



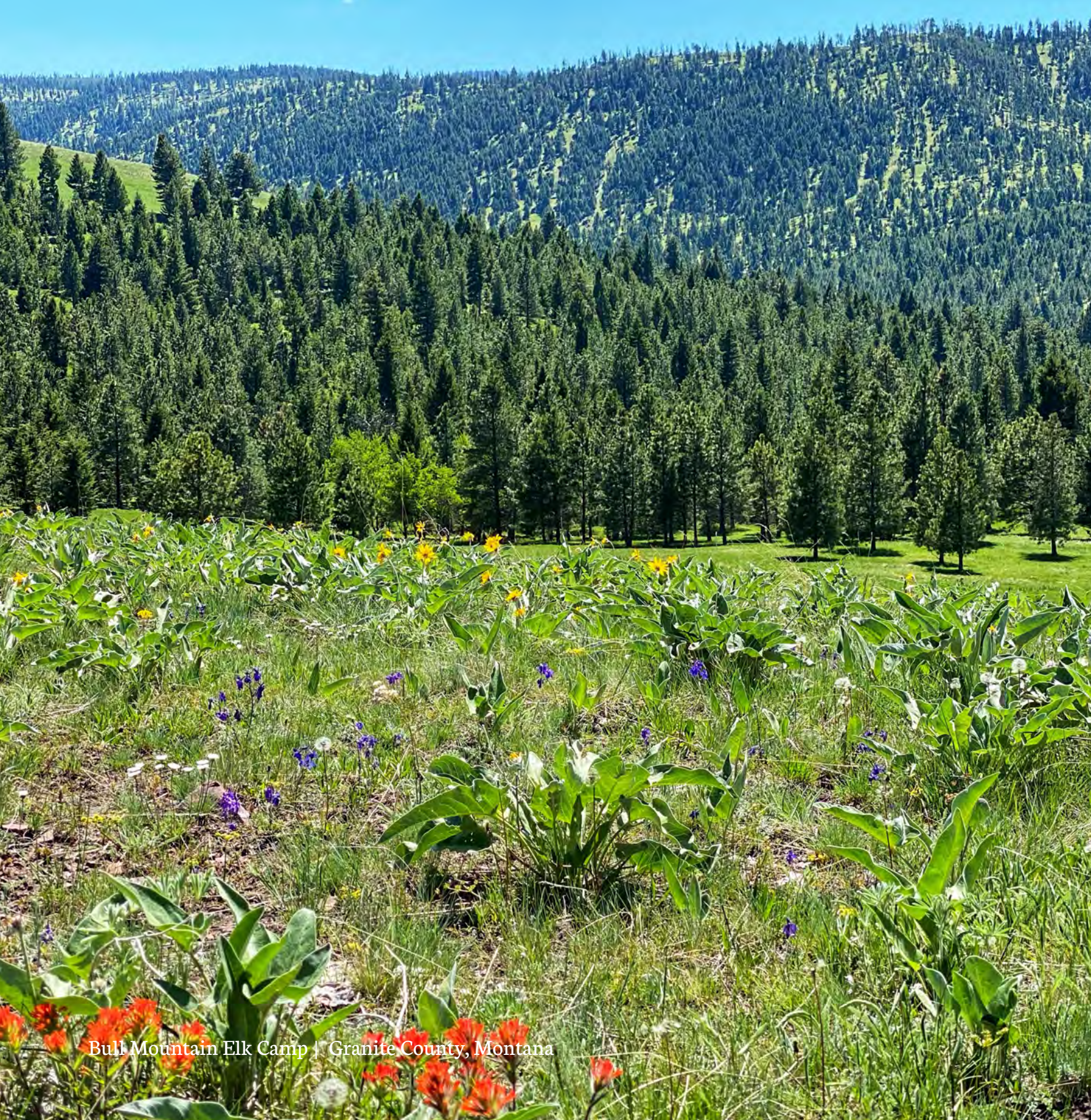
FAY RANCHES[®] *Inc.*

BULL MOUNTAIN ELK CAMP

Granite County, Montana

\$3,400,000 | 1800 ± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Bull Mountain Elk Camp | Granite County, Montana

INTRODUCTION

The Bull Mountain Elk Camp sits in an excellent location only 40± miles east of the University town of Missoula, MT. The 1800± deeded acre ranch adjoins two sections of leased forest service, creating a ranch set up for incredible mountain hunting, additional year-round recreational pursuits, and summer grazing for cattle.

Resting within the small but wildlife-rich John Long Mountain Range in Granite County, the ranch includes a tastefully designed log cabin built-in 2013. This idyllic cabin is off-grid but fully functional and provides more than comfortable quarters for a mountain getaway and a high-end hunting camp.

The current owners have lightly hunted the property over the years, and their low-mpact hunting methods have produced successful harvests of trophy-sized big game animals. The recreational pursuits on the ranch do not end at big game hunting, however. An excellent road system provides year-round access to the ranch where family and friends can enjoy mountain biking, trail running, snowmobiling, cross country, and alpine skiing.

From a land stewardship perspective, there is an opportunity for summer grazing. Currently, the ranch runs 180± pair for approximately 45 days on portions of the ranch.

Near the ranch are desirable amenities and additional recreational possibilities. The only blue-ribbon trout stream west of the Continental Divide, Rock Creek is 20± miles from the ranch gate, and the popular Georgetown Lake is approximately 50 miles. In the winter, travel a short 55 miles to traverse the slopes of the Discovery Ski area. The charming 19th-century mining town of Phillipsburg is 35± miles, fine culinary options exist in Missoula, and sitting on the North End of the Pintler Scenic Route is the small cow town of Drummond, which can provide necessities 11 miles from the ranch.



BULL MOUNTAIN ELK CAMP

QUICK FACTS

- 1,800 ± Acres
- Adjoining forest service that fits snugly into the deeded ranch acreage
- 40± Miles to missoula
- 10 Minutes to 1 hour from Rock Creek, Georgetown Lake, Discovery Ski area, Phillipsburg, and Drummond
- Beautifully designed and fully functional log cabin with detached garage, built-in 2013
- Trophy quality big game hunting for elk, mule deer, whitetail deer, black bear and mountain lion and sage grouse for the bird hunter
- Summer grazing for approximately 180 cow/calf pair
- Quality road system through the ranch
- No conservation easement





IMPROVEMENTS

The Ranch improvements include a quintessential Montana log cabin with a detached garage built in 2013. The cabin, which will comfortably sleep six people, provides coziness in a high country setting fully functional with a well, solar power, and a generator. For horseback riding in the summer or hunting on horseback during the fall, there is a well-constructed horse corral next to the cabin.











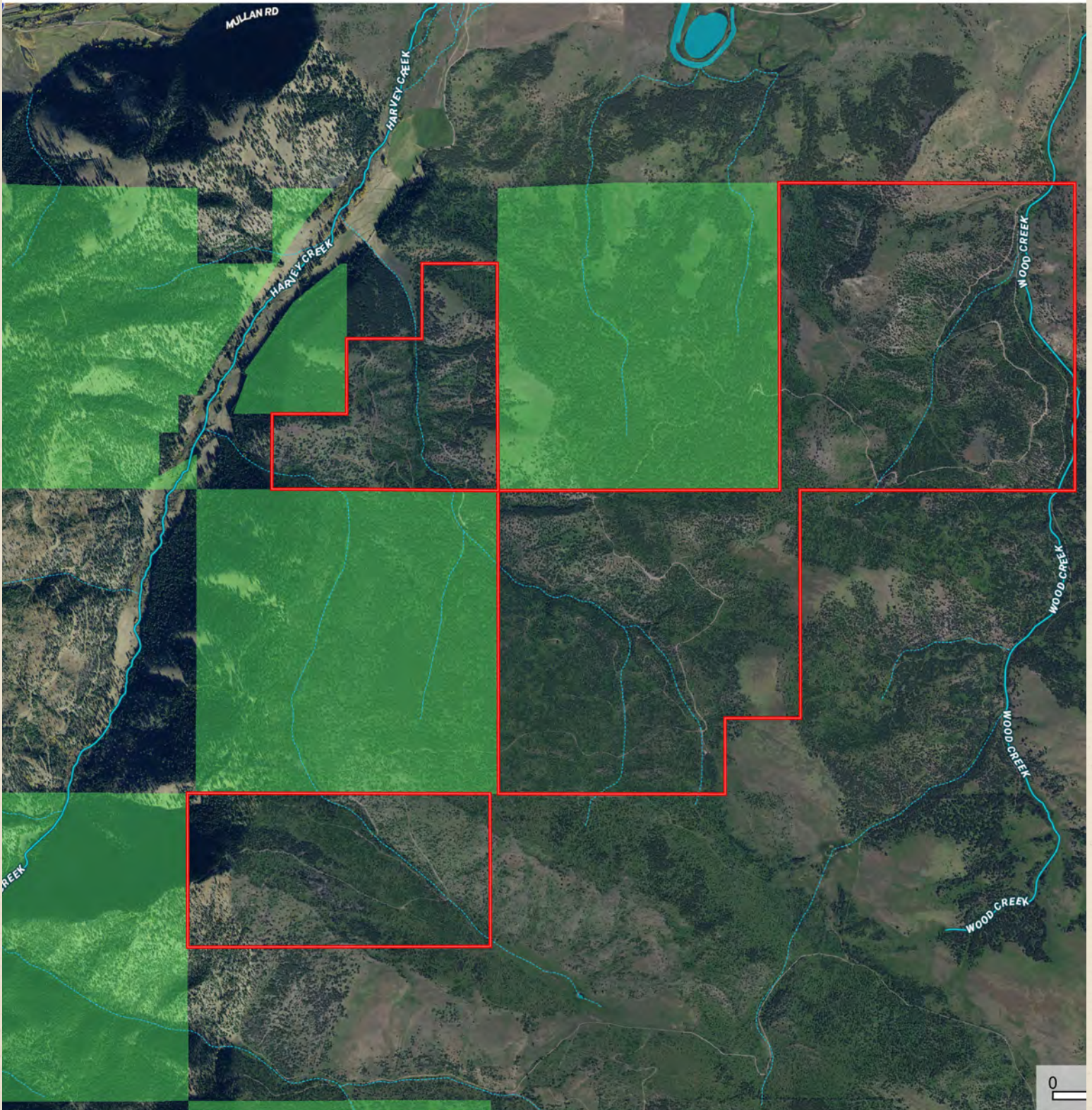
ACREAGE

Pine and Douglas Fir trees cover mountains that transition to clearings and open hillsides spotted with sagebrush and native grasses such as blue bunch wheatgrass. Deep timbered draws provide excellent cover for wildlife. The riparian creek bottom running along the eastern edge of the property and the various springs on the ranch provide water sources for cattle and wildlife.

The excellent road system on the ranch allows one to easily navigate through 1800± deeded acres and the adjacent forest service sections, see map on page 11.

PRODUCTION

The current owner traditionally runs approximately 180 cow/calf pairs for 45± days during the summer.

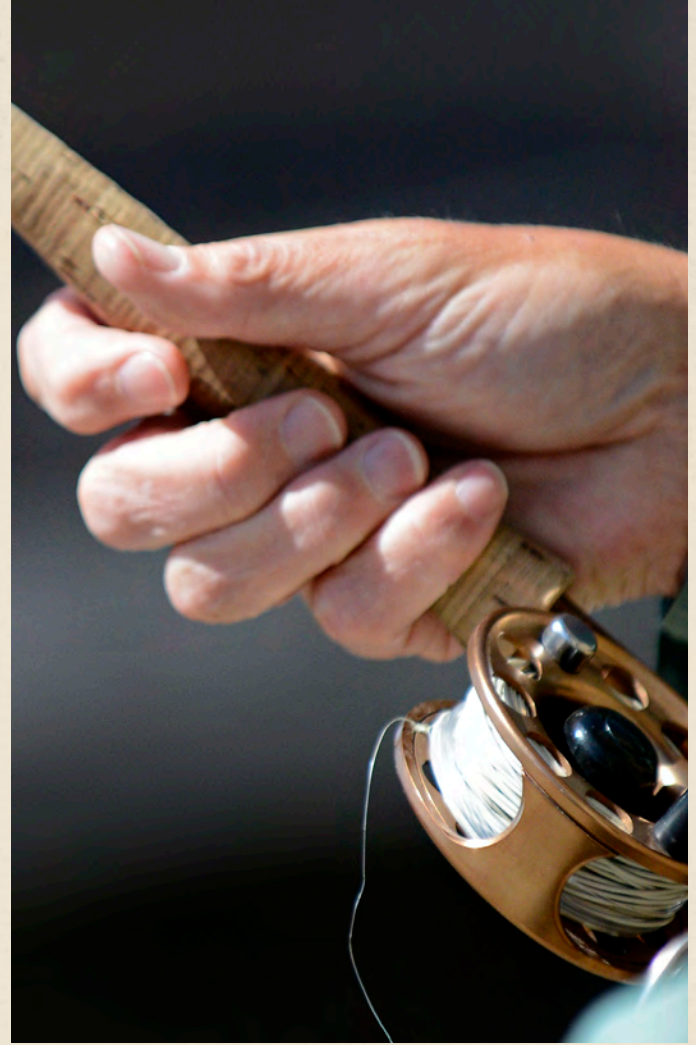


SURROUNDING LOCALE

MISSOULA

The “Garden City” is the western Montana hub for education, medical, retail, and the arts. A buzzing town that is home to the University of Montana, Missoula still has the charm of a small town, but its fine restaurants, funky art shops, and vibrant music scene provide the amenities of a larger city.





GRANITE COUNTY

DRUMMOND AND PHILLIPSBURG, MT

With a population of under 4,000 people, Granite County remains a quiet rural setting with agriculture as its leading economic driver. A revitalized mining town, Phillipsburg has become a destination. This wonderful small town stays busy with several annual celebrations and boasts a brewery, a world-famous candy store, charming shops, and restaurants. Sticking with its mining roots, you can also mine for sapphires in town or at the Gem Mountain Sapphire Mine, just minutes outside of Phillipsburg.

Drummond's motto is "home of the world-famous bull shippers." As you might guess, the town is centered around ranching and prides itself on small-town hospitality with less than 400 residents. To describe an evening in this real western town, you may stop by the Rough Stock Saloon for a burger and beer and then head down to the football field to watch the local perennial 8-man high school football power take on a neighboring small town.

RECREATION ON AND AROUND THE RANCH

BIG GAME AND UPLAND BIRD HUNTING

The ranch is in HD 210, where Elk and Whitetail can be hunted with a general tag, and Mule Deer require a special permit. The wildlife on the ranch benefit from cover, water, food, and extremely minimal pressure. The ranch is conducive to rifle and archery hunting for big game, including trophy bull elk, mature mountain whitetail, large mule deer, mountain lion, and black bear. While the ranch does have some steep terrain, the road system produces access points that allow a sportsman to hunt the ranch strategically and comfortably.

The property hunts productively today, but if a new owner wants to implement additional habitat management techniques, the potential is tremendous. For the bird hunter, there is a healthy population of Sage Grouse on and around the ranch.



HORSEBACK RIDING, HIKING, MOUNTAIN BIKING, SNOWMOBILING, AND OTHER OUTDOOR PURSUITS



The owners have thoroughly enjoyed many additional outdoor recreational activities, with horseback riding on the top of the list. Whether you want to ride along the road system or venture off through the mountain habitat, the ranch provides an excellent venue for horseback riding. In addition, the ranch sets up very nicely for hiking, mountain biking, and trail running. Finally, in years with good snow, you can create your own ski and snowboarding turns and enjoy the ranch in its winter splendor while riding snowmobiles.

RECREATION ON AND AROUND THE RANCH

FLY FISHING ON ROCK CREEK AND OTHER AREA FISHERIES

Rock Creek is the only blue-ribbon fishery west of the Continental Divide. With many of its miles winding through public land, the opportunity to throw a dry fly along its banks to a rising trout is certainly within an angler's grasp. For the John Long Elk Camp owner, the Rock Creek Fishermans Mercantile is approximately 20 minutes from the ranch gate, making local knowledge and wading access very close. The Clark Fork River is about 1 mile from the entrance of the ranch. This particular stretch of the river is very scenic and can hold large Brown and Rainbow trout. Being in Montana, fishing opportunities are abundant, and there are several other streams, rivers, and mountain lakes within striking distance of the ranch.



GEORGETOWN LAKE & DISCOVERY SKI AREA

A short 50-55+ mile drive from the ranch is The Discovery Ski Area and Georgetown Lake. The 3700-acre lake is nestled in between the Anaconda-Pintler, Sapphire, and Flint Creek Mountain Ranges. According to georgetownlakemt.com, anglers catch more fish per person on this lake than on any other lake in Montana. Water sports such as water skiing and paddle boarding are also popular on the lake. With 2200 skiable acres and 215 inches of annual snow, the Discovery Ski area can provide fun for beginners and experienced shredders. The ski area transforms into the Disco Bike Park in the summer, where riders can experience 1050 feet of vertical drop.



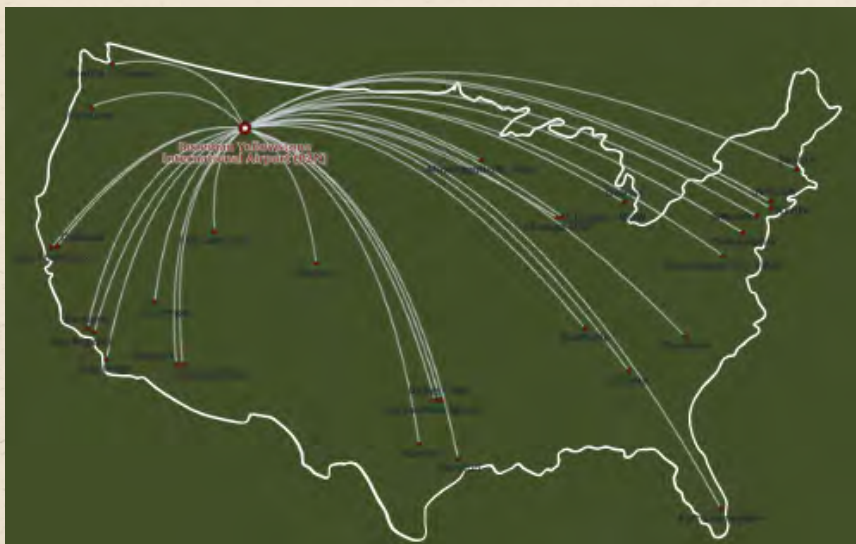
GETTING TO THE RANCH

MISSOULA MONTANA AIRPORT (MSO)

The [Missoula International airport](#) is approximately 45 miles from the ranch. The airport offers 16 non-stop flights from cities across the country. The airport is served by Alaska, Allegiant, American, Delta, Frontier, and United.



BOZEMAN INTERNATIONAL AIRPORT (BZN)



From the west, Montana's busiest airport, the [Bozeman/Yellowstone International Airport](#), is approximately 2 hours from the ranch gate, and the [Bert Mooney Airport](#) in Butte is 85± miles away.

SUMMARY

The Bull Mountain Elk Camp provides year around recreational opportunities for a new owner. World-class big game hunting, including trophy elk and deer, horseback riding, mountain biking, hiking, and snowmobiling are examples of what can be enjoyed on the ranch. With 1800± deeded acres and adjoining forest service with excellent access for the ranch owner, the space to enjoy these pursuits is endless. Your stay at the ranch is sure to be comfortable within the well-built and beautifully designed log cabin that sits deep into the ranch boundaries. When it is finally time to go home, the superb location of the ranch makes for an easy commute with the Missoula International Airport, a quick 45± miles from the ranch gate.



CONSERVATION/STEWARDSHIP

There is no conservation easement on the property.

Each of us at Fay Ranches has a love of the land and a desire to see it remain productive agricultural ground and quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by our clients' conservation ethic and land-use practices.

PRICE

\$3,400,000

TERMS

CASH

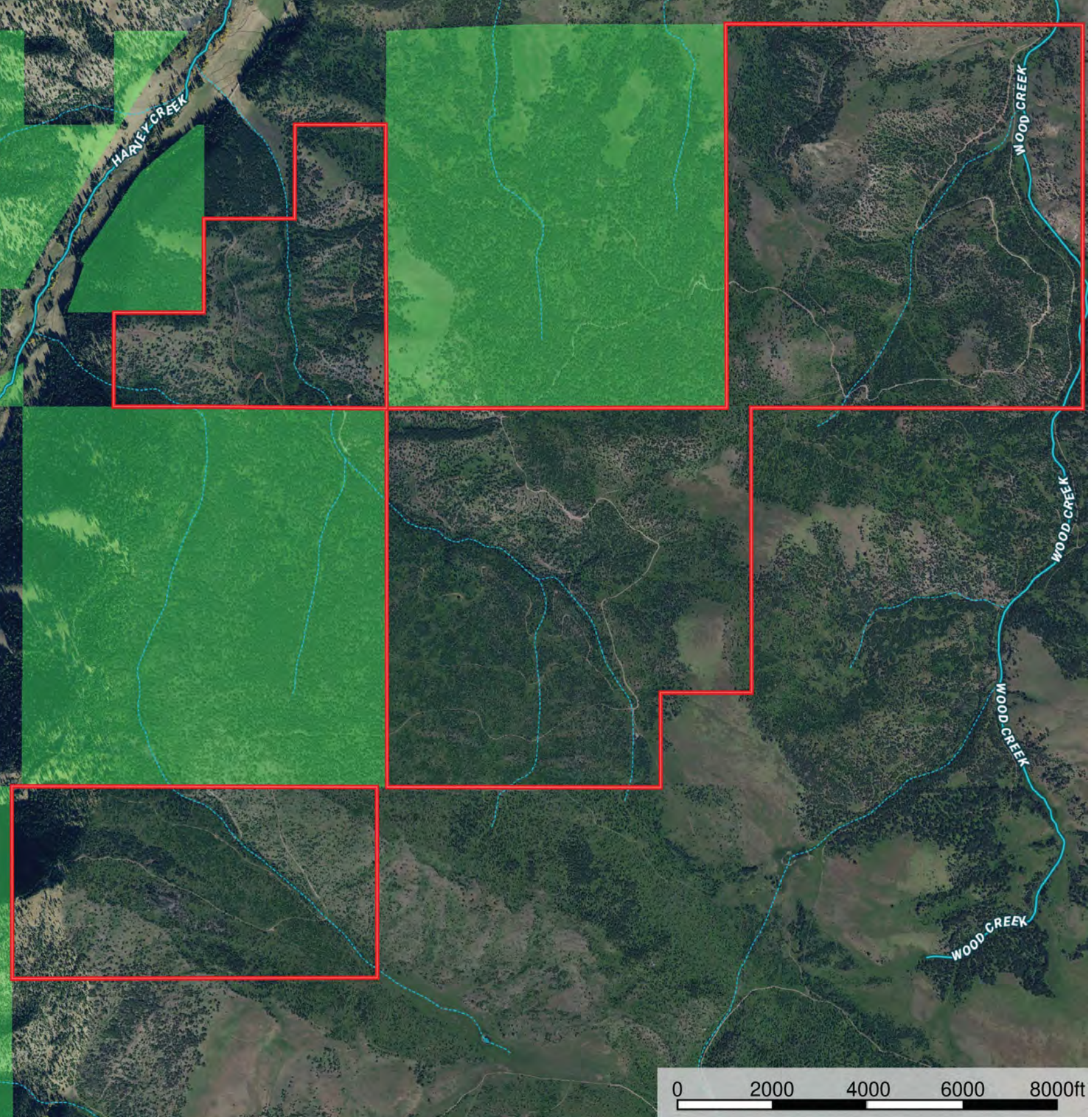
CONTACT

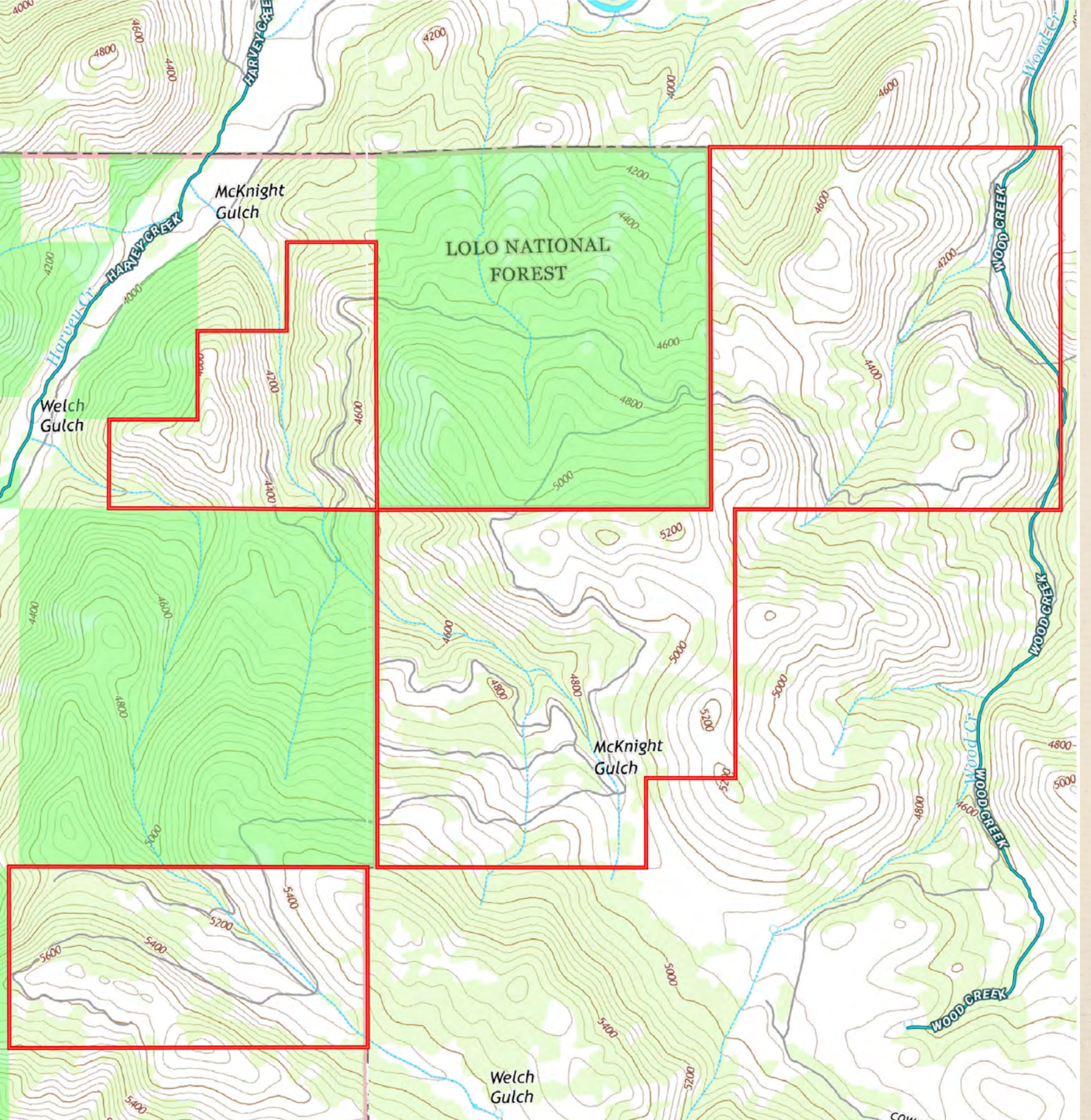
Please contact Ryan Bramlette at (406) 580-9569 | rbramlette@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.







LOLO NATIONAL FOREST

McKnight Gulch

Welch Gulch

McKnight Gulch

Welch Gulch

HARVEY CREEK

WOOD CREEK

WOOD CREEK

WOOD CREEK

WOOD CREEK

4800

5000

5000

5400

5200

4200

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4200

4400

4600

4800

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5200

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5600

5800

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6200

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RELATIONSHIPS IN REAL ESTATE

As required by Montana law, a broker or salesperson shall disclose the existence and nature of relevant agency or other relationships to the parties to a real estate transaction. The various relationships and description of duties are as follows:

1. SELLER AGENT

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;
- and
- Comply with all applicable federal and state laws, rules, and regulations.

Montana law permits a real estate agent, after providing written disclosure to a seller and obtaining a seller’s written consent, to represent multiple sellers of property and to list properties for sale that may compete with the seller’s property, without breaching any obligation to the seller.

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; and
- Comply with all applicable federal and state laws, rules, and regulations.

2. BUYER AGENT

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 listing agreement;
- Fully account to the buyer for any funds or property of the buyer that comes into the buyer agent’s possession; and
- Comply with all applicable federal and state laws, rules and regulations.

Montana law permits a real estate agent, after providing written disclosure to a buyer and obtaining a buyer’s written consent, to represent multiple buyers interested in buying the same property or similar properties to properties in which a buyer is interested and to show properties in which a buyer is interested to other prospective buyers, without breaching

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