



**JEFFERSON
RIVER
LEGACY
RANCH**

Three Forks,
Broadwater
County,
Montana

\$25,000,000
2,850± ACRES





INTRODUCTION

Jefferson River Legacy Ranch presents a rare opportunity to own an expansive holding along the historic banks of the Jefferson River. Encompassing 2,838± acres, this remarkable Montana ranch combines investment appeal, conservation value, and exceptional natural beauty. The property is not encumbered by a conservation easement, giving a future owner the flexibility to preserve it in that manner if desired.

Held by the same family for six generations, the ranch carries a meaningful connection to Montana's agricultural history. Its cattle brand was first registered in 1855, reflecting a long-standing presence on this land. The region itself is rich in historical significance, with Lewis and Clark traveling through in the early 1800s and early settlers later drawn to the Three Forks area by fertile soils, abundant grasslands, and the opportunity to build a lasting life on the land. Just as compelling were the sweeping views of river, valley, and mountain landscapes that continue to define the area today.

That same combination of productivity and beauty remains evident across the ranch. A winding stretch of the Jefferson River flows through a lush valley framed by broad mountain views, productive ground, and strong wildlife habitat. Moose, deer, antelope, and a wide variety of birds are regularly found here, while hunting and fishing opportunities add to the property's recreational value. Excellent road access further strengthens the appeal, an uncommon advantage for a ranch of this size and quality.

Located just minutes from Three Forks and approximately 33± minutes from Bozeman, Jefferson River Legacy Ranch offers an outstanding balance of working ranch capability, scenic character, and convenient access to modern services.

QUICK FACTS

- Over one mile of highly sought-after frontage along the Jefferson River
- Near the confluence of the Jefferson, Gallatin, and Madison Rivers, forming the headwaters of the Missouri River
- Multiple premier homesites offering expansive views of the river corridor and surrounding mountain ranges
- Direct access to exceptional fly fishing and float fishing along the ranch's river frontage
- Significant conservation potential with no existing conservation easement in place
- Diverse wildlife presence, including moose, deer, bear, antelope, waterfowl, and birds of prey
- Senior water rights dating back to the 1850s
- Productive hay meadows supported by pivot and wheel line irrigation, along with additional dryland hay ground
- Fenced and historically utilized for seasonal cattle grazing
- Panoramic views of the Bridger, Spanish Peaks, and Tobacco Root Mountains
- Convenient access to Three Forks, offering a range of small-town amenities just minutes away
- Pogreba Field Airport in Three Forks with a 5,100± foot airstrip nearby
- Approximately 33± minutes to Bozeman for commercial air service, FBO access, medical facilities, dining, shopping, and cultural amenities





ACREAGE

With sweeping views of three of Montana's most prominent mountain ranges—the Bridger, Spanish Peaks, and Tobacco Root Mountains—Jefferson River Legacy Ranch encompasses approximately 2,850± deeded acres of diverse and highly usable terrain, including over one mile of coveted frontage along the Jefferson River. The ranch features just over 100 acres of improved hay ground, approximately 700 acres of summer fallow, and roughly 1,500 acres of native rangeland. This balanced composition supports productive grazing and a strong wildlife presence, making the property well-suited for both agricultural use and recreational enjoyment throughout spring, summer, and fall.







SCENIC VISTAS

Expansive views of the Bridger, Spanish Peaks, and Tobacco Root Mountain ranges define Jefferson River Legacy Ranch.



IMPROVEMENTS

The ranch is lightly improved, featuring a rustic residence, historic log barn, corrals, and a feedlot that support ongoing livestock operations. The balance of the property offers exceptional flexibility, with numerous prime locations well-suited for a custom home, family compound, or private retreat designed to take full advantage of the surrounding landscape.





Jefferson River Legacy Ranch | Three Forks, Montana

INCOME OPPORTUNITY

Jefferson River Legacy Ranch spans approximately 2,850± deeded acres, including roughly 1.1± miles of Jefferson River frontage. The ranch supports a balanced agricultural operation with over 100 acres of improved hay ground, approximately 700± acres of summer fallow, and 1,500± acres of native rangeland. Hay production from the established alfalfa stands averages around 350 tons annually, depending on seasonal conditions.

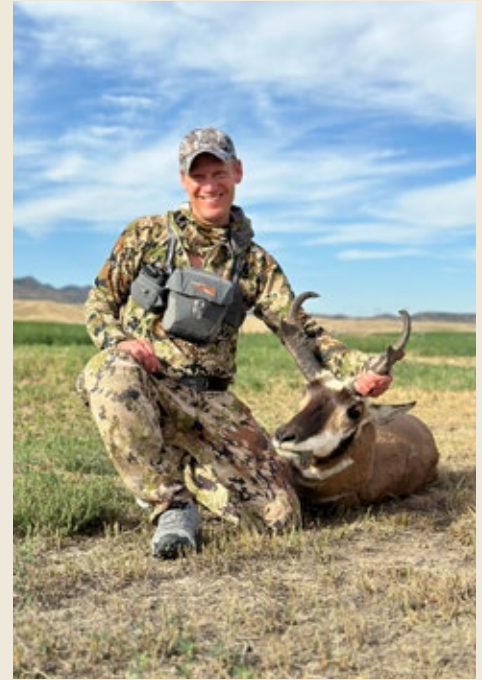
Senior water rights dating back to 1855 provide a reliable foundation for ongoing operations, complemented by an average annual precipitation of approximately 13 inches. The ranch can support approximately 200 head of cattle during the summer and into the fall, or maintain 60 to 100 cow-calf pairs year-round.





RECREATION

Southwestern Montana offers a wide range of year-round recreation, from blue-ribbon fishing and river floating to hiking, horseback riding, and big game hunting. In the winter months, Bridger Bowl and Big Sky Resort provide exceptional skiing within a short drive. The surrounding rivers, mountains, and open landscapes create an ideal setting for those seeking both adventure and quiet time outdoors.



HUNTING | WILDLIFE

The ranch has experienced minimal hunting pressure and supports a strong and diverse wildlife population. Moose, mule deer, whitetail deer, pronghorn, bear, grouse, geese, turkeys, and pheasants are regularly found throughout the property. Located in Hunting District 390, a general license area, the ranch offers consistent and accessible hunting opportunities.





FISHING

The ranch lies at the confluence of the Missouri River and the Jefferson, Madison, and Gallatin Rivers, providing exceptional on-site and nearby fishing opportunities. Additional renowned fisheries, including the Upper Madison and Yellowstone Rivers, are within easy reach.

These waters are widely regarded as among the finest fly-fishing destinations in the world, known for strong trout populations, prolific insect hatches, and remarkable scenery. The Missouri River, often referred to as the “Mighty Mo,” offers a unique fishery with characteristics similar to a large spring creek, supporting abundant rainbow and brown trout, many exceeding 18 inches, with larger fish present.

Angling opportunities are consistent throughout the year, including productive winter fishing with fewer crowds. From dry fly hatches to streamer and nymph fishing, the surrounding rivers and streams provide a diverse and rewarding experience for anglers of all levels.



AREA HISTORY

The Jefferson River Legacy Ranch is a six-generation holding rooted at the headwaters of the Missouri River. Settled in the mid-1800s and continuously stewarded by the same family, the ranch reflects a long-standing connection to the land. Its landscape spans rolling sagebrush hills and riparian corridors lined with willows and cottonwoods, set against the backdrop of the Bridger, Spanish Peaks, and Tobacco Root Mountains.

The area holds deep historical significance. Lewis and Clark passed through in July 1805, and for generations, the ranch served as an important gathering place for Native American tribes, including the Blackfeet, Shoshone, Crow, Nez Perce, Flathead, and Salish. Evidence of this history remains, with teepee rings and artifacts such as arrowheads and scrapers found throughout the property, reflecting its long use as a meeting ground, hunting area, and seasonal camp.



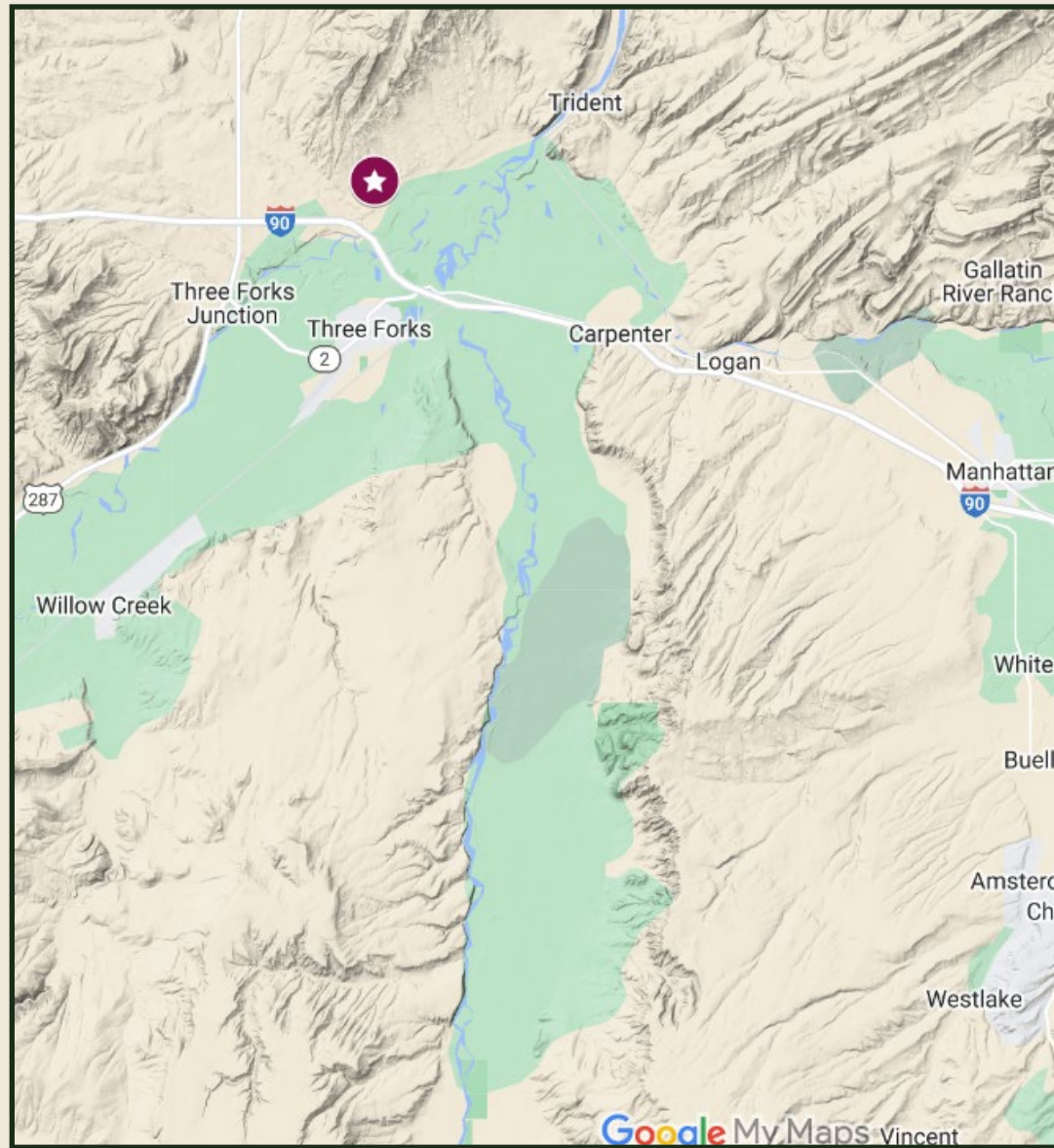


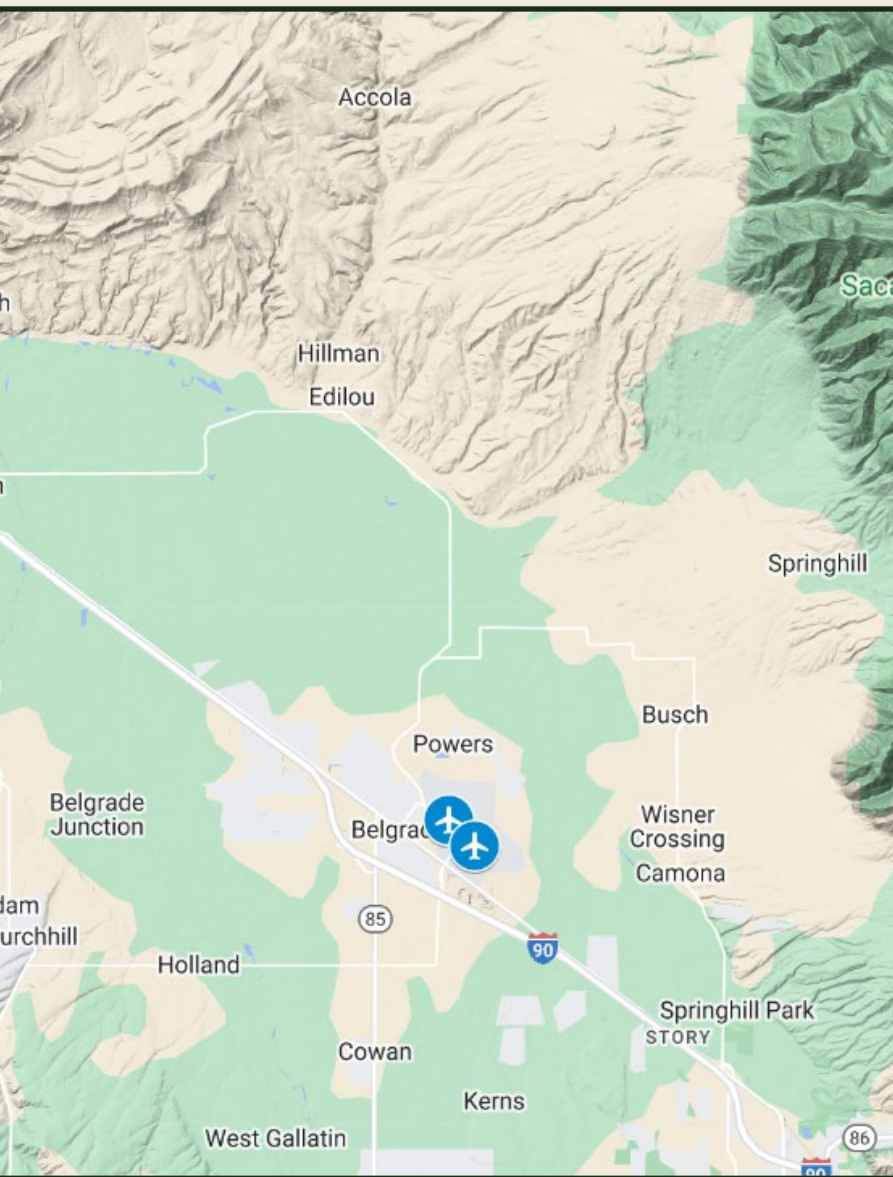




LOCATION

Jefferson River Legacy Ranch is conveniently located just minutes from Three Forks, a historic Montana community offering essential services, local dining, and small-town character. The ranch's setting provides a sense of space and privacy while remaining easily accessible year-round. Bozeman is approximately 30 minutes away and serves as the region's primary hub for commercial air service, medical facilities, shopping, dining, and cultural amenities. The surrounding area offers access to some of Montana's most recognized destinations, including Yellowstone National Park, as well as skiing at Big Sky Resort and Bridger Bowl, supporting year-round recreation and travel convenience.



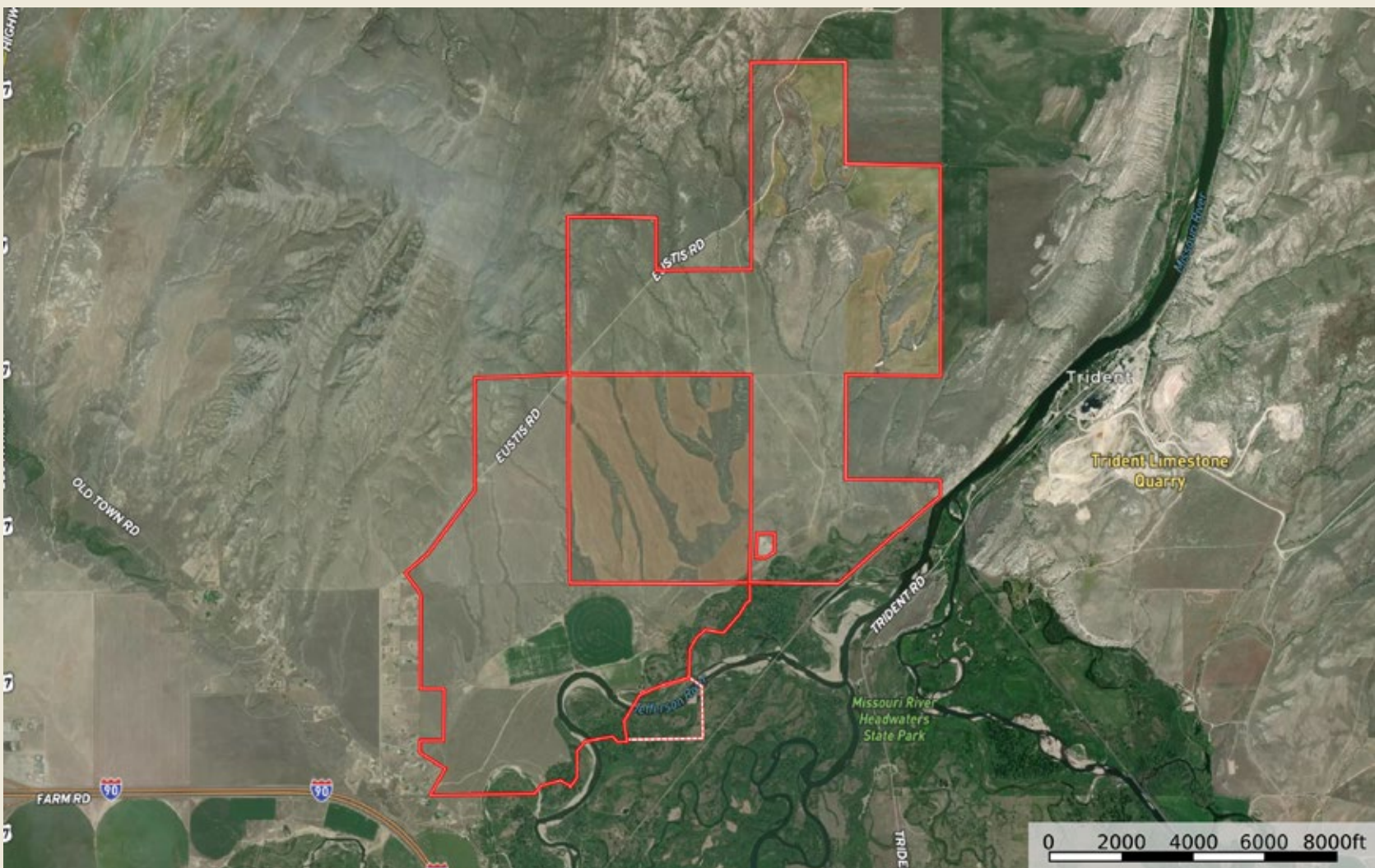


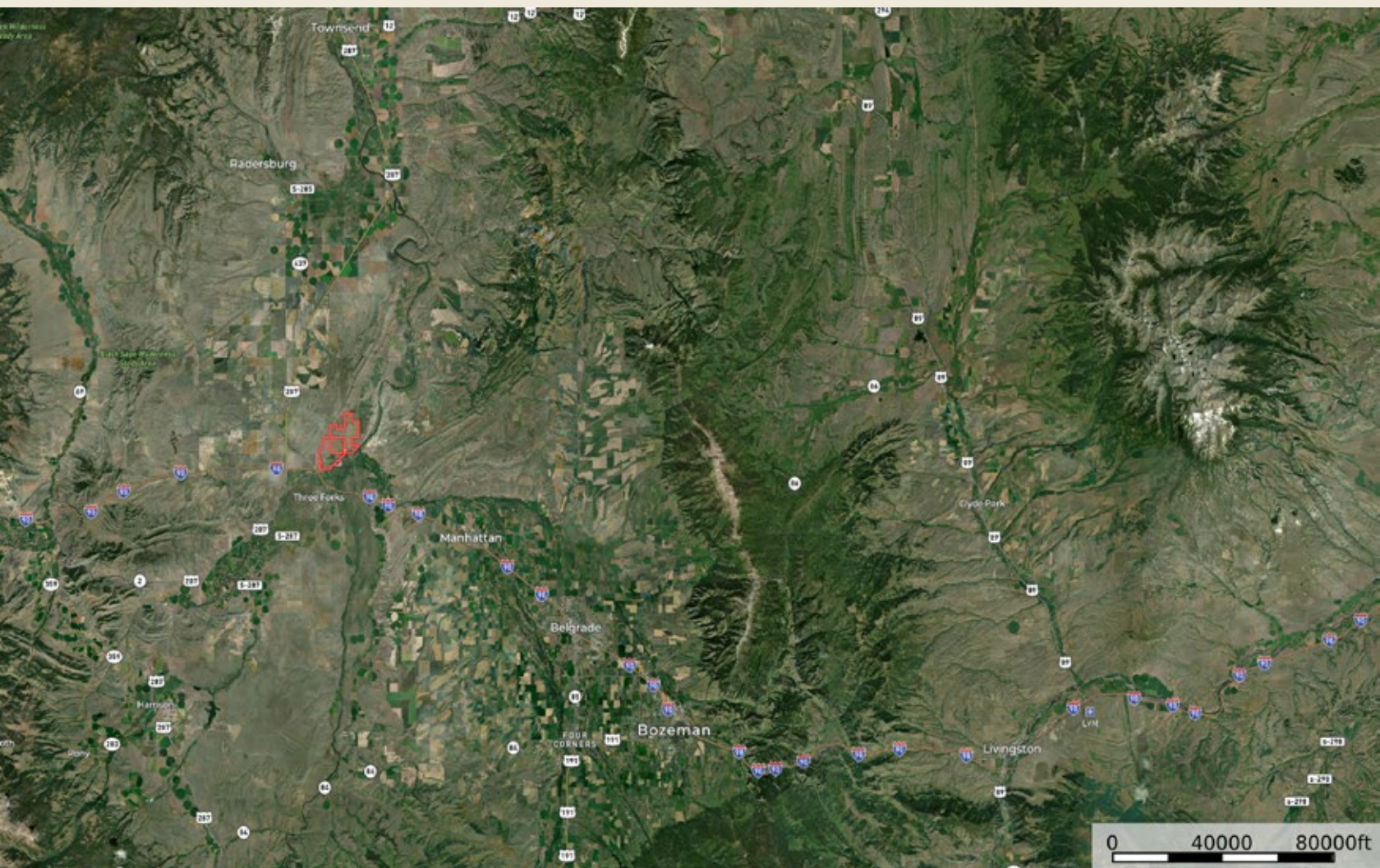
GETTING THERE

The Jefferson River Legacy Ranch is situated along the banks of the Jefferson River and is easily accessible from Old Town Road off Highway 12. Follow Old Town Road for several miles to Eustis Road on the left to access the ranch's upper reaches, or take the riverfront driveway access off Quiet Drive to reach the lower portions of the property.

AIRPORT SERVICES

Bozeman Yellowstone International Airport is located approximately 20 minutes from the ranch and offers direct flights to major cities, including Salt Lake City, Seattle, Denver, and Minneapolis. The airport is serviced by American, Alaska, Allegiant, Delta, Frontier, JetBlue, and United Airlines. For private aviation, the Yellowstone Jet Center provides a full-service FBO, accommodating aircraft arrivals and departures within the Gallatin Valley.





WATER RIGHTS

The property includes irrigation and stock water rights from the Jefferson River dating back to the 1850s.

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.

CONSERVATION | STEWARDSHIP

Located along the coveted banks of the Jefferson River near Bozeman, this productive ranch is currently unencumbered by a conservation easement, offering flexibility for a future owner to pursue preservation objectives if desired. The property presents a strong opportunity to maintain its agricultural productivity while supporting high-quality fish and wildlife habitat.

Fay Ranches brings extensive experience in guiding landowners through thoughtful stewardship approaches that align agricultural use with conservation outcomes. Over decades of working alongside clients, these practices have contributed to the preservation of open landscapes, enhancement of fisheries and wildlife habitat, and the continuation of responsible land management across the West.





SUMMARY

Along the banks of the Jefferson River, Jefferson River Legacy Ranch reflects nearly two centuries of continuous stewardship, held by the same family for six generations since the 1850s. This productive ranch landscape combines irrigated ground, native range, and exceptional wildlife habitat, all set within one of Montana's most historically significant river corridors.

Located near the confluence of the Jefferson, Madison, and Gallatin Rivers—forming the headwaters of the Missouri—the property offers outstanding fishing and recreation, balanced with the function of a working ranch. With convenient access to Bozeman's airport, services, dining, and culture, it presents a rare opportunity to step into a well-established operation while enjoying the space, privacy, and character that define this region.







PRICE
\$25,000,000

TERMS
Cash
Conventional Financing
1031 Exchange

CONTACT

Please contact **Kimberly Lowry** at **(406) 490-4323** | **klowry@fayranches.com** or **John Anderson** at **(406) 750-0820** | **janderson@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties 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.

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.

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.



Scan the QR code
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