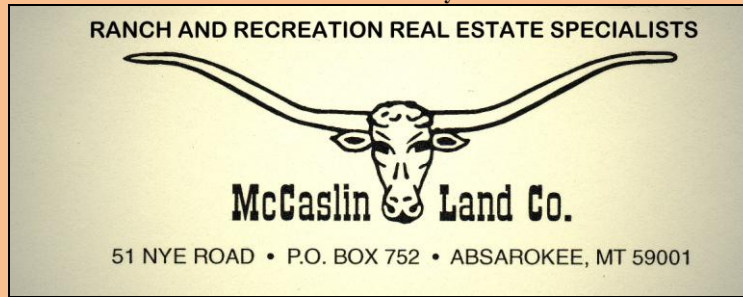


Brochure Courtesy of:



Elk Ridge Ranch



LOCATION

The Elk Ridge Ranch is a short 35-mile drive from Red Lodge, Montana and is easily accessed via paved highway and maintained county road. The Ranch is ideally nestled in the upper slopes against the Beartooth Mountains, approximately 12 miles south of Fishtail, Mt. at the headwaters of Fishtail and Moose creeks at the end of its own private road. Fishtail is the nearest community offering groceries and basic necessities and approximately 18 miles north is Absarokee Mt., the closest town with a broad cross-section of services. Billings, Montana, Montana's largest city about 70 miles away, has the nearest commercial airport.

AREA



The Ranch lies adjacent to the highest mountains in Montana in an area referred to as the “Beartooth Front”, considered one of the most desirable and sought after regions of the state. This area is generally bounded by Red Lodge, Mt. and the Rock Creek Canyon on the east, and Nye, Mt. and the Stillwater Canyon on the west, with the massive Beartooth Plateau forming the southern boundary. The region boasts numerous small towns and villages such as Red Lodge and Absarokee on the more populated end, and Roscoe, Luther, Dean, Nye, and Fishtail on the sparsely populated end.



The primary industry in the area consists of ranching with an increasing recreational focus. Red Lodge, Mt, boasts one of Montana’s best ski areas and has recently expanded its number of runs and lifts. Fortunately, with very few exceptions, the lands adjoining the National Forest boundary along the Beartooth

Front have remained in quite strong hands and there has been little development. The ranch is bordered partly by National Forest and one of the areas larger “old time” cattle ranches consisting of approximately 10,000 acres, which is protected against development by a conservation easement.



The Elk Ridge Ranch is typical of the ranches along the “Beartooth Front”. It is in a particularly exclusive class because it actually joins the National Forest boundary. Most of the ranches on the front itself are considered so desirable that they have remained in the same hands for generations. Consequently, the Elk Ridge Ranch represents a

rare opportunity to buy property bounded by National Forest and only two miles from the Absaroka-Beartooth Wilderness boundary. In our opinion, a feature that makes this area especially attractive is that while it is fundamentally an agriculturally based community, there is a growing recreational sector that has provided an attractive social infrastructure not common to most ranching areas. This feature has given rise to success of services like the three quite attractive small but popular restaurants within a 20-minute drive of the ranch.



IMPROVEMENTS



The recently completed massive log lodge, of approximately 10,000 sq ft., is a thing of beauty, exceptional design and functionality. A huge rock fireplace accents the large entertaining area on the north wall and large windows on the south open the room to the beautiful mountain views. A monster log stairs takes you to a second level recreation area and patio. A full service kitchen, dining area, utility area, mudroom, ¾ bath, and wet bar complete this segment. An entrance area is second to none having a waterfall, stuffed bear and bison in a setting to excite anyone. Added to this is a unit having 5 bedrooms, a bunkhouse room, 6 full baths, and ½ bath and service kitchen with sitting area. Completing the lodge is an attached 3-car garage. Landscaping is also a thing of beauty set up for absorbing the fantastic views and outdoor entertaining with a rock in fire pit, grill and smoker.



The manager's home is a recently remodeled 2240 sq. ft. 3 bedroom 2 bath structure with a large deck and well landscaped for enjoyment of life.



*Both units are sold with the existing furnishings.

Supporting out buildings include a large horse barn with heated tack room area and corral and a very nice 2400 sq ft. shop, storage garage combination for ATV's, snowmobiles, etc.



(More Photos on the following pages)





WILDLIFE AND RECREATION



Wildlife viewing on the ranch is incomparable; moose, elk, black bear, whitetail deer, mule deer, eagles, grouse, geese, ducks, sandhill cranes, herons and turkeys frequent the ranch. The Ranch borders some of the pristine mountain wilderness Montana is known for, allowing one to hike or ride right out “your back door” into National Forest Land and into the Absaroka-Beartooth Wilderness, a trail rider/hiker paradise. Winter on the Ranch offers superb snowmobiling and cross-country skiing. For downhill skiing, Red Lodge Mountain Ski Resort is approximately 35 miles away. Summer activities include hiking and horseback riding on the ranch and in the adjacent National Forest. Fishing is found in Moose Creek, which crosses the ranch, or in the areas numerous creeks, rivers and lakes. The East Rosebud River, West Rosebud River and Stillwater River, are all renowned fly-fishing rivers and are located within a 30-minute drive of the ranch. In addition, an



on-site beaver pond has the development potential for an 8-acre private lake. Two scenic mountain lakes, Lily Pad and Crater Lake, are located adjacent to the property on State land and are presently under lease to the ranch, providing excellent fishing. Access to both lakes is via a trail network directly from the ranch. Yellowstone National Park, less than 2 hours away, is a favorite for photography expeditions, wildlife viewing, fly-fishing, and the wonders of nature that are found nowhere else in the world.

In an effort to preserve and enhance the native wildlife resource, no hunting has been allowed on the ranch for more than a decade. Thus for either hunting or preservation, wildlife populations are very good.



ACREAGE



1138+ Deeded acres and 640 acres leased from the State of Montana. The ranch enjoys a balance of some of the most beautiful and scenic attributes found anywhere. The landscape is made up of lush rolling mountain meadows of tall grass and hillsides shrouded with colorful mountain wildflowers. Sparkling groves of Aspen trees are intermingled on dense pine forested hills with Montana's highest mountain peaks as a stunning backdrop to the property. The owners have been positive stewards of the land as can be easily recognized while viewing the ranch. They are presently working with the National Forest Service, in conjunction with a professional Forester, to enhance the health of the forest through a very limited thinning process confined to a few select areas of the ranch. This effort has had a positive effect on the quality of the property and has greatly improved the wildlife habitat. Several miles of crystal clear mountain streams meander through the ranch along with numerous springs. The largest spring on the property, Split Rock Spring, flows in excess of 60,000 gallons per day. The water from Split Rock Spring has been tested and meets the EPA standards for bottling.

CLIMATE



This area is not considered to receive the heaviest of Montana winters since the immediate proximity of the ranch to the Beartooth Front places it in a highly predictable Chinook area. Consequently, the winters are quite pleasant, although occasional very low temperatures are experienced. The area is subject to numerous snows however, the heaviest being spring storms. These spring storms usually occur late in March or early April and, due to the mild temperatures, the snow seldom lasts but a few days. These heavy wet snows are welcomed, as they contribute to the lush strong grasses that nourish livestock and wildlife through the grazing season.



BROKER'S COMMENT

In summary, the Elk Ridge Ranch is one the most desirable ranches that has been offered for sale along Montana's coveted "Beartooth Front" in recent times: joining National Forest and State of Montana Land on two sides, providing access to thousands of acres of pristine wilderness, plus unparalleled private south-facing views of 12,000 foot snowy peaks whose heavily timbered slopes run down to the edge of the ranch. The vistas to the west, north and east offer 100-mile views of a vast western landscape and Montana's legendary "Big Sky". Lush mountain meadows, aspens, pines, several miles of clear mountain streams, spring fed ponds and countless building sites combine to make the Elk Ridge Ranch highly desirable. Although year-round accessible and just over an hour from Montana's largest airport, the ranch provides the ultimate seclusion without being remote. The ELK RIDGE RANCH is an ideal candidate for those interested in considering the tax advantages of a Conservation Easement. **None like it.**

Price \$7,500,000



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* The statements made herein while not guaranteed are from sources deemed reliable, and maps are for visual reference only. This offering is subject to prior sale, change or withdrawal without notice.

Map (see next page for a close-up)



Map Close-Up

