

FAY

RANCHES[®]

Inc.

ARROW RANCH

Big Hole Valley, Montana

\$38,514,500 | 14,982± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Arrow Ranch | Big Hole Valley, Montana



INTRODUCTION

Known as the Land of 10,000 Haystacks, the Upper Big Hole Valley is quietly famous for its quality hay, incredible scenery, and small-town charm. Fay Ranches is honored to bring to market one of the finest ranches in this beautiful valley. The Arrow Ranch is one of the most productive ranches in the Upper Big Hole Valley both recreationally and agriculturally. This is not just hyperbole. The Upper Big Hole, and specifically the Arrow Ranch is where everything is measured in the thousands, as in tons of hay, trout and elk.





ACREAGE

The Arrow Ranch is comprised of 14,982± acres within its boundaries (12,963± acres is held in a Conservation Easement with the Nature Conservancy). The ranch is well blocked and there are 2,019± deeded acres for the next owner to place into a conservation easement if they choose.

The acreage is a combination of flood irrigated meadows, prairie habitat with large grassy and sagebrush-covered hills, streambeds dotted with cottonwood trees, buckbrush, and willows, and transition areas covered with evergreen and aspen trees. With over 15+ miles of live tributary streams and 10.25± miles of boundary adjoining forest service, the Arrow Ranch is not only a best in class agricultural operation but provides a dynamic habitat for a world-class offering of wildlife including large herds of elk.





PRODUCTION

The Big Hole Valley has a deep agricultural history, known as “The land of 10,00 haystacks” and famous for the origination of the wooden pole “beaver slide” used for decades to create haystacks. Today, the Big Hole Valley continues to be one of the most prolific agricultural areas in the western United States and the statistics behind the Arrow Ranch provide proof of the ranches’ superior production.

The Arrow Ranch holds an estimated 650-800 Mother Cows year-round and an additional 500-600 during the summer. With thousands of acres flood irrigated, the Arrow Ranch will produce 2000-3000 round bales a year, which translates to 1400-2100 tons of hay, depending on the year. In 2020, the Upper Big Hole Valley and particularly the Arrow Ranch had another great year for hay. The ranch produced 2,257 bales for a total of 1,580 tons of hay.



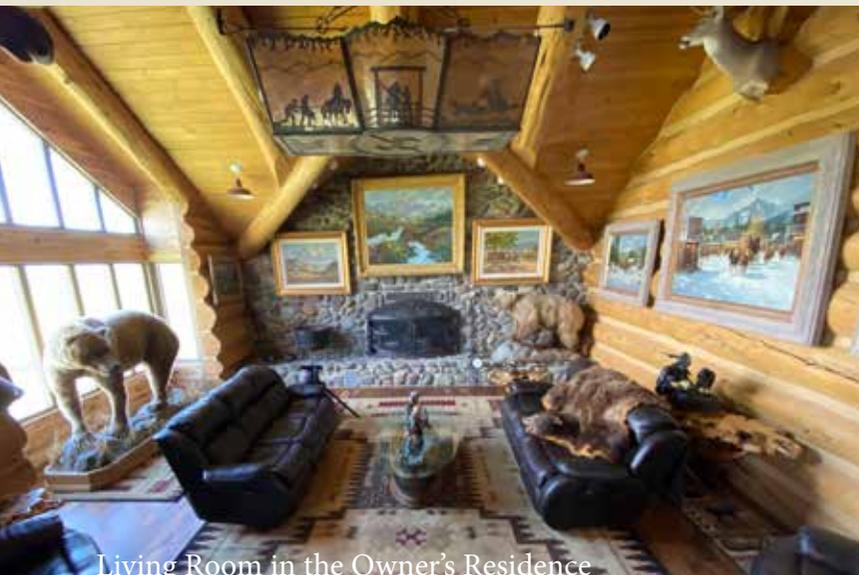


IMPROVEMENTS

The Arrow Ranch improvements include a main residence, a ranch manager's residence, 4 additional dwelling structures, barns and outbuildings at the ranch headquarters (Elevation 6108'±) and an additional dwelling with outbuildings 2± miles north of the headquarters.

- The owner's residence on the ranch is a 2 story "log lodge" style, with log exterior/interior walls, river rock accents and a metal roof. Constructed in 1982, it has 3,069± SF of living space.
- The "log ranch" manager's residence is located within the working headquarters compound of the ranch. The residence was built in 1981 and consists of 2,342± SF of living space.
- Also at the headquarters of the ranch is a 1,353± one-story "ranch" style home that was constructed in 1920 and remodeled in 1990, a 1,410± SF residence that was constructed in 1958 and remodeled in the 1990s, a dwelling built in 1958 and remodeled in the 1990s with 792± SF of living space, a bunkhouse/kitchen/dining facility that was remodeled in the 1990's, originally built in 1920 and contains 955 SF of usable area.
- 2± miles north of the ranch headquarters is a one-story "ranch" style home with 1,328± SF of living space, built in 1953.

In addition to the dwelling improvements, the ranch has two 4000± SF shops, a 36x80 2 story barn at the headquarters, an additional 36x85 barn at the Driese location, multiple sheds, and corrals.



Living Room in the Owner's Residence



Master Bedroom in the Owner's Residence



Ranch Headquarters



Owner's Residence

RECREATION

FISHING

Five different streams totaling over 15 miles of live water run through the ranch, some of which offer quality small stream trout fishing opportunities for 8” to 12” brook trout.

Located within 10 minutes from the ranch, the Big Hole River is one of the premier fly fishing rivers in the United States. With more than 3000 fish per mile, the “The Last Best River” begins at 7300+ feet in the Beaverhead Mountains. Pouring off the continental divide, other waters, including the North Fork of the Big Hole and Wise River add flow to the blue-ribbon river for 115± miles. Located within 10 minutes of the ranch, the Big Hole River “slam” is achieved by catching the cutthroat, brook, rainbow and brown trout as well as the rare Arctic grayling. The Big Hole River is one of the few places in the lower 48 states where these wild fish still thrive.

The Big Hole River eventually joins the Ruby and the Beaverhead Rivers to form the Jefferson River in Twin Bridges, MT. From the ranch location these famous Montana fisheries, as well as an endless number of small streams and mountain lakes, are easily reached, providing enjoyment for any level of angler.



Big Hole River, photo not taken on the ranch





HUNTING

The Arrow Ranch, located in Hunting District 334, is one of the finest hunting ranches in Montana. The district, which is a general draw for Elk and Deer, is located in the southwest corner of the state and borders district 270 on the west. This bodes well for HD 334 as some very big mule deer bucks can be found in the high burns that neighbor the coveted HD 270, which is a very difficult to draw special tag. The area is even better known for its extremely abundant Elk population. Some burns in the district have attracted additional elk and mule deer from neighboring districts which has increased already good numbers in quality and quantity. According to [GoHunt.com](https://www.gohunt.com), hunting pressure is usually low during the archery season in HD 334, yet very productive on the Arrow Ranch with screaming bulls chasing hundreds of cows on and around the ranch. As the weather becomes tougher during rifle season and the majority of bulls and bucks having moved down into private land, the Arrow Ranch benefits greatly as the numbers of elk on the ranch approach the thousands. The additional big game that exists on the Arrow Ranch includes Pronghorn Antelope, Black Bear and Moose. In addition to big game, sage and mountain grouse can be found on the ranch for the upland bird hunter. If you would like to learn more about the non-resident draw process, read our blog, [applying for a non-resident elk tag in Montana.](#)



HIKING, MOUNTAIN BIKING, SNOWMOBLING AND OTHER RECREATION

With easily navigable roads and two-track trails on the ranch, one can enjoy activities such as mountain biking, riding ATV's and trail running. In the winter, the Arrow Ranch turns into a snowmobiling paradise with powder-filled meadows and thousands of acres of private terrain.

With almost 15,000 acres, the new owner may likely have their own camping hideaways where they fall asleep to the stars, right on the ranch. However, with over 10 miles of forest service boundaries, it will be tempting to take advantage of the gorgeous public land that adjoins the Arrow Ranch. 3.4± miles from the ranch boundary is beautiful Mussigbrod lake. Also behind the ranch is the Anaconda Pintler Wilderness. This non-motorized area consists of snowbank fed streams, glacial moraines, spectacular canyons, and numerous high mountain lakes. The "Hi-Line" Trail along the Continental Divide offers world-class views and deer, elk, moose, mountain goat and black bear are abundant. The lakes and streams have cutthroat, rainbow, and brook trout. It is truly a special piece of Montana.

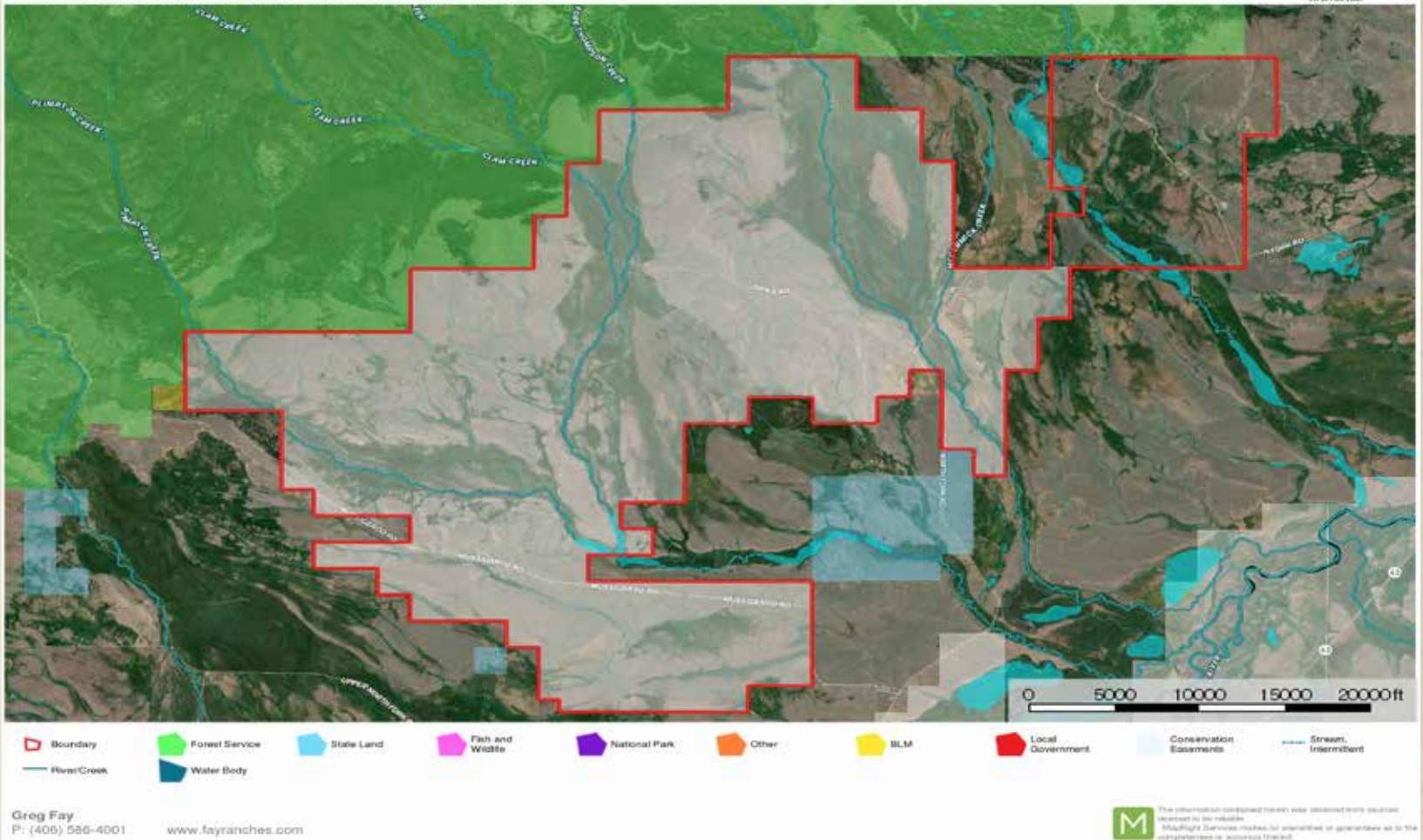


Lost Trail Ski Area, © Mike Henderson.us

SKIING: LOST TRAIL SKI AREA

Only 30± miles from the Arrow Ranch is the Lost Trail Ski Area. At 7000+ feet on the Montana/Idaho border, this small, family-oriented ski area is known for small crowds and big snow (325" of annual snowfall). With 5 double chairs, 3 rope tows and 1800± feet of vertical drop, the mountain is kind to beginners and challenging enough for the avid skier.





CONSERVATION EASEMENT

The Arrow Ranch has 12,963± of its 14,982± acres protected under a Conservation Easement executed in 1998 by the Nature Conservancy.

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as 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 the conservation ethic and land use practices of our clients.

WATER RIGHTS

Montana waters, in all their varied forms and locations, belong to the State for the benefit of its people. A water right is the right to use the water within state-established guidelines, and not any ownership of the water itself. Since water rights in Montana are guided by the prior appropriation doctrine, a person's right to use a specific quantity of water depends on when the use of water began, establishing the relative priority date of use on the water source. The first person to use water from a source established the first right, the second person could establish a right to the water that was left, and so on. Additionally, water users are limited to the amount of water that can be beneficially used. Beneficial use includes, but is not limited to, agricultural, recreational, fish and wildlife and domestic purposes.

Montana is currently conducting a statewide adjudication of all water rights with priority dates prior to July 1, 1973. The statewide adjudication is a court process that prioritizes and quantifies all existing water rights in each Montana drainage basin. With eighty-five basins in Montana, and over 219,000 water right claims, the statewide adjudication is a massive undertaking that is expected to stretch well into the future. Until the adjudication process is complete, the status of any particular water right claim cannot be guaranteed. Fay Ranches, Inc., its brokers and salespersons do not warrant or make any representation concerning the quantity or quality of any water rights, nor any legal entitlement to use of water rights, permits to appropriate water, exempt existing rights, determination of existing water rights, nor any ditches, ditch rights, or ditch easements appurtenant to or constituting a burden on the property. Water rights claims appurtenant to the property may or may not have been fully or finally adjudicated, and any Buyer is advised to make any offer to purchase contingent upon and subject to such independent inspections, evaluations, and advice concerning the water rights and adjudication process as a Buyer might deem prudent. All Buyers should be aware that Fay Ranches, Inc., its brokers and salespersons involved in this offering have not conducted an expert inspection or analysis of the water rights for this property.

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.



LOCATION

Approximately 75± miles southeast of the Arrow Ranch is the county seat of Beaverhead County, Dillon, Montana. Home to the University of Montana-Western, Dillon offers quality dining, taverns, grocery stores and even a Patagonia outlet. This town of a little over 4,000 people is centrally located amongst destination trout streams and cattle ranches and those two industries lead the local economy.

80± miles northwest of the ranch is the former mining boomtown of Butte. Once known as “the richest hill on earth”, Butte today is roughly 1/3 the population of what it was during the peak of copper prices in the 1920s. This small city with a proud history has a population of approximately 30,000, including some of Montana’s most colorful characters.

The Big Hole National Battlefield is only a couple miles from the ranch and is the site of a battle between the U.S. Army and the Nez Perce people in August of 1877. The National Park Service states that “Today, the elements of the landscape that are essential in conveying the site’s significance are remarkably intact, combining to create a scene very similar to the one that existed on the morning of August 9, 1877”.

Montana’s first gold discovery was in 1862 in Bannack, MT. Today’s preserved ghost town was originally a bustling boomtown and Montana’s first state capital. Approximately 47 miles south of Wisdom, all members of the family can be entertained by walking the ghost town, panning for gold and attending Bannack days in July.

The pioneer scenic byway starts 38± miles from the ranch. From the town of Wise River, the byway winds through 49 paved miles in the heart of the gorgeous Pioneer mountains into the old western town of Polaris. Fishable mountain streams, scenic campgrounds, ghost towns, a small local ski area, and a rockhound’s dream, Crystal Park, can all be experienced along this gorgeous Montana drive.

BIG HOLE VALLEY

The upper Big Hole River Valley sits between the Pioneer, Anaconda/Pintler and Beaverhead Mountain Ranges in beautiful Southwestern Montana. At nearly 20 miles across and 75± miles long with an elevation at 6000+ feet, the valley is Montana's highest, widest and arguably the most beautiful.

The ranch itself is located approximately 10 miles north of Wisdom, MT, a small ranching town that serves the valley with limited services such as gas, groceries and a couple of restaurants/bars.

The valley is still the real west and is loaded with history. Complete with multi-generational ranches that still rope, herd and brand like they have done for over 150 years, the valley was first discovered by Native Americans. In 1806, the Corps of Discovery passed through the valley. William Clark called it "Hot Springs Valley" due to the hot springs now known as Jackson Hot Springs. Shortly after, the valley became popular with fur trappers looking for beaver and other fur-bearing animals before homesteaders began appearing in the 1860s. Minutes from the Arrow Ranch is the site of one of the more historic events in Montana history. In 1877, the Nez Perce Indians were ambushed by the United States Army and while both sides suffered a number of casualties, Chief Joseph lead his tribe in an unsuccessful attempt to escape to Canada.



GETTING THERE

Located approximately 70± miles from Wisdom, MT, the full-service local airport located in Dillon, MT has 2 runways at 6500' and 3600' respectively. The Arrow Ranch is located just outside Wisdom.

Butte, MT is home to the commercial Bert Mooney Airport. From Butte, drive approximately 75± miles Southwest to Wisdom, MT.

Located approximately 2½ hours from Wisdom is Montana's busiest airport, the Bozeman/Yellowstone International Airport. The airport is served by Alaska, Allegiant, American, Frontier, Delta, JetBlue and United Airlines, with direct flights to and from Boston, Denver, Detroit, Salt Lake City, New York City, Newark, Chicago, Long Beach, Los Angeles, Nashville, San Francisco, Seattle, Philadelphia, Portland, Phoenix, Atlanta, Houston, Dallas, Minneapolis, Charlotte, Fort Lauderdale and Las Vegas (www.bozemanairport.com)

SUMMARY

The Arrow Ranch is located in the Southwestern corner of Montana in the upper Big Hole Valley near Wisdom, MT. At 14,982± acres, the Arrow Ranch is one of the most productive agricultural and recreational ranches we've offered for sale, with beauty worthy of a scene from Lonesome Dove. This iconic western ranch has earned its fame and offers an opportunity for a fortunate land investor to embark on a special adventure that provides security and safety for their family as well as a lifetime of enjoyment.



PRICE

\$38,514,500

CONTACT

Please call Greg Fay (406) 586-4001 or Ryan Bramlette 406-580-9569 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 fly fishing properties and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

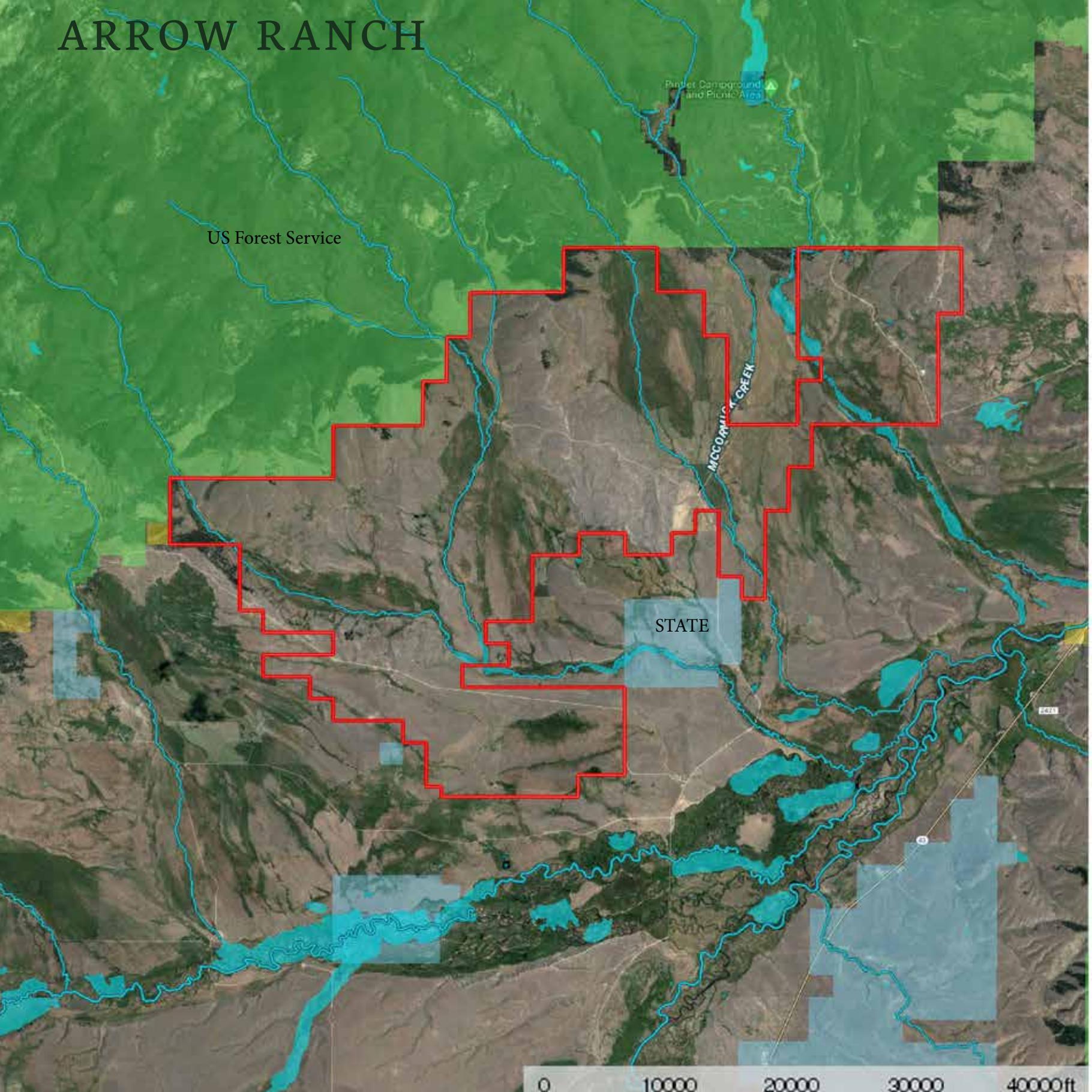
NOTICE

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.

QUICK FACTS

- 14,982± Deeded acres (12,965± acres are conserved with the Nature Conservancy in 1998, 2,017± acres are not under a Conservation Easement)
- Situated in the upper Big Hole Valley, surrounded by the Pioneer, Anaconda/Pintler and Beaverhead mountain ranges.
- Easy access off of Hwy 43 and then 10± miles on a maintained county dirt road north of Wisdom, MT.
- From Wisdom, MT the local airport in Dillon is 70± miles, and the commercial airports in Butte and Bozeman are 75± and 130± miles, respectively.
- 30± miles from Lost Trail Ski Area
- Estimated 650-800 Mother Cows year-round and an additional 500-600 during the summer.
- 2000-3000 round bales of hay, which translates to 1400-2100 tons of hays, depending on the year.
- Flood irrigated acreages throughout the ranch.
- Plimpton Creek, Thompson Creek, Howell Creek, Clam Creek and Pintler Creek totaling more than 15 miles of live tributary water with excellent small stream trout fishing
- One of the finest elk hunting ranches in Montana where the elk can number in the thousands on the ranch. General tag Hunting District 334.
- Upland bird hunting for sage and mountain grouse
- Good road and two-track system throughout the ranch
- The Arrow Ranch borders 10.25± miles of Forest Service, providing deeded access to millions of acres of National Forest Service and Anaconda Pintler Wilderness
- Tasteful log home as main residence built in the 1980s and several additional dwellings and outbuildings
- Elevation at Ranch Headquarters is 6108'±

ARROW RANCH



US Forest Service

Pinelet Campground and Picnic Area

MCCORMICK CREEK

STATE

124A

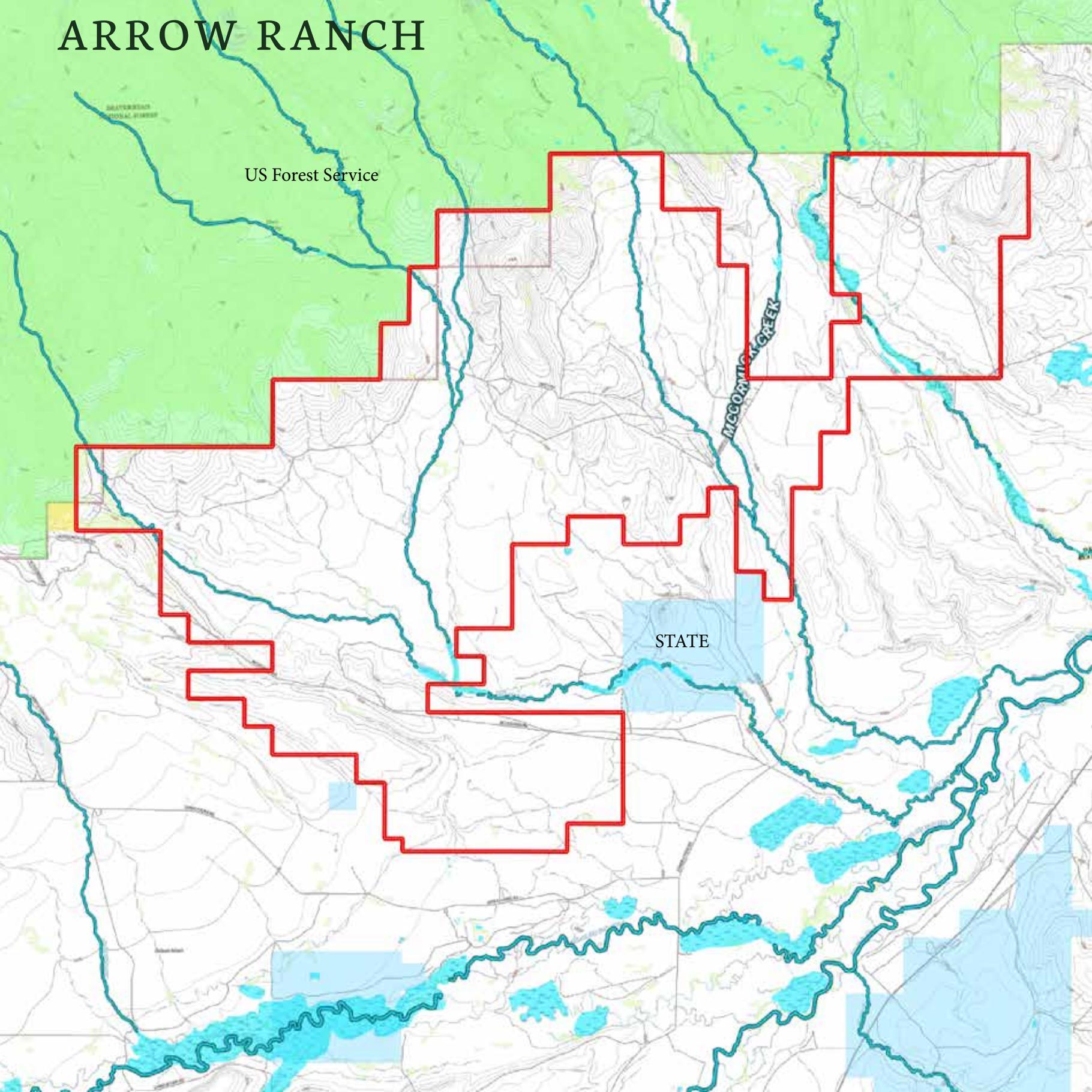


ARROW RANCH

US Forest Service

STATE

MCCORMICK CREEK



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.

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 any obligation to the buyer.

2. BUYER AGENT (cont)

A "Buyer Agent" is obligated to the Seller to:

- Disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer;
- Disclose to the seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- Act in good faith with a seller and a seller agent; and
- Comply with all applicable federal and state laws, rules and regulations.

3. DUAL AGENCY If a seller agent is also representing a buyer, or a buyer agent is also representing a seller with regard to a property, then a dual agency relationship may be established. In a dual agency relationship, the dual agent is equally obligated to both the seller and the buyer. These obligations may prohibit the dual agent from advocating exclusively on behalf of the seller or buyer and may limit the depth and degree of representation that you receive. A broker or a salesperson may not act as a dual agent without the signed, written consent of both the seller and the buyer.

A "Dual Agent" is obligated to a Seller in the same manner as a seller agent and is obligated to a Buyer in the same manner as a buyer agent, except a dual agent:

- Has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and
- May not disclose the following information without the written consent of the person to whom the information is confidential;
 - The fact that the buyer is willing to pay more than the offered purchase price;
 - The fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
 - Factors motivating either party to buy or sell; and
 - Any information that a party indicates in writing to the dual agent is to be kept confidential.

4. STATUTORY BROKER

A "Statutory Broker" is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- Disclose to:
 - i. a buyer or buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller; and
 - ii. a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer
- Exercise reasonable care, skill, and diligence in putting together a real estate transaction, and
Comply with all applicable federal and state laws, rules and regulations.

5. IN-HOUSE SELLER AGENT DESIGNATE Created when the agency holds both the listing on a property from the seller and a buyer broker agreement with the buyer, an in-house seller agent designate is a broker or salesperson employed by or associated as an independent contractor with a broker and designated by the broker as the exclusive agent for a seller for a designated transaction and who may not be considered to be acting for other than the seller with respect to the designated transaction.

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