



FAY

RANCHES[®]*Inc.*

SHIELDS RIVER LODGE

Clyde Park, Montana

\$10,995,000 | 283± Acres

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Shields River Lodge | Clyde Park, Montana

INTRODUCTION

Shields River Lodge is nestled between the Bridger, Absaroka, and Crazy Mountains along the productive Shields River, in the heart of the Shields River Valley. The lodge sits in the center of 283± acres of pristine Southwestern Montana land with one mile of the Shields River, a guide favorite for fishable trout water, making up the eastern boundary. Run as a fly fishing lodge the past two years, the 14,000± SF compound comprises nine bedrooms and 11 bathrooms with breathtaking views stretching as far as the eye can see of the Absaroka, Bridger, and Crazy Mountain ranges out every window. The stunning log structure could be used as a single-family residence or in various other ways. Enjoy a cup of coffee on the expansive deck while watching the sunrise and wildlife come alive or a glass of wine as the sun slips below the mountains. The striking improvements are only bested by the hundreds of deeded acres to recreate on. Located just outside Clyde Park, close to the historic town of Livingston, and not far from Bozeman's international airport, Shields River Lodge is offered turnkey and is move-in ready for the next owner to begin their Montana adventure.



QUICK FACTS

- 283± deeded acres accessed year-round by county roads and a private, gated 760± ft gravel driveway
- 1± mile of Shields River frontage, one of the best kept fly fishing secrets in Montana
- 14,000± SF, nine bed, 10.5 bath custom log lodge with a commercial kitchen, a gym, vaulted ceilings, and expansive porches and views, all offered turnkey
- Miles of improved hiking trails on the property
- Excellent populations of white-tailed and mule deer, with elk passing through
- Stunning views of the Absaroka, Bridger, and Crazy Mountain ranges
- Less than five minutes to the small town of Clyde Park
- 18± minutes to Wilsall Airport and 20± minutes to Mission Field Airport for private air travel
- 25± minutes to Livingston, the entrance to the Paradise Valley
- 25± minutes to Bridger Bowl Ski Area
- 40± minutes to Bozeman
- Less than an hour to Bozeman-Yellowstone International Airport
- Less than two hours to Big Sky Resort



ACREAGE

This extremely private 283± acre property ranges in elevation from 4,780 feet near the river to 5,040 feet to the west. The property has been well-managed, from its lush river bottom to diverse dry land, rolling meadows, and extensive trail system. Enter through a private gate and follow the drive to reach the main lodge and tennis courts that sit in roughly the center of the property.



For those who enjoy a morning ride astride their favorite horse, mountain bike, E-bike, snowmobile, cross country skis, snowshoes, or a fun hike with friends and family, there are miles of beautiful trails that will take you throughout the acreage. The Northern Loop Trail (about one mile) meanders along a bluff overlooking the river, the town of Clyde Park, and the Crazy Mountains. The Southern Loop Trail (about one and a half miles) boasts views of the Absaroka and Crazy Mountains as it leads down to the forest canopy accessing the banks of the river. The Southern Fork Trail (less than a mile) breaks off the Southern Loop Trail as it drops below the bluffs to the meadows that lead to the southern fishing access point on the Shields River.

IMPROVEMENTS

Breathtaking does not even begin to describe the dramatic views of the Absaroka, Bridger, and Crazy Mountain ranges surrounding Shields River Lodge. The 14,000± SF, nine-bedroom, 10 full bathroom, one half bathroom custom log lodge takes your breath away as you pull into the circular drive with plenty of parking and an oversized heated 4-car garage. Entering through double doors, you are greeted by the double-sided floor-to-ceiling river rock fireplace, stone flooring, and incredible tree-trunk columns. Step onto wood floors and into the great room with 30-foot vaulted ceilings, tremendous views, and the other side of the towering fireplace. Huge windows illuminate the large living area, offering sweeping views while inviting nature and light inside. Elegantly styled and outfitted for culinary pursuits, the fully equipped chef's kitchen includes an oversized island and professional-grade appliances. A large dining room sits off the great room, providing plenty of indoor seating and outdoor seating on the deck. A minibar in the dining room features a sink and mini-fridge for easy access to drinks. An extra room sits off the dining room, perfect for a morning cup of coffee.





Upstairs, the river rock fireplace serves as a backdrop to beautiful wood built-in bookshelves and a comfortable, spacious lounging/library area. The bedrooms and bathrooms are spacious yet elegant. The guest rooms as described when operated as a lodge are as follows:

Four distinctive luxury rooms are tastefully decorated and well-appointed, each with one king-size bed, a comfortable seating area, and desks to write postcards home about the day's biggest catch. Relax and recharge in your spacious, well-stocked modern ensuite bathroom with soaking tubs and separate walk-in-showers. Enjoy a cup of coffee on your patio or window seat overlooking expansive views of the Shields Valley, Absaroka Mountain Range, and Crazy Mountains. Four comfortable premier rooms are tastefully decorated and well-sized. Three rooms have one king-size bed, and one room has two king-size beds. After a day out on the river, enjoy a good book from your ample seating area, a hot shower in your ensuite bathroom, or jot down notes from the day at your desk. Be ready to take on the day by greeting the sun from your balcony. One cozy traditional room is tastefully decorated with a queen-size bed and ensuite bathroom. Enjoy the cozy seating area, writing desk, and everything you need to make your stay unforgettable.

In the expansive walkout basement, you will find a bedroom and bathroom, a custom conference room, a private office, a mudroom with lockers, as well as a fully equipped gym with large windows and a fireplace. A large laundry room provides plenty of space for storage. Additional amenities include CenturyLink broadband internet, picnic tables throughout the property, a Kubb court, firepit, six raised beds for fresh vegetable gardens, two tennis courts, two horseshoe pits, and trail signage on three miles of trails.









RECREATION

FLY FISHING

The Shields River flows over 65 miles and is a tributary of the Yellowstone River. The headwaters of the Shields River originate in the Crazy Mountains in northern Park County, Montana. It flows west then south between the Bridger Mountains to the west and the Crazy Mountains to the east, past the towns of Wilsall and Clyde Park. It joins the Yellowstone River approximately 13 miles from Shields River Lodge and about 7 miles northeast of Livingston. The Shields River was named for John Shields, an early explorer and member of the Lewis and Clark Expedition.

About a mile of the “guide favorite” Shields River makes up the property’s eastern boundary. The Shields River is home to cutthroat, brown, and rainbow trout. A combination of light fishing pressure, excellent habitat, and incredible scenery offer the angler an extraordinary experience. In *The Fly Fisher’s Guide to Montana*, Chuck Robbins writes, “Bottom line, the Shields is worth a shot. There is decent, if not great, fishing almost all the time, but one thing that never changes is the spectacular setting – jagged Crazies to the east, rugged Bridgers to the west, one of the spiffiest river valleys anywhere on the planet. Drive on by if you must, but for heavens’ sake, slow down long enough to at least taste the view.” He goes on to write, “this stream is about as private as private gets.”



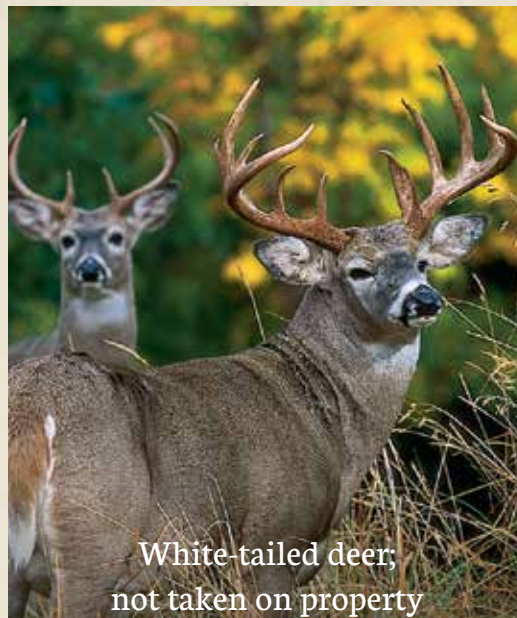
In addition to one mile of Shields River on the ranch, the world-famous Yellowstone River is less than 20 minutes south of the property. The Yellowstone River is the longest free-flowing river in the lower 48 states, flowing some 554± miles from its source in the mountains of Yellowstone National Park to its confluence with the Missouri River. Downstream from the Yellowstone Park boundary, there are more than 100 miles of blue-ribbon trout water with excellent brown, rainbow, and cutthroat trout populations. The Yellowstone is considered large by trout river standards and is a great river to float and wade fish. The river is most noted for the “Mother’s Day” caddis hatch and provides some of Montana’s best ‘hopper’ fishing.

There are three world-famous spring creek fisheries located about 30 minutes south of the ranch. Nelson’s, Depuy’s, and O’Hair’s (Armstrong’s) offer fee fishing on over five miles of some of the best spring creek water in the world. Fishing conditions on the creeks are consistently excellent, even in winter. These spring creeks are natural wonders emerging from the ground. A large volume of nutrient-rich water provides an enormous amount of aquatic life, including an abundance of wild trout. Located a little over an hour south of the ranch, 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 the Madison and Gallatin Rivers. The park hosts a lifetime of fishing opportunities with over one hundred lakes and a thousand miles of streams. Nowhere in the world are so many public rivers and streams found within such a small area.



HUNTING & WILDLIFE

Located in hunt district 393, Shields River Lodge is home to excellent populations of white-tailed and mule deer, antelope, elk, some waterfowl, and the occasional moose. Nearby public land offers endless hunting opportunities for elk, mule deer, mountain goat, and other Montana wildlife.



White-tailed deer;
not taken on property



Antelope; not taken on property



Bridger Bowl Ski Area; source: www.snowmagazine.com

SKIING AND SNOWBOARDING

An easy 25± minute drive from the property, Bridger Bowl Ski Area is considered “Bozeman’s resort,” offering an intimate atmosphere where tickets are affordable, lift lines are short, and the powder is fantastic. A total of eight lifts service 2,000 skiable acres with a 2,600-foot vertical drop. The “ridge” presents some of the most challenging skiing and riding within any ski boundary.

Less than two hours from the property, Big Sky Resort is an international destination for skiers, snowboarders, and summer vacationers. Big Sky offers 5,850 acres of terrain, 4,350 vertical feet, and 39 lifts in the winter. Summer is the time to enjoy a round of golf, fly fish the Gallatin River, or explore miles of National Forest by foot or horseback. Just south of Big Sky is the renowned Yellowstone Club. The world’s only private ski and golf resort offers a quiet retreat for its members.

LOCATION

Peaceful, quiet, and surrounded by magnificent scenery, Shields River Lodge is a world away at the end of a private, gated drive, yet necessary amenities are just a few minutes away in the small towns of Clyde Park and Wilsall. The Shields Valley sits between the Absaroka, Crazy, and Bridger Mountains, boasting river activities in the summer and snowmobiling/cross-country skiing in the winter.

Less than 30 minutes south is Livingston (population 7,900+). Rich in history and noted in western journals as a rowdy western town, it was once filled with characters such as Calamity Jane and Kitty O'Leary. Before then, both the River and the Mountain Crow Indians convened near here. Livingston, gateway to the Paradise Valley and Yellowstone National Park, now supports numerous galleries, bookstores, a restored railroad depot, restaurants, bars, fly shops, and stores. The world-famous Yellowstone River rushes past town and is at the heart of the community's spirit.



View of Clyde Park, MT



Bozeman-Yellowstone International Airport flight map

GETTING THERE

For private air travel, Shields River Lodge is only 18± minutes to Wilsall Airport with a 3,100-foot turf runway and 20± minutes to Mission Field Airport in Livingston with a 5,701-foot asphalt runway.

Bozeman Yellowstone International Airport, the busiest airport in Montana, is less than an hour away for commercial air travel. The airport is served by Alaska, Allegiant, American, Frontier, Jet Blue, Delta, Southwest, Sun Country, and United Airlines, with direct flights to and from 23 major hubs in the U.S. and growing.



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, 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 85 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.



CONSERVATION/STEWARDSHIP

This property does not have a conservation easement in place.

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.

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.



SUMMARY

Shields River Lodge is a timeless legacy property comprised of 283± secluded acres located just a few minutes from small town Clyde Park and not far from Livingston and Bozeman. Blessed with one of the most dramatically beautiful settings, the majestic Crazy Mountains loom over the property to the east, the beautiful Bridger Mountains dominate the skyline to the west, and the dramatic Absaroka Mountains lie to the south. Ultimate privacy, one mile of Shields River frontage, an expansive compound, and many acres to recreate on check all the boxes. Trails for snowmobiling, cross country skiing, horseback riding, hiking, and biking run throughout the property. The diverse acreage is home to deer, elk, and other Montana wildlife. The lodge boasts nine luxurious and spacious bedrooms with ensuite baths, a full commercial kitchen, custom conference room, office spaces, a well-equipped gym, a bar, a private dining room, and a great room with 30' ceilings and exposed Montana logs. If it is a year-round outdoor adventure you are looking for or just a gorgeous area to retreat to, the location is unbeatable.









PRICE

\$10,995,000

TERMS

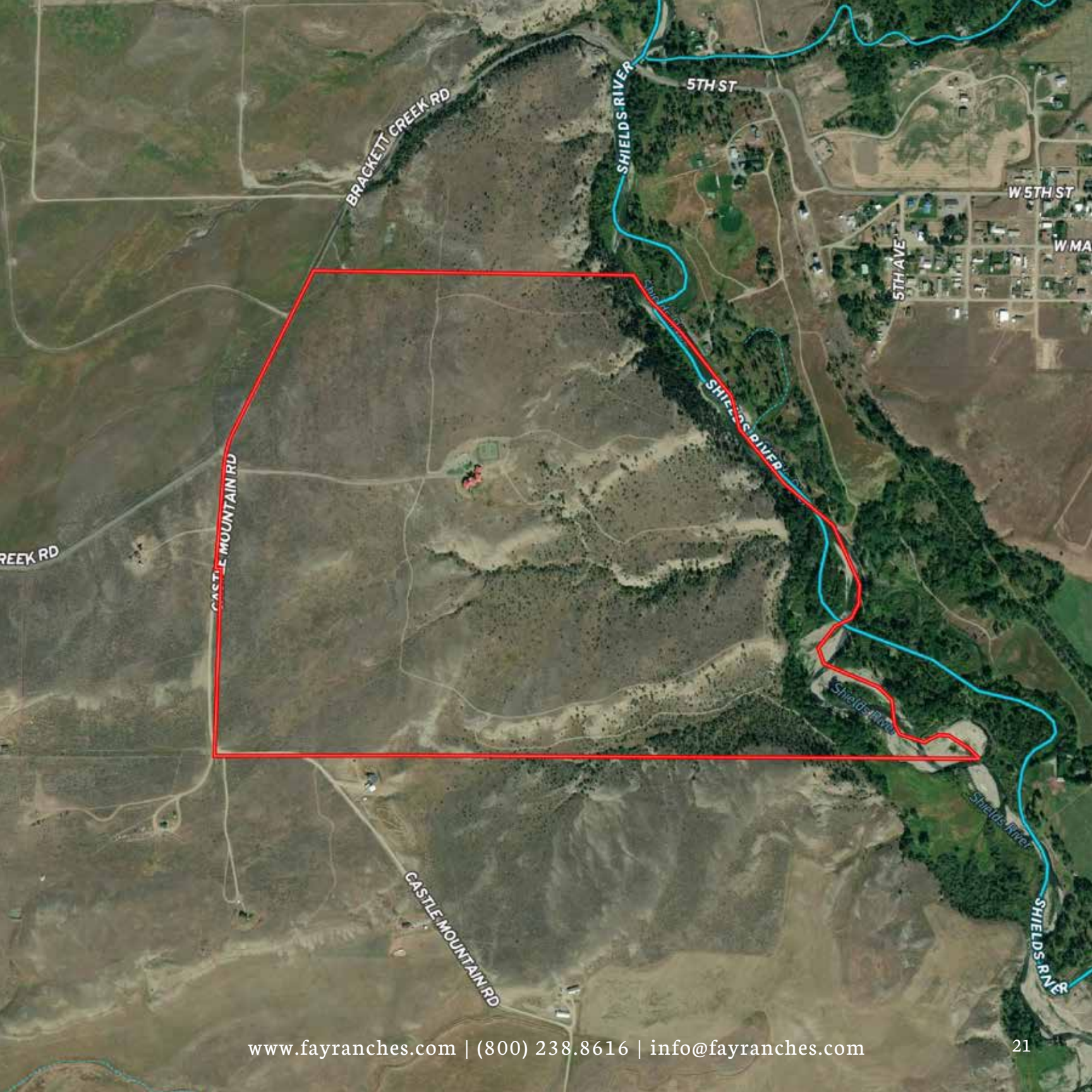
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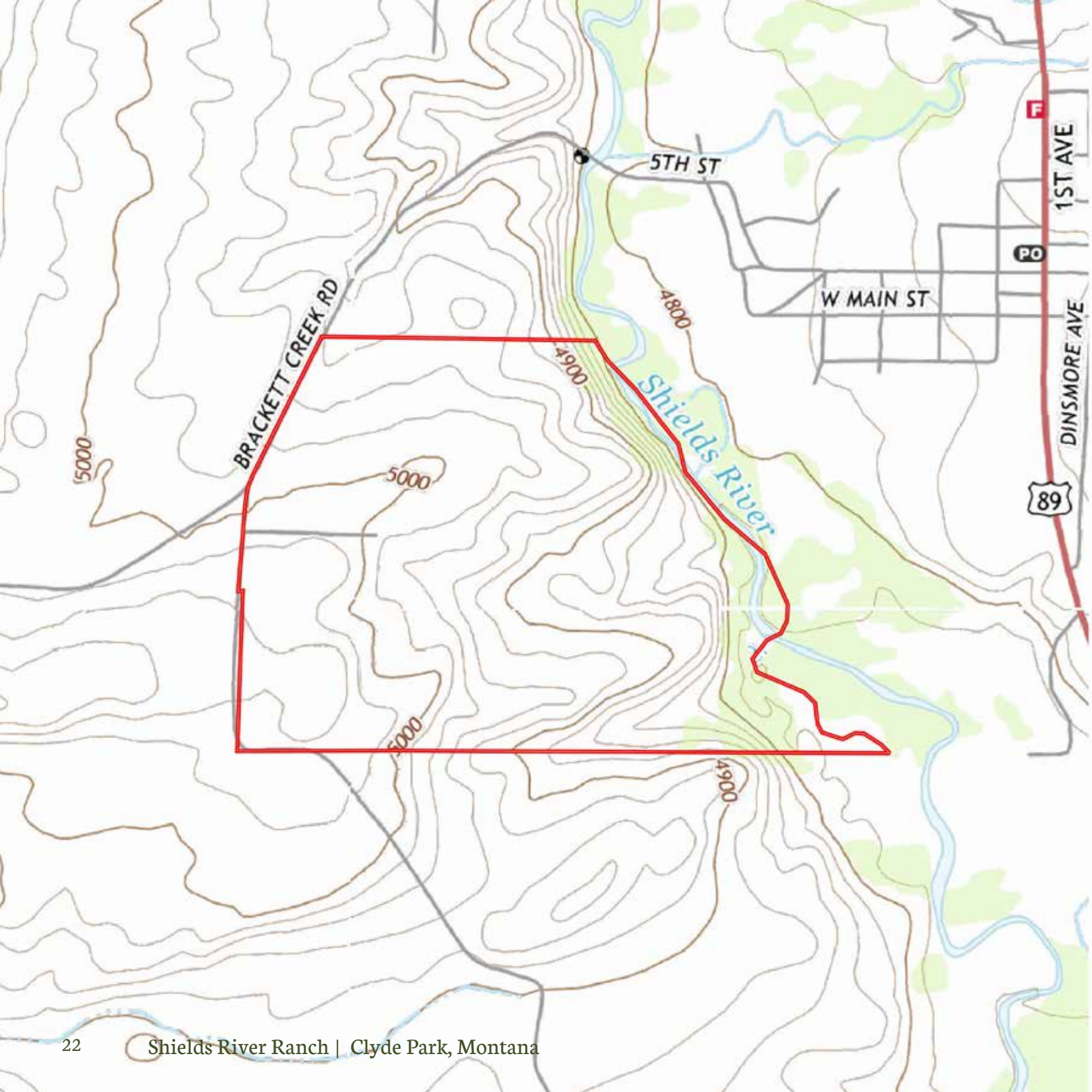
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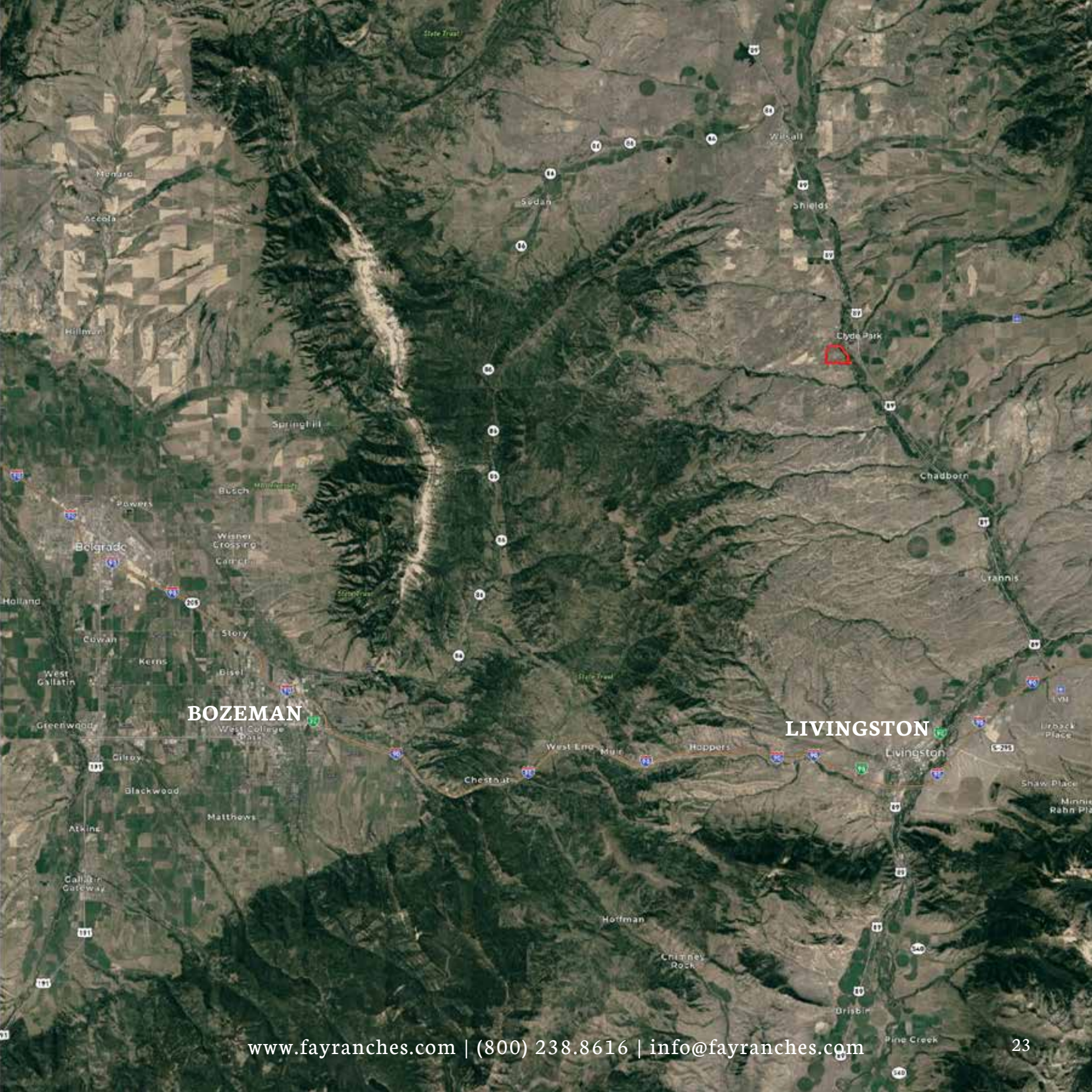
Please contact **Branif Scott at (406) 579-9599 | bscott@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting 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.







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.

6. IN-HOUSE BUYER 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 buyer 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 buyer for a designated transaction and who may not be considered to be acting for other than the buyer with respect to the designated transaction.

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