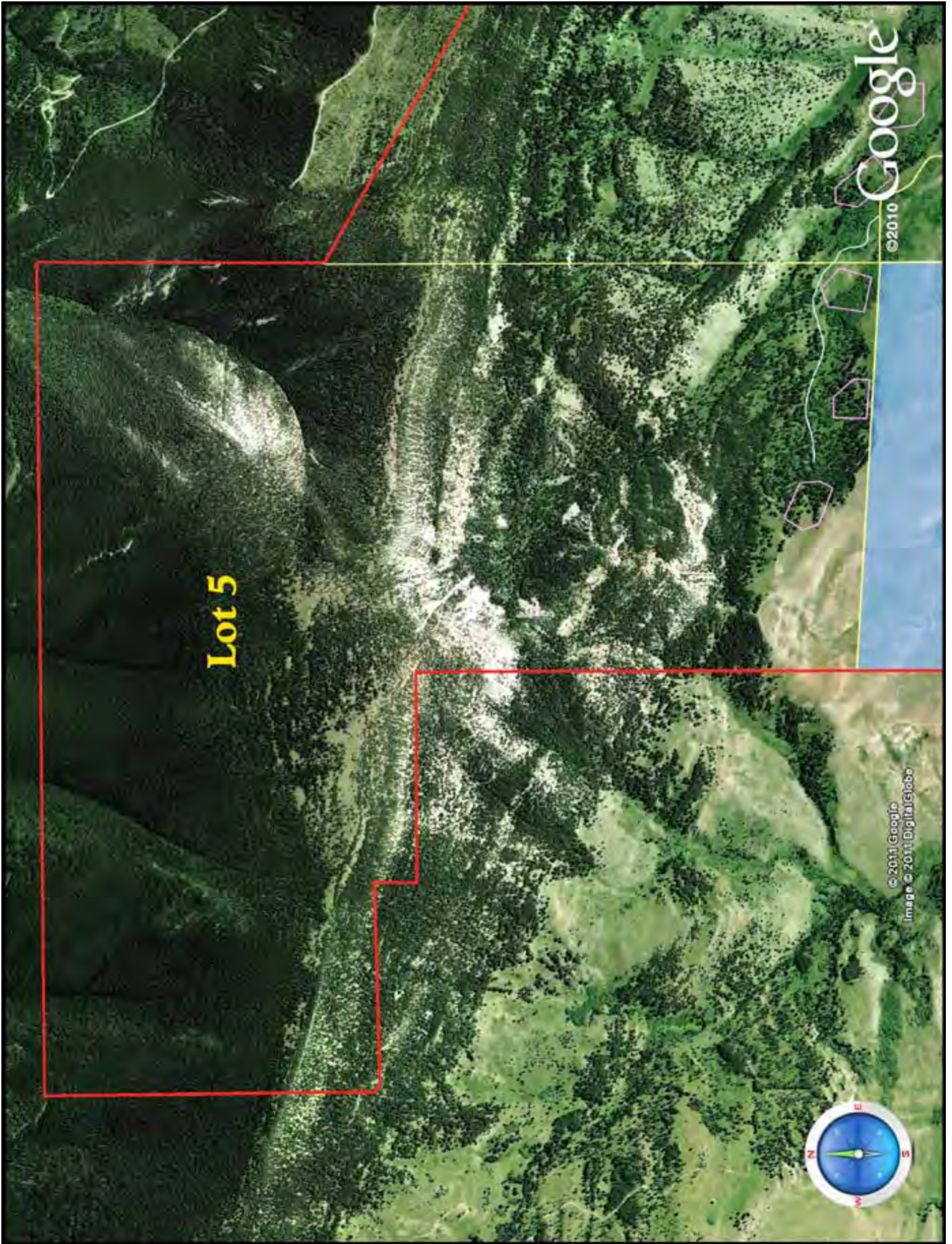
Parcel 5 also is contiguous to Section 18 which are state-owned lands leased to the ranch. The landscape immediately opens up into native range that gently rolls across the sparse terrain before it drops off steeply to the west into the Strickland Creek drainage. Recreational access is available on these lands and it is ideal for hiking, riding mountain bikes and horses. This is also wintering grounds for elk that spend the winters there foraging on the nutrient rich hard grasses. This is an area that Montana Fish, Wildlife and Parks typically perform their winter surveys. Section 18 adds an additional 630 acres (this is not a full section of land and not exclusive to Parcel 5) of land that makes this parcel feel much larger as it totals 2,414± acres.

Building sites on Parcel 5 are the most premium throughout the entire ranch and the owner has had a conceptual rendering of a luxury home generated, reflecting the grandiose nature of the setting. One could choose to build near the top of this parcel just below the rock face or further to the east in an open meadow where the rendering has depicted a spectacular home site with terrific views. A pond site on the eastern most parcel has been preliminarily designed by Allied Engineering. The design would allow an owner to create a pond of approximately one to two acres in scale.

A portion of this parcel has a viewshed restriction in place, similar to the one referenced in Parcel 4. Details of this can be found within the preliminary title report included in the due diligence package.

A test well associated with Parcel 5: GWIC Id 234235 was dug to a depth of 605 feet, produced 58 gpm with a static water level of 170 feet. The associated well log is included in the diligence package.









#### **Parcel 6:**

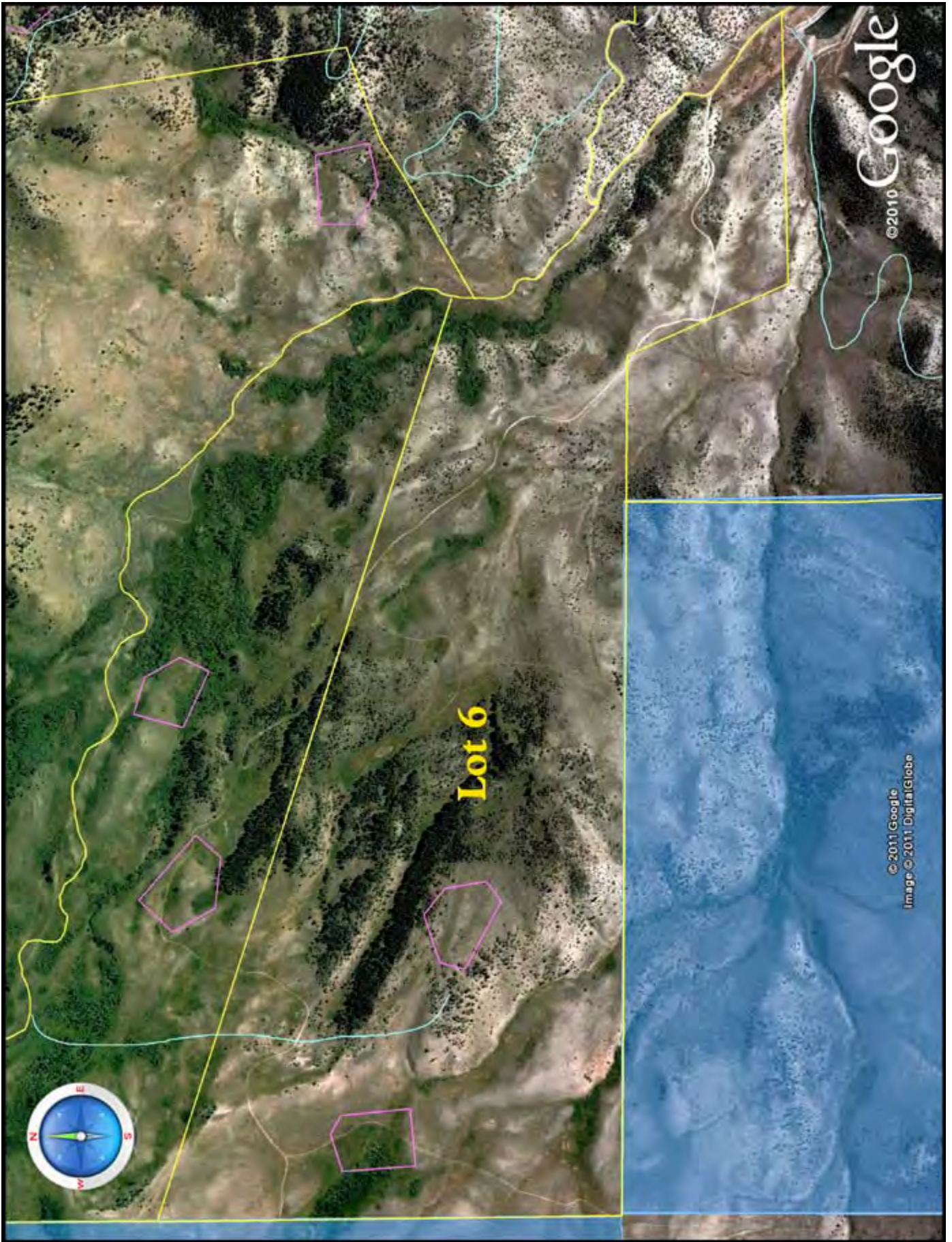
Parcel 6 consists of approximately 415± deeded acres of gently rolling lands located in the southern portion of Section 17 which is central to the ranch. A nice combination of meadows, conifers and aspens are perfectly proportioned within this parcel. This tract of land could be purchased in combination with Parcel 9, adding an additional 240± deeded acres, bringing it to a total of 655± acres.

This parcel also has a very private building site that offers premium eastern and southern views. A pond site has been engineered and established in a natural location which would provide a water feature of two acres in size to be developed that would also tie into a lower pond on Parcel 9 via a cascading channel and reciprocating pump system with water provided by a very productive artesian well. It has been suggested that this type of closed, circulating system would be ideal for stocking with trout and creating a private, spring creek like effect.

An added benefit is that Parcel 9 lies contiguous to Sections 18 and 20 which are both state lease sections adding an additional 1,270± acres of land that could be used recreationally by the owner.

Water rights appurtenant to Parcel 6 include: 43B 194216-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118244-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118248-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized and 43B 118243-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized.

In addition, two test wells were completed in Parcel 6: GWIC Id 234585 had a total depth of 245 feet with a production of 60 gpm; GWIC Id was dug to a level of 60 feet with the static water level at 15 feet and a production of 30 gpm.



### **Parcel 7:**

Parcel 7 is located in portions of Sections 5, 8, 9, 16 and 17 encompassing 1,189± deeded acres. The property follows the primary ranch access road along its southern line bordering section nine to the south and seven to the west. The lands follow a gentle slope across its southern portions which crest to a terraced bench midway to the ridgeline just below Wineglass Mountain. From there the topography steepens as it transitions to the top of the mountain where it flattens and opens up into small grassy parks and scattered conifers. The terraced portion of these lands has been engineered for a road should an owner desire to construct one to access one of the three building sites on this tract of land. There is however an ideal building site located in the SW portion of this tract in Section 16 where the lands have a gentle gradient and a pleasant mix of aspen trees, juniper and meadows and retain a spectacular view of the Absaroka's and the Bullis Creek drainage while retaining a low profile. In addition, a fifth building site with commanding views is located in the SE portion of the parcel.

The bench takes in an elevated view which allows one to see further down valley. Clusters of aspen trees are scattered throughout the parcel along with pockets of willows and juniper. The forest gains density as the lands rise towards the top which is dominated by Douglas fir trees. Similar to Parcel 5, these lands will typically find wildlife inhabiting its upper reaches for most of the year as they transition from feeding to bedding areas. Elk are also commonly found basking in the sun on the south facing terrace where they find security and warmth on cooler days.

Water rights appurtenant to Parcel 7 include: 43B 118245-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118239-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118240-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118241-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118242-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118250-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized.

In addition, two test wells were completed in Parcel 7: GWIC 167606 was dug to a depth of 400 feet with a static water level at 275 feet and production of 12 gpm, GWIC 219099 was dug to a depth of 120 feet with a static water level of 40 feet and production of 38 gpm.





### **Parcel 8:**

Parcel 8 is 559± deeded acres located in Section 21 along the SE boundary of the ranch. This parcel is fairly isolated from the other parcels divided by two valleys that converge in the NW corner of this property with Section 20 which are state lands located directly to the west. Central to the parcel a tall timbered hill rises surrounded by small bowls that steeply transition to the east. The parcel has a mix of juniper, aspen and Douglas fir trees interspersed amongst the grass meadows throughout this property.

A road has been engineered to access the building site located in the SE portion of this tract. It stems off the main ranch road near the entrance. The building site takes in a totally uninterrupted view of virtually the entire length of Paradise Valley and beyond. A perfect build site provides an unspoiled view out and a challenging view in from neighboring lands despite being somewhat perched on this landscape. Like most of these parcels, this attribute of having a “view” without being “viewed” is a real challenge to find and is unique to the Bullis Creek Ranch.

A full 640-acre section of state lands lie contiguous to Parcel 8 along the length of the boundary it shares with Section 20. A long valley spills off the ridgeline in Section 19, coursing its way easterly into Parcel 8 before converging with the main stem of Bullis Creek. An in-line pond was created in 1998 where the two valleys meet. The pond is approximately 2.5 surface acres in size and 14-16 feet deep. Bentonite was placed in the bed of the pond to prevent seepage. The pond provides some stock water for livestock as well as wildlife and could be potentially further enhanced should one desire to try to create a fishery.

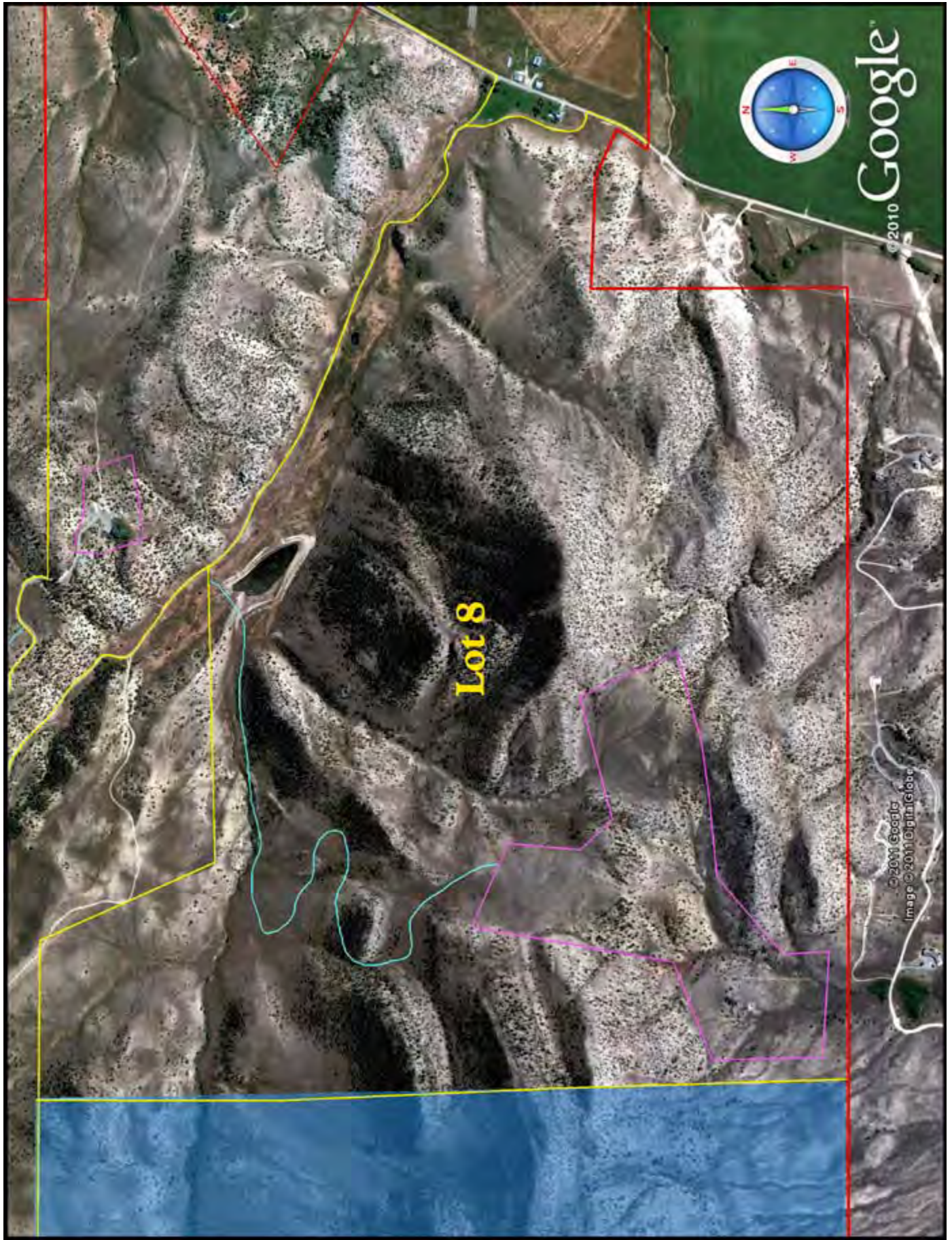
At times elk use these lands heavily particularly in the winter months as they loaf above the irrigated lands below. The trail created from their use is wide and deep carved into the soils from decades or more of use. The deer are very at home on this part of the ranch and both mule deer and whitetails are quite common. Ruff grouse can be found and Hungarian partridge are also seen regularly in the lower eastern portions of the ranch.



Water rights appurtenant to Parcel 7 include:

43B 106074-00 a domestic groundwater right with a maximum flow rate of 17 gpm, 43B 118197-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118196-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 107600-00 a ground water irrigation right allowing 71 gpm a maximum volume of 25.00 AC-FT on a maximum of 10 acres, 43B 106075-00 a domestic ground water right represented in a well dug to 460 feet with static water of 275 feet and producing 17 gpm, 43B 106074-00 a domestic ground water right producing 17 gpm with a maximum volume of 1.63 AC-FT, 43B 101977-00 a surface water right from Bullis Creek maximum flow rate of 179.52 gpm and a maximum volume of 289.56 AC-FT. Per the General Abstract – THE APPROPRIATOR SHALL INSTALL A DEPARTMENT APPROVED WATER USE MEASURING DEVICE AT A POINT APPROVED BY THE DEPARTMENT TO ALLOW THE FLOW RATE AND VOLUME OF WATER DIVERTED TO BE RECORDED. Water must not be diverted until the required measuring device is in place and operation.

In addition two test wells have been completed in Parcel 8: GWIC Id 167133 (corresponds to DNRC Water Right C106074-00) dug to a depth of 112 feet with static water at 71 feet and a production of 25 gpm, GWIC Id 230202 dug to a depth of 140 feet with static water level at 15 feet and a production of 30 gpm.



### **Parcel 9:**

Parcel 9 is located in the center of the ranch in the north half of Section 17. Consisting of 240± deeded acres, this parcel lies directly contiguous to Parcel 6, sharing a similar landscape and the potential for aquatic development from the high pressure artesian well located on this parcel. This long property stretches over a mile in length, bounded along its northern line by the ranch road and Parcel 7. This property is overwhelmingly riparian lands as Bullis Creek extends through the entire portion of these lands. As a result it has a disproportionate amount of aspen trees, willows and other riparian plants. To the western portion of the parcel, the landscape transitions to grasslands before adjoining the State of Montana lands in Section 18. Abundant water, healthy grasses, immediate recreational access to public lands and varied topography make this parcel exceptionally attractive to the equestrian enthusiast.

Parcels 6 and 9 lie within the heart of the ranch and are certainly some of the most private, usable and scenic parcels that exist on the ranch. The building site is very accessible and private feeling taking in the long down valley view of the creek drainage while also absorbing the bold rock face immediately to the NW and the towering peaks in the Absaroka Range to the east. These two tracts of land are in a very prime location.

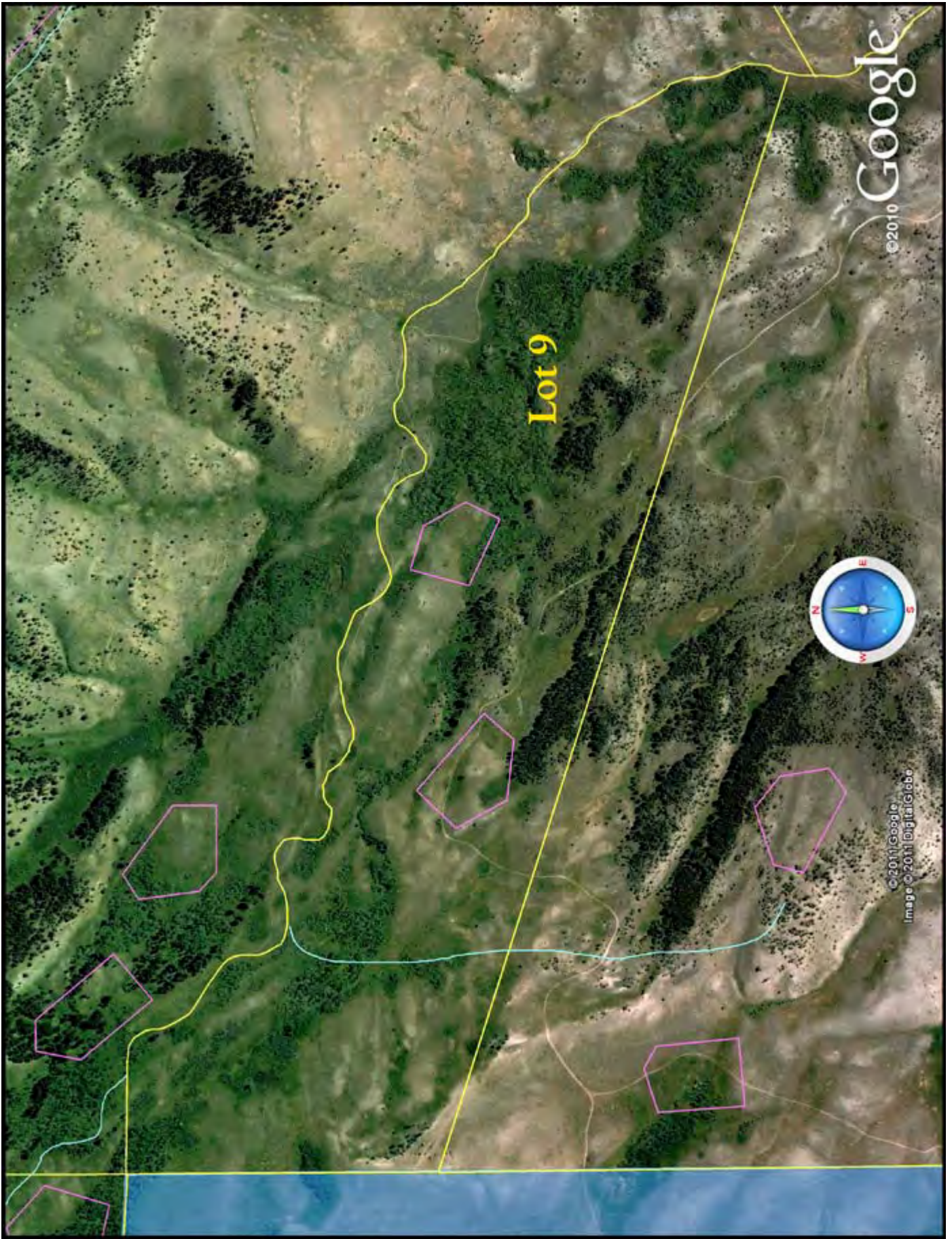
Most of the species of wildlife mentioned in this brochure spend time on these lands from time to time but the moose seem to be most at home here, enjoying the woody browse along the creek bottom and wallowing in the perched wetlands that are interspersed along its course. Several years ago a wolverine was witnessed scurrying along through this parcel, which is a rare sighting with this species being very unsocial, but not so uncommon to this area despite being an endangered species. Wolves have become more common over the last decade, and the ranch as a whole finds packs on occasion as they generally follow the elk.

Water rights appurtenant to Parcel 9 include: 43B 194215-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118246-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized, 43B 118247-00 a stock water right from an unnamed spring allowing a maximum of 30 gallons per animal unit per day to be utilized.

In addition two test wells were completed in association with Parcel 9: GWIC Id 234343 dug to a depth of 360 feet with a static water level at 14.6 feet and a production of 55 gpm, GWIC Id 222850 dug to 115 feet with a static water level at 28 feet and a production of 50 gpm.

A horizontal well was also dug in Parcel 9, and the profile of this well is included in the diligence package.







## COVENANTS AND USAGE

Covenant guidelines are established and would be applied in the event the ranch sells in multiple parcels a copy of which is included with this material or is available separately. The purpose for these covenants is to establish practical and meaningful rules to protect each of the parcels from unsensible use and development. Incorporated into this document are guidelines for building locations and general design but still allow each individual owner to construct dwellings that do not impact surrounding neighbors, and insure that each parcel retains a view that is not interrupted by another neighboring dwelling. Land management, road usage and maintenance are critical to preserving land values and keeping the landscape in premium condition.

The state land leases on Sections 18 and 20 must be maintained in accordance with the state requirements in order to keep these leases active. The ranch leases the lands from the state's DNRC based on a grazing agreement copy of which is provided in this material. This agreement provides that the ranch can graze up to 198 AUMs on section 18 and up to 114 AUMs in Section 20 which is the maximum carrying capacity of these lands or the amount of forage that is sustainable. An AUM refers to an animal unit month generally referring to cattle and a cow/calf pair with different equations for other types of livestock. In this situation these two sections are capable of feeding 312 animal units for one month or a lesser amount of them for a longer period of time. These leases run in 10-year terms with these expiring in 2016 and 2018 respectively and virtually always trade with the land. They are relatively inexpensive to lease, \$7.59 per AUM, but it is notable that to use these lands recreationally, primarily hunting and fishing, it is required that one purchase a state lands license for \$15 that are generally available at all licensing outlets. These leases only govern grazing on the surface estate and the minerals are handled separately. Subsurface mineral leases also run in 10-year terms but unlike the grazing leases, the subsurface estates are auctioned off in Helena. Because the state lands leases are an integral part of the ranch, these lands need to be maintained and monitored by the landowner(s) on an ongoing basis.



## TAXES

The 2010 property taxes are approximately at \$14,802.

# MINERAL RIGHTS

All minerals appurtenant to the ranch and owned by the sellers will be transferred to buyer at closing. A report compiled in 2005 is included in the due diligence packet.



## BROKER'S COMMENT

*Bullis Creek Ranch is a dramatically beautiful large offering in a valley that rarely sees parcels of land of this scale become available. It is a ranch of incredible diversity whose beauty extends well beyond its borders. The internal portions of the ranch are exceptionally private allowing an owner to fully escape into his or her own world but literally return to civilization within minutes. The ranch has all the advantages of living near town without sensing its presence. It is truly a one-of-a-kind.*

*The nine parcels are all exceptional tracts of land, each with their own unique attributes. The auction of these individual tracts can be purchased individually or in any combination providing buyers with the opportunity to configure their own private holding. These are coveted, premium parcels in the highly sought after Paradise Valley. The ranch as a whole, given its scale, location, topography and ability to develop could prove to be an exceptional long-term real estate investment for an owner that wishes to purchase the ranch in its entirety.*



## MINIMUM BIDS

Bullis Creek Ranch reserves the right to offer the parcels or the ranch as a whole with a suggested minimum bid. Reserve pricing is as follows:

Parcel 1:	\$ 521,000.00
Parcel 2:	\$2,000,000.00
Parcel 3:	\$1,273,000.00
Parcel 4:	\$ 840,000.00
Parcel 5:	\$2,644,000.00
Parcel 6:	\$1,652,000.00
Parcel 7:	\$2,754,000.00
Parcel 8:	\$2,033,000.00
Parcel 9:	\$1,928,000.00

The minimum reserve price for the ranch as a whole inclusive of all nine parcels, the main residence and furnishings shall be \$15,600,000.00.

Bidders should be aware that the individual lots may not sell unless the cumulative bids on the individual lots reaches the minimum reserve price for the ranch as a whole.



[Click on property above for link to Google Earth map of property.](#)

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.



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**AUCTION SEALED BIDDING INSTRUCTIONS**

**BULLIS CREEK RANCH**

**Park County, Montana**

**The bid deadline is: 5 pm MDT, July 21, 2011**

**SELLER:** Paradise Valley Holdings, LLC, a Montana limited liability company.

**THE PROPERTY:** Real property in Park County, Montana described on attached Exhibit A.

**Procedure to Bid**

All sealed bids must be in writing on the sealed bid registration form provided by Hall and Hall Partners, L.L.P. (“Auctioneer”), which is attached. The bids must be delivered to Hall and Hall Partners, L.L.P., 924 Stoneridge Drive, Suite 2, Bozeman, MT 59715 ATTN: Tim Murphy on or before 5 p.m. MDT, July 21, 2011 (the “Bid Deadline”). Each sealed bid should include the following:

- Signed sealed bid auction form (located in Property Information Package);
- A deposit in the amount of ten percent (10%) of the bid amount in United States dollars (the “Deposit”), paid by cashier’s check or wire transfer, payable to American Title and Escrow, Livingston Montana (“Escrow Agent”). The Deposit will be held by the Escrow Agent.
- All sealed bids must be in possession of Hall and Hall Partners, L.L.P. at its office located at 924 Stoneridge Drive, Suite 2, Bozeman Montana 59715, Attn: Tim Murphy, on or before the Bid Deadline.
- Each bidder shall have a confidential, qualifying review with Hall and Hall Partners, L.L.P. as to the bidder’s financial capability to purchase the Property. Each bidder shall include with the bid a letter from bidder’s financial institution and/or lender affirming the financial capacity of bidder to purchase the property for which the bid is submitted.

Any bid not in compliance with these instructions and requirements may be rejected by Seller, or Seller may waive any non-compliance and accept the bid or request that bidder rectify the non-compliance, all in Seller’s sole discretion.

**Terms and Condition of Bids**

All bids will be opened by Auctioneer on or after the Bid Deadline. Bidders will be reviewed by Auctioneer with regard to their financial capability to purchase the Property. Those bidders selected by Auctioneer will be invited to attend a live auction of the Property, or so much thereof as has not been previously sold, to be held on a date and at a location selected by Auctioneer (“Live Auction Bidders”). If invited to the live auction, each Live Auction Bidder agrees to attend the live auction of the Property, and the bid submitted by the Live Auction Bidder shall be the opening bid at the live auction for the Property on which the bid was submitted. The Deposits of Live Auction Bidders shall be held by the Escrow Agent until after the live auction has been completed, and the Deposit of each successful bidder at live auction will continue to be held by the Escrow Agent pursuant to the terms of the Sale and Purchase Agreement to be executed by the successful bidder and Seller. Any bidders not invited to attend the live auction of the Property shall have their Deposit refunded to them within a reasonable time by the Escrow Agent.

The Property is sold in “As-Is” condition without representation or warranty of any kind, express or implied, except as specifically stated in the Buy-Sell. There are no financing, inspection or other contingencies to the sale of the Property. Bidder is responsible for obtaining financing, if needed by Bidder. Bidder must rely upon their own due diligence and investigation of the Property prior to submitting a Bid, and not on any information provided by Seller or Hall and Hall. Failure of Bidder to be fully informed on the condition and status of the Property will not constitute grounds for any adjustment of the Bid or any right to cancel the sale.

53  
54 The receipt by Auctioneer of a sealed bid for the Property does not create any right or obligation to purchase the Property, or  
55 any portion thereof. The bid merely qualifies the bidder to be considered for invitation to attend the live auction of the  
56 Property, as determined by Auctioneer in its sole discretion. Additional bidding instructions will be furnished by Auctioneer  
57 to those bidders invited to attend the live auction of the Property.  
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59

### 60 **No Seller Representations**

61  
62 Other than specifically disclosed herein Seller has not made, does not make and expressly disclaims any warranties,  
63 representations, covenants or guarantees expressed or implied or arising out of operation of law as to the merchantability,  
64 habitability, quantity, quality or environmental condition of the Property or its suitability or fitness for any particular purpose  
65 or use.  
66

### 67 **Shown By Appointment Only**

68  
69 To set up a tour of the Property contact Tim Murphy, with Hall and Hall Partners, L.L.P. , at (406) 587-3090 (o) (406) 209-  
70 0644 (c) or by e-mail at [tmurphy@hallandhall.com](mailto:tmurphy@hallandhall.com) .  
71

### 72 **Buyer Affirmations**

73  
74 By submission of sealed bid, each bidder:

- 75  
76 • Affirms that such bidder has investigated and inspected the Property to bidder's satisfaction, is familiar with the  
77 condition of the Property, and has made bidder's own determination as to the merchantability, quantity, quality, and  
78 condition of the Property, including but not limited to the presence or absence of toxic or hazardous substances.  
79
- 80 • Acknowledges that the Property is suitable for bidder's particular use, accepts the Property in its present condition  
81 on an "As Is, Where is" basis, acknowledges the existing condition of the Property, and agrees that Seller shall be  
82 under no obligation whatsoever to undertake any repairs or alterations with respect to any portion of the Property.  
83

### 84 **Buyer's Broker Participation**

85  
86 A referral fee will be paid to any properly licensed real estate broker who registers a successful bidder according to the broker  
87 participation agreement utilized by Auctioneer. Buyer registration forms are available from Auctioneer and must be signed  
88 by the broker and the bidder. Fax or E-mail completed and signed forms to Hall and Hall Partners, L.L.P., Tim Murphy at  
89 [tmurphy@hallandhall.com](mailto:tmurphy@hallandhall.com) or fax (406) 587-2579, no later than the Bid Deadline.  
90

### 91 **Property Information Package**

92  
93 A complete property information package ("PIP") has been prepared to assist the potential bidders in evaluating this  
94 Property. The property information package is available online at [www.hallandhall.com](http://www.hallandhall.com) . Click on Auction Services and  
95 click Montana then Bullis Creek Ranch and go to Information Package.  
96

### 97 **Disclaimer**

98  
99 All information included in the PIP has been obtained from sources which Seller and Auctioneer believe to be reliable, and  
100 such information is not known by Auctioneer to be incorrect. Auctioneer assumes no liability for the accuracy of the  
101 information contained in the PIP. Each bidder and/or the bidder's broker shall bear the responsibility to confirm all  
102 information concerning the Property prior to submission of a sealed bid. Auctioneer is representing the Seller as a Seller's  
103 broker unless any other relationship is established and disclosed in accordance with Montana law.  
104

105 For additional Property information, please contact:  
106

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Hall and Hall Partners, L.L.P.  
Tim Murphy  
924 Stoneridge Drive Ste 2  
Bozeman, MT 59715  
E-mail: [tmurphy@hallandhall.com](mailto:tmurphy@hallandhall.com)  
Web: [www.hallandhall.com](http://www.hallandhall.com)

Office: (406) 587-3090  
Fax: (406) 587-2579

116 **SEALED BID OFFER TO PURCHASE AND BIDDER REGISTRATION FORM**  
117  
118  
119

120 **The undersigned (“Bidder”)** hereby enters the following bid(s) for the property selected below (the “Property”), owned by  
121 Paradise Valley Holdings, LLC (“Seller”) located in Park County, Montana, as described in the Purchaser Information  
122 Package provided by Hall and Hall Partners, L.L.P., the “Auctioneer” (please check the blank preceding each property  
123 described below for which a bid is submitted, and state the bid amount in the corresponding blank to the right):  
124

<u>Property:</u>	<u>Amount Bid:</u>
125 _____ Entire Property	\$ _____
126 _____ Parcel 1	\$ _____
127 _____ Parcel 2	\$ _____
128 _____ Parcel 3	\$ _____
129 _____ Parcel 4	\$ _____
130 _____ Parcel 5	\$ _____
131 _____ Parcel 6	\$ _____
132 _____ Parcel 7	\$ _____
133 _____ Parcel 8	\$ _____
134 _____ Parcel 9	\$ _____

146  
147  
148 **Bid Deposit**

149 This bid is accompanied by a bid deposit in the amount of ten percent (10%) of the entire bid amount shown above in United  
150 States dollars (“Deposit”). The Deposit shall be paid by cashier’s check or wire transfer, payable to American Title and  
151 Escrow, Livingston Montana (“Escrow Agent”). The Deposit will be held in the Escrow Agent’s trust account until the  
152 Auctioneer determines which bidders will be invited to the live auction of the Property. The Deposits of bidders not invited  
153 to the live auction will be returned within a reasonable time after such decision. The Deposits of bidders invited to the live  
154 auction will continue to be held by the Escrow Agent until the completion of the live auction, provided that the Deposits of  
155 successful bidders at the live auction will be held until closing of the sale and purchase of the property purchased at the live  
156 auction. Deposits of unsuccessful bidders at the live auction will be returned within a reasonable time after the live auction.  
157

158 **Confirmation of Financial Capability**

159 Bidder represents and warrants to Seller and Auctioneer that Bidder is financially qualified and able to purchase the Property  
160 upon which this bid is submitted. Bidder understands that Bidder shall have a confidential, qualifying review with  
161 Auctioneer as to Bidder’s financial capability to purchase the Property, and Bidder agrees to cooperate in that review.  
162

163 Enclosed with this bid is a letter from Bidder’s financial institution and/or lender affirming the financial capacity of Bidder to  
164 purchase the Property for which this bid is submitted.  
165  
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167



168 **Bidder Representations and Warranties**

169  
170 By submitting this bid, Bidder:

- 171
- 172 • Affirms that Bidder has investigated and inspected the Property to Bidder’s satisfaction, is familiar with the
- 173 condition of the Property, and has made Bidder’s own determination as to the merchantability, quantity, quality, and
- 174 condition of the Property, including but not limited to the presence or absence of toxic or hazardous substances.
- 175
- 176 • Acknowledges that the Property is suitable for Bidder’s particular use, accepts the Property in its present condition
- 177 on an “As Is, Where is” basis, acknowledges the existing condition of the Property, and agrees that Seller shall be
- 178 under no obligation whatsoever to undertake any repairs or alterations with respect to any portion of the Property.
- 179

180 Bidder represents and affirms that Bidder is relying upon Bidder’s own due diligence and investigation of the Property prior  
181 to submitting this bid, and not on any oral, implied, or other representations, statements or warranties by Seller, Hall and Hall  
182 Partners, L.L.P. or its Brokers and Associate Brokers.

183  
184 Bidder acknowledges and agrees that Seller has not made, does not make and expressly disclaims any warranties,  
185 representations, covenants or guarantees expressed or implied or arising by operation of law as to the merchantability,  
186 habitability, quantity, quality or environmental conditions of the Property or its suitability and fitness for any bidder’s  
187 particular purpose or use. All previous written, oral, implied or other statements, representations, warranties or agreements,  
188 if any, are merged herein. Failure of Bidder to be fully informed on the condition and status of the Property will not  
189 constitute grounds for any adjustment of the Bid or any right to cancel the sale.

190  
191 Auctioneer’s receipt of this bid for the Property does not create any right or obligation of Bidder to purchase the Property, or  
192 any portion thereof. This bid merely qualifies Bidder to be considered for invitation to attend the live auction of the Property,  
193 as determined by Auctioneer in its sole discretion.

194  
195 **Invitation to Live Auction**

196  
197 Within a reasonable time after submission of this bid, Auctioneer will notify Bidder as to whether Bidder is invited to attend  
198 the live auction of the Property, or so much thereof as has not been previously sold, to be held on a date and at a location  
199 selected by Auctioneer. If invited, Bidder agrees to attend the live auction of the Property, and this bid submitted by Bidder  
200 shall be the opening bid at the live auction for the Property on which this bid is submitted. Additional bidding instructions  
201 will be furnished by Auctioneer to those bidders invited to attend the live auction of the Property.

202  
203 **Acceptance and Agreement**

204  
205 Bidder has read and agrees to the terms of this Sealed Bid Offer to Purchase and Bidder Registration and, by affixing the  
206 signature below on this form, accepts the responsibilities and duties of this agreement.

207  
208 **Bid Deadline**

209  
210 Bidder understands and agrees that this signed bid form and Deposit must be placed in a sealed envelope and delivered to  
211 Hall and Hall Partners, L.L.P., 924 Stoneridge Drive, Suite 2, Bozeman, MT 59715 ATTN: Tim Murphy on or before 5 p.m.  
212 MDT, July 21, 2011.

213  
214  
215 Name of Bidder: \_\_\_\_\_ (Please Print)

216  
217 By: \_\_\_\_\_ (Signature)

218  
219 Title of person signing (If Bidder is an entity): \_\_\_\_\_

220  
221 Address: \_\_\_\_\_  
222 \_\_\_\_\_

223  
224  
225  
226  
227  
228  
229

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

## **ADDITIONAL SERVICES OFFERED BY HALL AND HALL**

1. **MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission – To represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. Wes Oja and Jerome Chvilicek at (406) 656-7500 or Randy Clavel at (303) 861-8282 are available to describe and discuss these services in detail and welcome your call.
2. **RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. Wes Oja or Jerome Chvilicek at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
3. **AUCTIONS** - Hall and Hall Auctions offers “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, rangeland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “rolodex” of over 30,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact Scott Shuman at (970) 631-7009.
4. **SPECIALIZED LENDING** - Over the past 59 years Hall and Hall has created a legacy by efficiently providing capital to the intermountain west. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and strong relationships with our lenders allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing • Flexible Terms • Efficient Processing

In-House Appraisals • Common Sense Underwriting

Dave Roddy • (406) 656-7500

Mike Hall, Judy Chirila, or Randy Clavel • (303) 861-8282

Monte Lyons • (806) 698-6882

## **UNDERSTANDING WHOM REAL ESTATE AGENTS REPRESENT**

Montana law requires that BUYER’s and SELLER’s be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

**SELLER's Agent:** exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only, and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

**BUYER's Agent:** exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only, and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

**Dual Agent:** does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

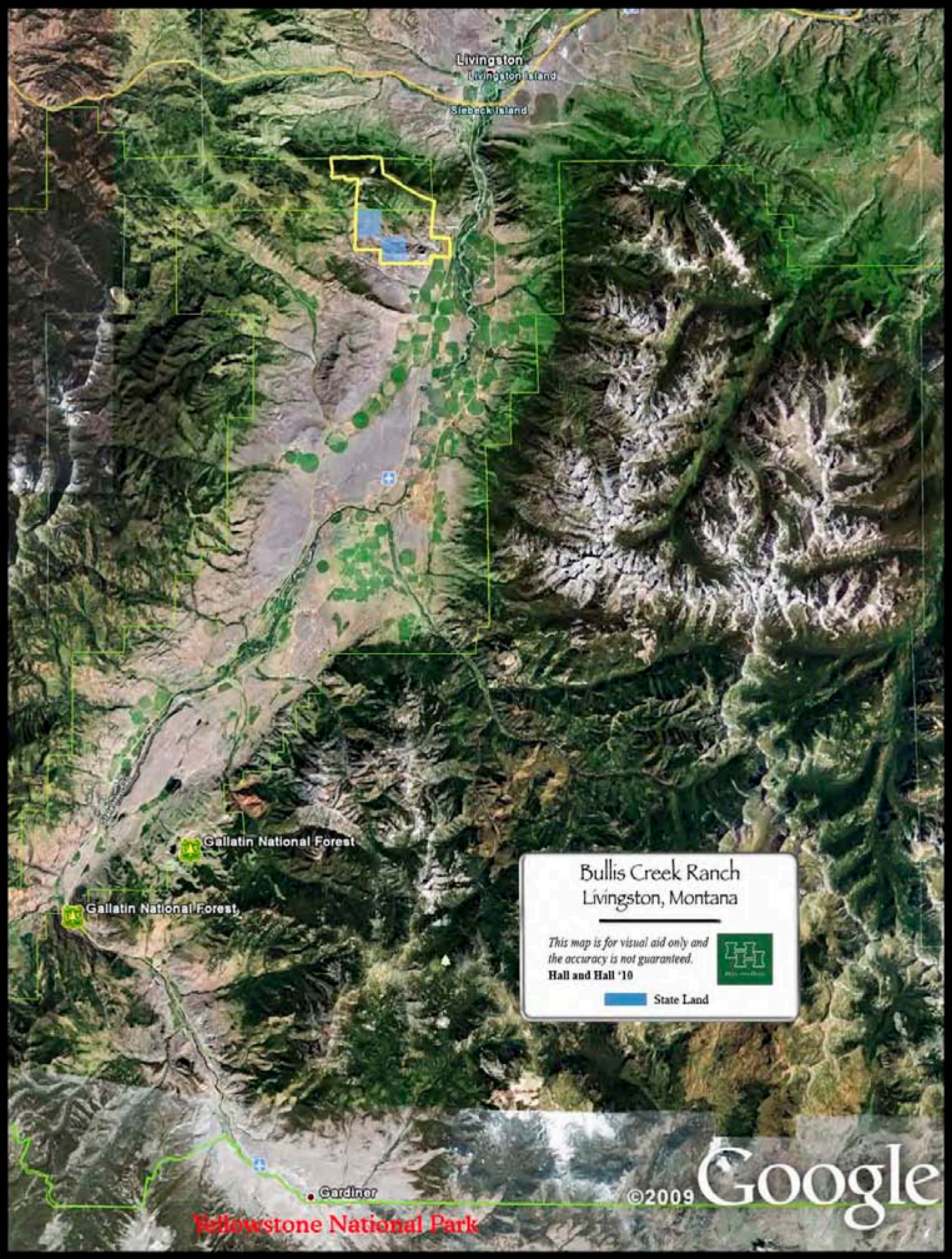
**Statutory Broker:** is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

**In-House SELLER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be.

**In-House BUYER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

**Subagent:** is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

*Tim Murphy of Hall and Hall is the exclusive agent of the Seller. Property is co-listed with PureWest, Inc. a Christie's Great Estates Affiliate*



Livingston  
Livingston Island  
Siebeck Island

Gallatin National Forest

Gallatin National Forest

**Bullis Creek Ranch**  
Livingston, Montana

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*This map is for visual aid only and the accuracy is not guaranteed.*  
Hall and Hall '10

 State Land

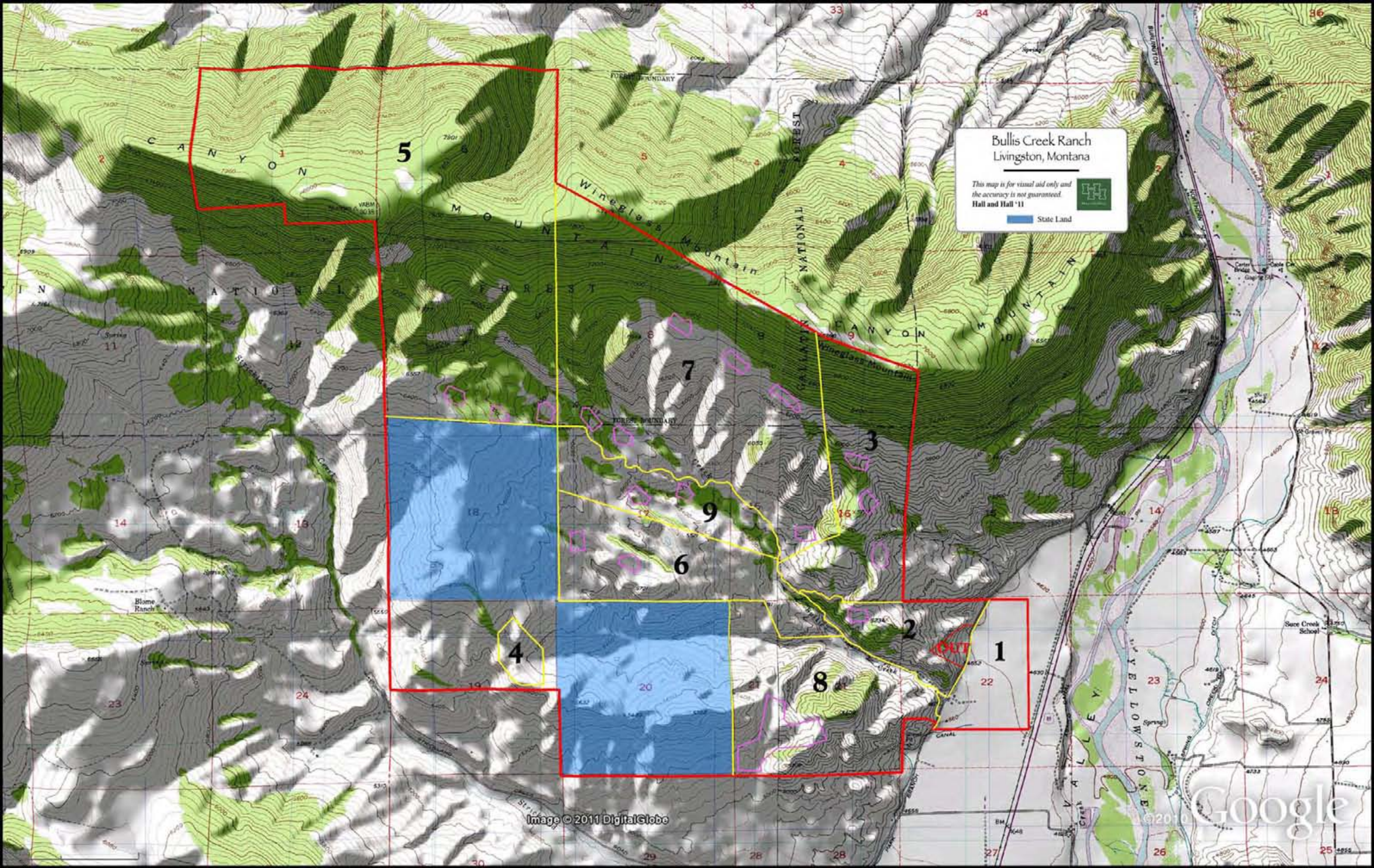


Gardiner

Yellowstone National Park

©2009

Google



**Bullis Creek Ranch**  
Livingston, Montana

*This map is for visual aid only and  
the accuracy is not guaranteed.*

**Hall and Hall '11**



State Land

Bullis Creek Ranch  
Livingston, Montana

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the accuracy is not guaranteed.*  
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State Land

