

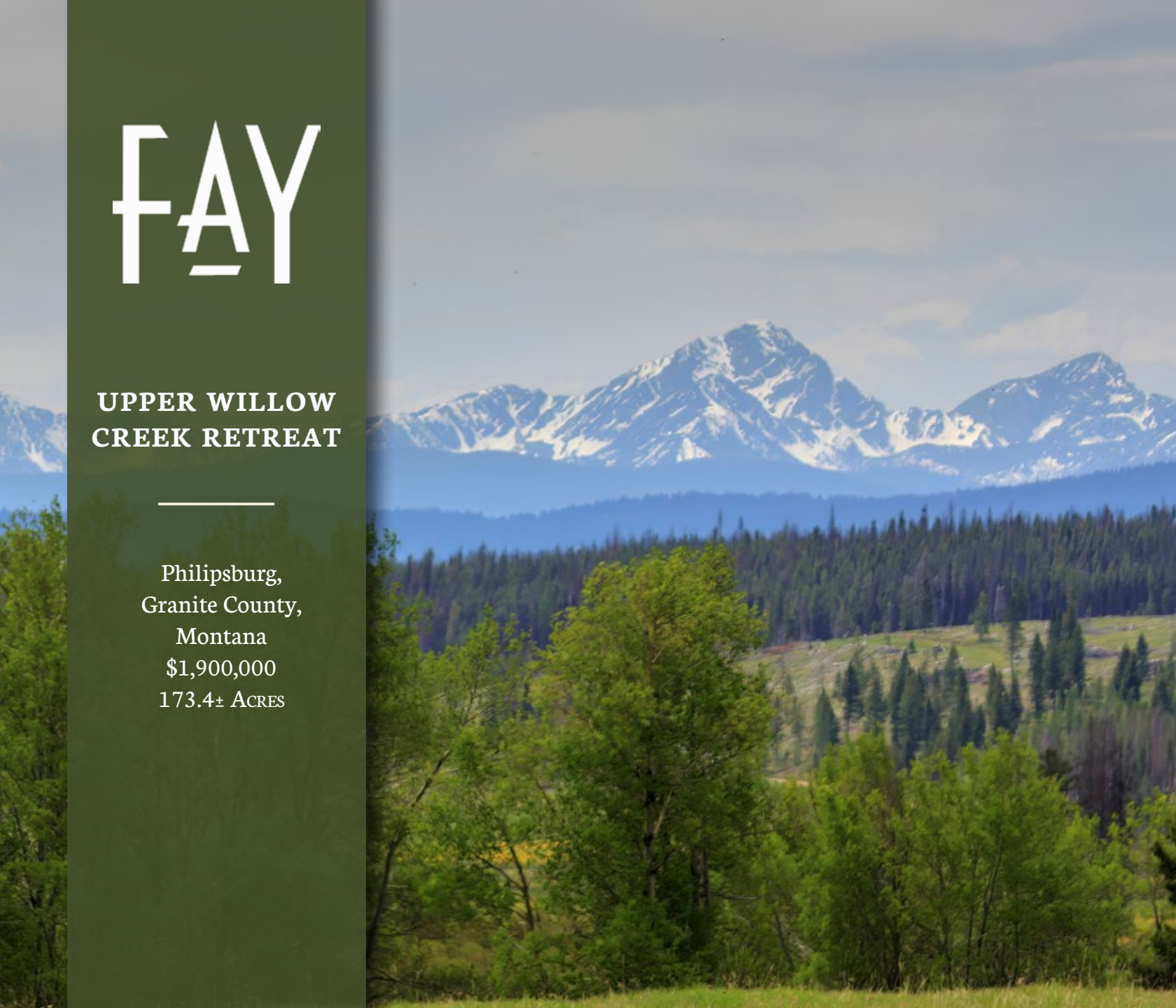
FAY

UPPER WILLOW CREEK RETREAT

Philipsburg,
Granite County,
Montana

\$1,900,000

173.4± ACRES





FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

The Upper Willow Creek Retreat is an exceptional recreational ranch property spanning 173± acres with over a mile of Upper Willow Creek meandering through lush riparian meadows and pockets of timber. Located in a pristine and hidden valley near Philipsburg, it is the perfect destination for those seeking outdoor adventures. The property is home to a diverse array of wildlife in an area renowned for its big game hunting. It adjoins both Forest Service and State land, providing limitless recreational opportunities throughout thousands of acres of surrounding forest. Flanked by timbered ridges, it offers striking views of distant peaks, offering unparalleled scenery and solitude.

Once part of a larger neighboring ranch, the property is fenced for grazing and includes water rights from Willow and Rattling Creeks. Improvements include a cozy 12' x 16' timber cabin equipped with a wood stove and a domestic well. A 960± foot grass landing strip allows access for small planes. Currently, the property is off-grid with solar potential, and grid power could be trenched in from the south.

With cold water and year-round flow, Upper Willow Creek is an important tributary of nearby Rock Creek and is home to native cutthroat and other trout species. Many of western Montana's storied fisheries are nearby and within striking distance.

Situated on the valley floor in the upper reaches of a quiet valley with limited development, the retreat offers seclusion while remaining only 21± miles from Philipsburg's amenities, 95± miles from Missoula, and the property is proximate to the area's many recreational destinations, including Georgetown Lake and Discovery Ski Area.

With unmatched scenic beauty, limitless recreational opportunities, and set in the highly sought-after Philipsburg area, the Upper Willow Creek Retreat is a must-see in today's land market.

QUICK FACTS

- Recreational ranch retreat comprised of 173± acres of rich riparian meadows flanked by timbered ridges and 360-degree mountain and meadow views
- Cozy 12' x 16' timber frame cabin with wood stove and an 80-foot domestic well
- Off-grid with excellent solar potential and grid power nearby
- Over a mile of Upper Willow Creek flows through the property year-round
- Located in a prime area for elk, mule deer, and whitetail deer hunting. A wide variety of wildlife provides abundant viewing and hunting opportunities
- Adjoins both State and National Forest Lands
- Stunning mountain and valley views of the Pintler, Sapphire, and John Long Mountain Ranges
- The property is fenced and includes water rights from Willow and Rattling Creeks
- Fly in and fly out - A private turf airstrip allows access to small planes
- 21± miles to Philipsburg, 39± miles to Discovery Ski Area, 33± miles to Georgetown Lake, 16± Miles to the Ranch at Rock Creek, 75± miles to Butte, and 95± miles to Missoula
- A Conservation Easement protects the significant natural and open space values while allowing agricultural activities and an additional home to be built on the property







ACREAGE

- 173.4± deeded acres
- Adjoins State and National Forest Lands

The Upper Willow Creek Retreat's acreage features a delightful blend of agricultural and recreational attributes. Located on the valley floor of the Upper Willow Creek drainage, the acreage is primarily composed of sub-irrigated grasslands laced with pockets of pine and aspen. Upper Willow Creek braids through the land, surrounded by a dense riparian willow complex.





SCENIC VISTAS

Perched on a bench, the cabin and an additional building site overlook the creek. Enjoy stunning views of the distant Pintler Range, the steep lodgepole slopes to the north and east, and Sandstone Ridge to the west.





RECREATION

Very few regions in the West offer year-round recreational opportunities for the Upper Rock Creek drainage and Philipsburg area. Numerous trailheads near the property allow access to the surrounding National Forest for hiking, mountain biking, hunting, and wildlife viewing. Winter recreation includes snowmobiling and cross-country skiing, with downhill skiing available at the nearby Discovery Ski Area. Residents can also enjoy their proximity to Upper Rock Creek fishery and Georgetown Lake.



HUNTING | WILDLIFE

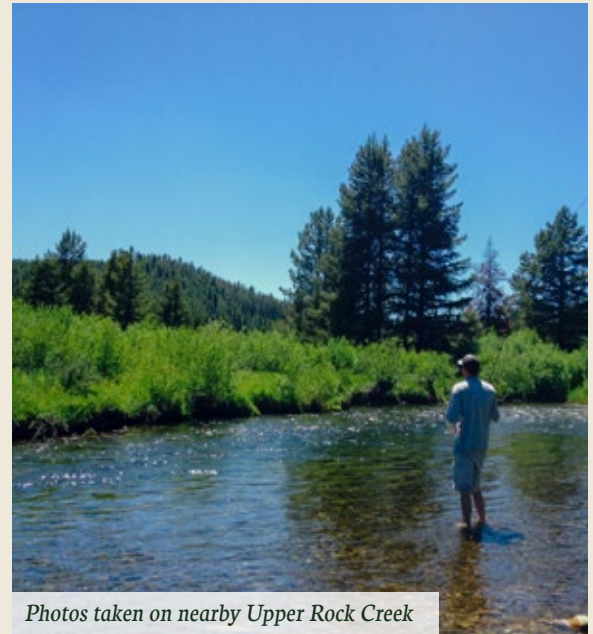
The Upper Willow Creek Retreat is a natural habitat for various wildlife species, including whitetail and mule deer, elk, moose, bears, beavers, wolves, and countless species of birds. A camera and binoculars are suggested here. Frequent wildlife sightings are guaranteed.

This region of Montana is well known for its big game hunting opportunities. Hunting can be enjoyed on the property and the adjoining public lands. The retreat sits in Hunting District 216, a general unit for elk and deer. A small sliver of the property, along with the neighboring National Forest lands to the east, falls under Hunting District 210, a general unit for elk and whitetail deer, and a special draw unit for mule deer.





Photos taken on nearby Upper Rock Creek



Photos taken on nearby Upper Rock Creek



Photos taken on nearby Upper Rock Creek

FISHING

Upper Willow Creek flows through the property for over a mile and serves as a year-round residence for small rainbow, brook, west slope cutthroat, and bull trout. Upper Willow Creek feeds into Rock Creek, a blue-ribbon fishery downstream from the property, offering excellent fishing year-round. Flint Creek, the Clark Fork, Blackfoot, and Big Hole Rivers are also nearby and accessible for day fishing trips.

INCOME OPPORTUNITY

The current owners have chosen to protect the riparian areas by only lightly grazing for 2-3 months per year with approximately 30 pairs. Past use of the property includes heavier livestock grazing and hay production. The majority of the meadows are sub-irrigated in nature, and there are two points of diversion that feed to a system of ditches running through the property.

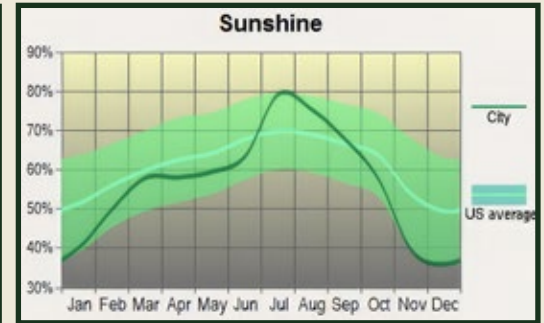
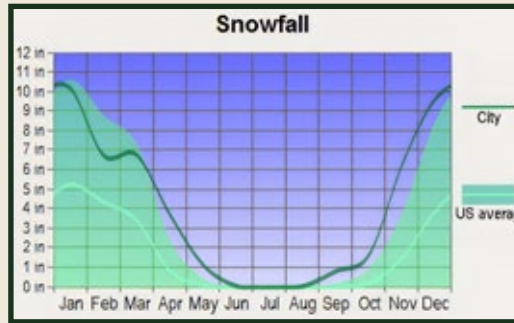
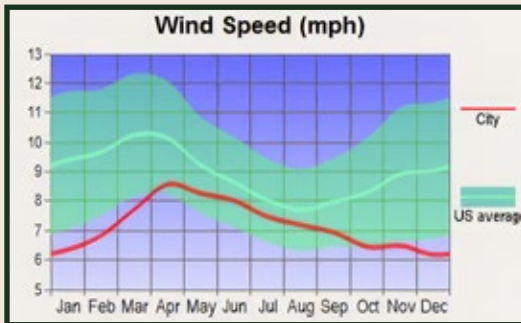
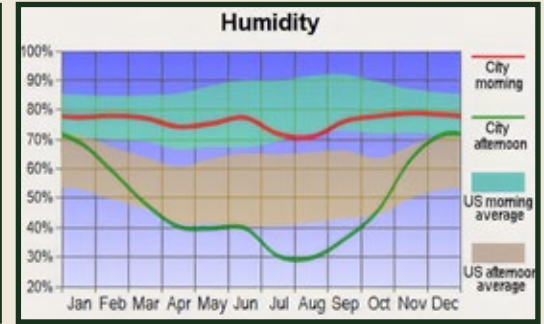
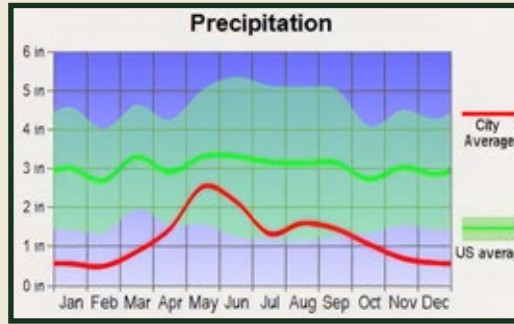
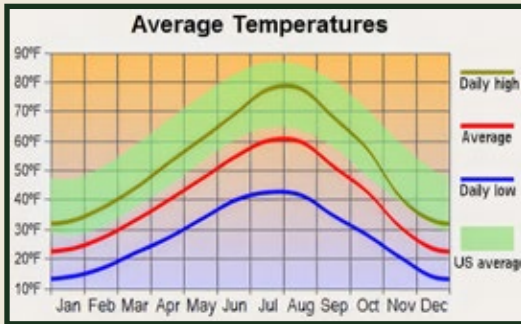




CLIMATE

In Philipsburg, Montana, average summer temperatures range from 55-85°F, while winter temperatures range from 20-40°F. Philipsburg receives an average of about 16 inches of rain and roughly 62 inches of snow annually.

Climate charts courtesy of <https://www.city-data.com/city/Philipsburg-Montana.html>

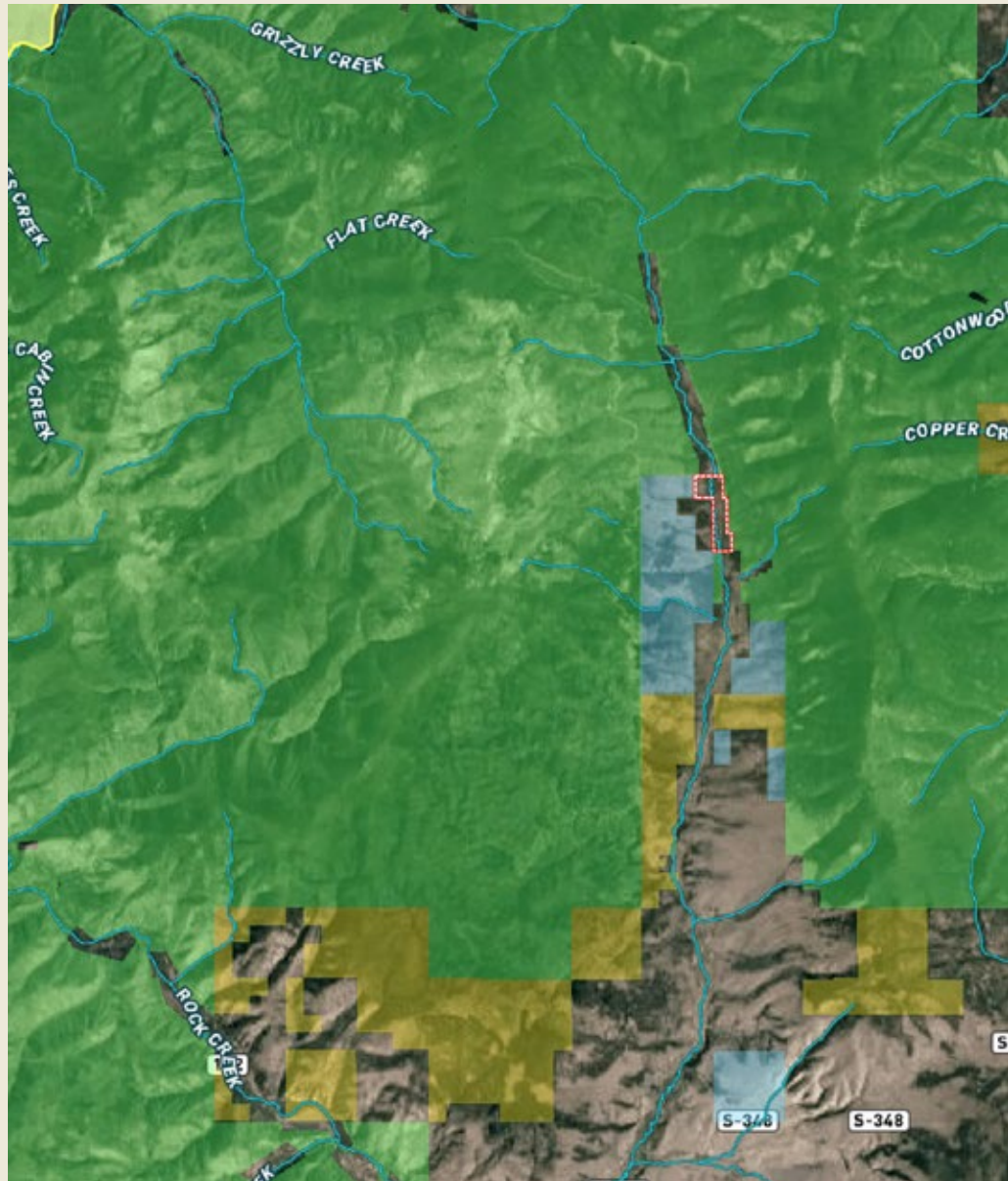


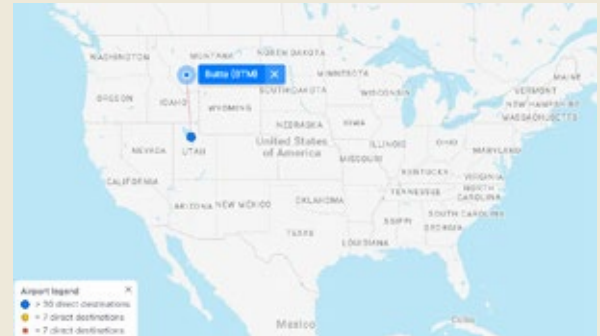
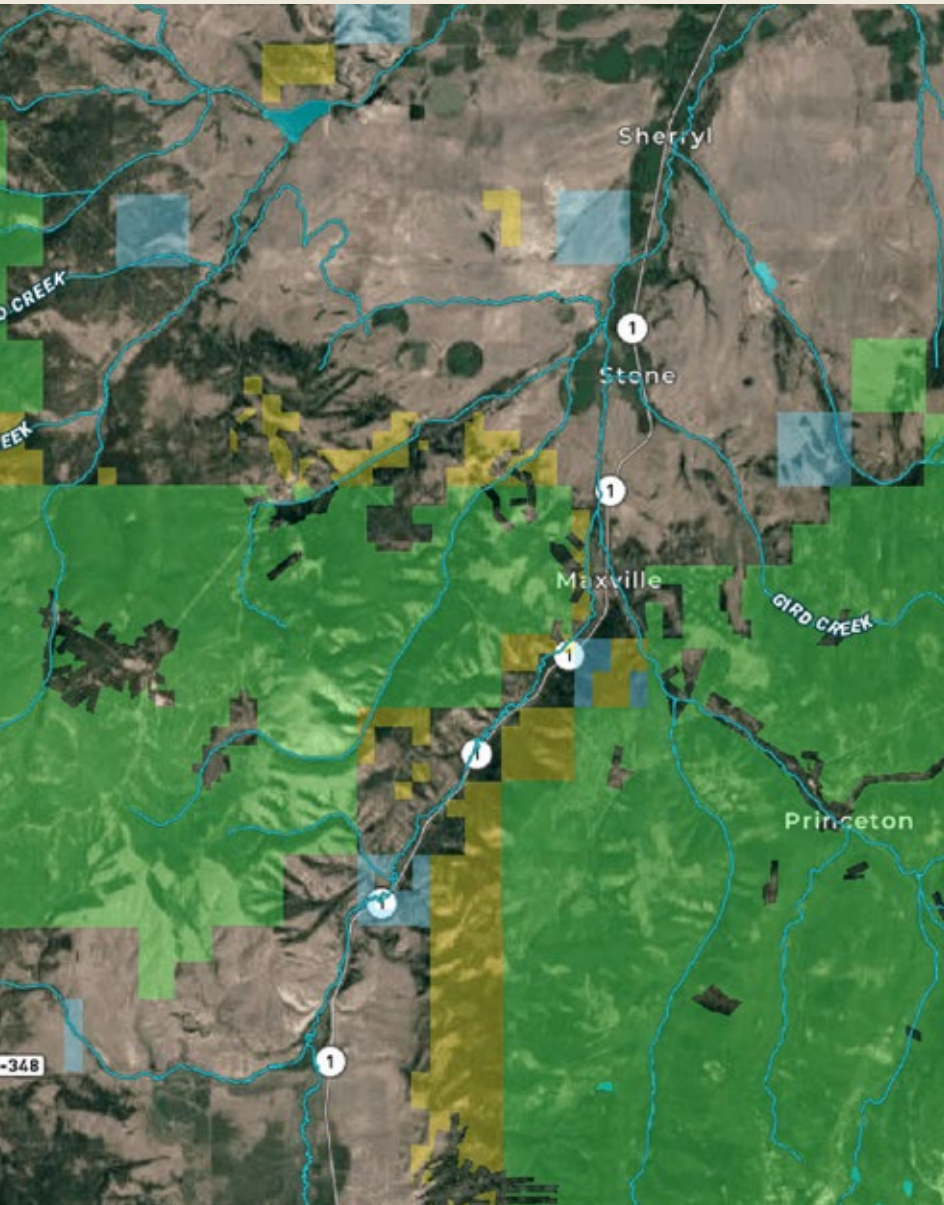


LOCATION

The Upper Willow Creek Retreat is located in the Upper Willow Creek drainage near Upper Rock Creek in Granite County, Montana. The property is positioned 12 miles on a paved road and 9 miles on a gravel road, approximately 21 total miles from Philipsburg.

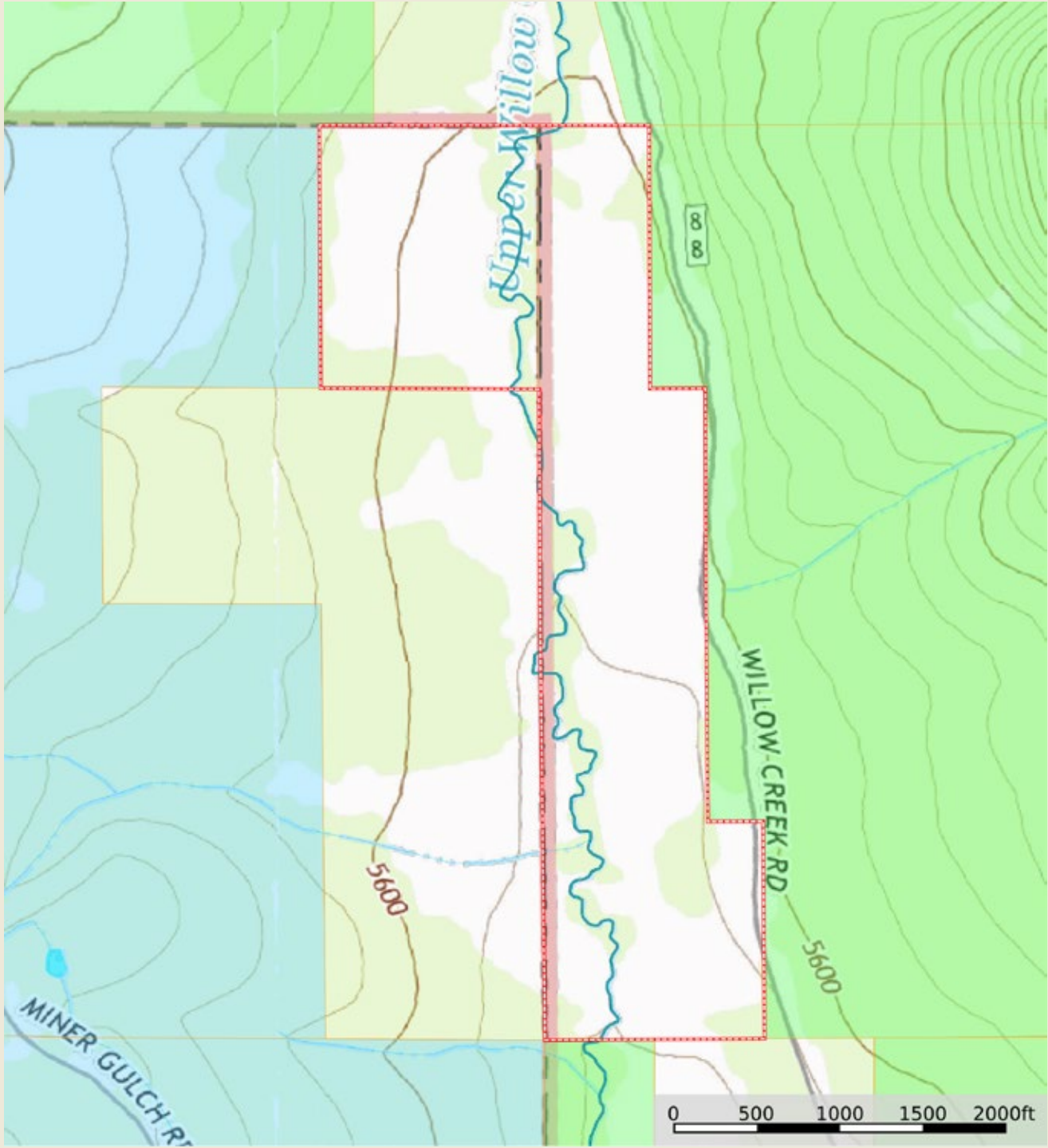
Philipsburg, Montana, is a charming small town in western Montana that offers all the necessary basic amenities. The streets are lined with historic buildings, where residents and visitors can enjoy shopping, restaurants, a fly shop, and a brewery.





AIRPORT SERVICES

The property features a private 960' x 40' turf landing strip, allowing small planes fly-in and fly-out access. The two nearest commercial airports are Missoula (MSO), approximately a 100-mile drive away, and Bert Mooney Airport (BTM) in Butte, roughly 80 miles away.



WATER RIGHTS

According to the Montana Department of Natural Resources water rights query, the following water rights are associated with the property:

Water Right Number	Water Right ID	Status	Source name	Purpose	Max Flow	Max Acres	Version Type	Priority Date
76E14301200	143012	Active	Upper Willow Creek	Irrigation	2.27 CFS	60	Post Decree	6/10/1901
76E14301100	143011	Active	Rattling Gulch	Irrigation	14.17 CFS	88	Post Decree	5/27/1901

All water rights appurtenant to and for the benefit of the Upper Willow Creek Retreat will be conveyed to the buyer at closing.

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

A Conservation Easement has been in place since 2003 to preserve and protect the property's natural values and agricultural integrity. Permitted uses include the construction of a new single-family residence and associated outbuildings, improving and maintaining the airstrip and construction of an airplane hangar, agrarian activities, recreation, enhancing of water resources, including ditches to maintain the existing water rights, and remodeling of the existing cabin. A copy of the conservation easement may be requested from the listing agents and will be provided to qualified buyers for review.

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

SUMMARY

The Upper Willow Creek Retreat is an extraordinary 173± acre agricultural and recreational property near Philipsburg, ideally suited for all of your outdoor adventures. We seldom see recreational ranch properties with so many desirables and a live water component at this price point. With over a mile of Upper Willow Creek, notable wildlife values, striking mountain and meadow views, access to unlimited recreation, and a location in an authentic hidden valley, the Upper Willow Creek Retreat is a highly desirable property in today's land market.



FAY

PRICE

\$1,900,000

TERMS

Cash
Conventional Financing
1031 Exchange

CONTACT

Please contact **Daniel Mahoney** at (406) 360-7373 | dmahoney@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay 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.



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

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.

FAY



Scan the QR code
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