



BRYCE CONNERY

406.599.9158 // Bryce@PureWestMT.com
1612 W Main Street Bozeman, Montana 59715



CHRISTIE'S
INTERNATIONAL REAL ESTATE

EXECUTIVE SUMMARY

The Missouri River Ranch offers a rare opportunity to own an exceptional fly-fishing lodge on one of Montana's most iconic rivers. With its prolific hatches and fish counts regularly exceeding 6,000 trout per mile, the Missouri River below Holter Dam is considered by many to be the greatest dry-fly fishery in the Western United States. Anglers from all over the world travel to the Missouri River to experience amazing fishing in one of Montana's most pristine settings.

The 160-acre ranch includes over a mile of river frontage and is located on one of the most private and scenic stretches of water. The owner's residence, the recently renovated main lodge, and the new lower lodge boast extraordinary views of the river and surrounding mountains.

In addition to world-class fishing, the ranch provides excellent waterfowl, pheasant and deer hunting opportunities. The ranch also includes an FAA approved private grass airstrip allowing guests to arrive directly at the ranch.

The property and business are being offered turnkey.





LOCATION

The Missouri River Ranch is conveniently located equidistant between Helena, Montana's state capital and Great Falls, both a 40-minute drive to the ranch. Year round access to the ranch is excellent and is only one mile from the town of Craig. Guests will enjoy a very private and scenic setting while still having access to two cities with cultural amenities and daily commercial air service through Great Falls International Airport and Helena Regional Airport. Bozeman and Missoula are both approximately 140 miles from the ranch.



CRAIG, MONTANA

The town of Craig is all about fishing. Small even by Montana standards, what it lacks for in size it makes up for in character. A quintessential fly-fishing town that grows in the summer and fall months with anglers and guides, the town offers full service fly shops, guide services, restaurants and bars. The community puts on several popular events each summer including the Caddis Festival which features live music and local artists.

AREA ATTRACTIONS

One of the most attractive qualities of the ranch is its location, which affords easy access to world-class recreation in all directions. A scenic 45-minute drive north from the ranch is the Rocky Mountain Front and gateway to the 1.5 million acre Bob Marshall Wilderness. Here the Great Plains collide with the Rocky Mountains to form towering stone walls that rise thousands of feet from the valley floor. Reputable outfitters in the area provide horseback riding, fishing, hunting and hiking trips into this inspiring wilderness.

Another hour drive north and contiguous with the Bob Marshall Wilderness is the east entrance to Glacier National Park. Aptly referred to as the ‘crown of the continent,’ Glacier National Park is best known for its glaciers, pristine lakes, dramatic waterfalls, and alpine meadows. The historic 50-mile Going-to-the-Sun Road spans the width of Glacier National Park, providing dramatic views and excellent wildlife viewing opportunity including bighorn sheep and mountain goat.

The Lewis and Clark National Historic Trail Interpretive Center and the Charles Russell Museum are both located 45 miles northeast of the ranch in Great Falls. The Charles Russell Museum conducts one the largest auctions of western art in the world annually.

THE RANCH

The ranch is comprised of 160 deeded acres that stretch approximately 1.3 miles along the gently flowing Missouri River. The views from the property are impressive and completely unobstructed from any homes, which is rare for a trout river of this popularity. The ranch and adjacent properties are protected with a conservation easement and are critical in helping to preserve the upper Missouri River.

The ranch is a wildlife sanctuary. Deer, elk and antelope are often viewed feeding on the distance mountain slopes and in the ranch's lush alfalfa field during the evenings. The riparian area is ideal habitat for impressive numbers of waterfowl in the fall months as well as Hungarian partridge and pheasants. There is also a pond and apple orchard on the ranch that attracts a variety of wildlife.

The topography of the ranch is gentle and all 160 acres are usable. There are two miles of trails as well as a convenient road from the lodge down to the river where guests have the luxury of private wade and float fishing access. The owners, in conjunction with Trout Unlimited, recently restored part of the ranch's riverbank by planting native willows to help improve the already impressive fish habitat. The fishing on property is some of the best on the entire river. Due to the high fish populations and ideal habitat, it is not uncommon to spend an entire day stalking rising fish along the ranch and never fish it entirely.

IMPROVEMENTS

The lodging improvements are extensive and accommodate 18+ guests in 10 private rooms, each with their own bath. The ranch also includes an owner's residence and additional quarters for staff.

The Missouri River Ranch is being offered furnished and turnkey with a list of exclusions to be provided upon request.





MAIN LODGE

Originally constructed in 1928, the 8,000+ sq. ft. main lodge was significantly renovated beginning in 2011. The current owners added all the modern amenities guests need while still maintaining an authentic feel. A wonderful glass dining deck overlooks the ranch and distant mountains and is a popular place to view wildlife in the evenings.

The lodge has four guest suites, each with their own king size bed, private bath and viewing deck. On the main level, there is also an 1,800 sq. ft. apartment with three bedrooms. This is currently used for staff but could easily be converted into two or three additional guest rooms. A commercial kitchen was built in 2011 with new equipment and is appropriately sized for serving large groups.





LOWER LODGE

The Lower Lodge was completed in 2016 and has a total of six guest rooms, each with their own private bath and sitting area. Four of the rooms have two queen beds and two of the rooms have one queen bed.





OWNER'S RESIDENCE

The Owner's Residence was completely remodeled in 2013 and includes over 2,900 sq. ft. on three levels. The four bedroom, two bath home has an expansive deck which overlooks the mountains and river. This would be a fine home for a new owner or lodge manager.



AIRSTRIP

An airstrip was added in 2015 allowing guests to arrive directly at the ranch. The FAA approved 2200' grass airstrip accommodates smaller aircraft. This has quickly become a popular addition to the ranch with over 40 guests arriving by plane in 2017.

FISHING

With trout averaging 18 inches and fish counts regularly exceeding 6,000 per mile in the upper reaches below Holter Dam, it's easy to see why the Missouri is considered to be one of the greatest fisheries in the Western United States. Commonly referred to as the "MO", the Missouri River is most famous for its dry-fly fishing, which is best from April through November. The mayfly and caddis hatches can be so intense that it often appears the river is boiling with rising trout. To be fishing during one of these events is truly wild and one that anglers from all over the world come to experience.

MISSOURI RIVER



The Missouri River distinguishes itself from other rivers in Montana, not only through the impressive size and numbers of fish, but its length of season. Unlike most rivers in the state, the Missouri River is a tailwater, (dammed river) and it's regulated flows and consistent water temperatures help to provide a truly year-round fishing season. Freestone, (undammed) rivers in Montana, such as the Yellowstone are subject to flood, ice and drought conditions, often creating shorter fishing seasons.

The Missouri River is the longest river in North America but is most famous for the 35-mile stretch below Holter Dam. More specifically, the approximate 8-mile stretch from the dam to the town of Craig has the highest populations and largest average trout of any other stretch on the river. Here, anglers will find a variety of islands and gravel bars that provide excellent wade fishing. Some of the best riffles and runs are found in front of the ranch, which is located within this prolific stretch, approximately 6-miles downstream from Holter Dam. The most popular way to fish the river is by drift boat. With public boat ramps conveniently located several miles above and below the property, guests have the luxury of starting their day at the ranch or floating down to it.

The ranch is located near many other outstanding rivers providing anglers with an impressive variety of water. Highlights include: the Dearborn, Smith, Blackfoot, Sun, and many lesser-known mountain and spring creeks.

HUNTING & CONSERVATION

The riparian cover, pond and irrigated alfalfa field are prime habitat for a variety of game species. Waterfowl, upland and whitetail deer hunting on the ranch are outstanding. The Missouri River is located in the Pacific Flyway and hundreds of geese and ducks can often be found traveling between the ranch's alfalfa field and river during their migration south.

The ranch has been protected by a conservation easement held with the Montana Land Reliance. This Easement runs with the property in perpetuity so future generations will enjoy the same scenic beauty that is found on the ranch today.

The details of the conservation easement can be provided upon request.



AGRICULTURE

In addition to the outstanding recreational qualities, the ranch also has a productive agriculture component, which provides additional annual income. There are 100 acres of crops, of which 60 are under pivot irrigation and yield approximately 4 tons per acre. The owners have an excellent relationship with a skilled neighboring rancher who farms the property.



BUSINESS



With very little marketing, the current owners have quickly established a world-class fly-fishing lodge. Their impressive return clientele is a direct reflection of the ranch's ideal location, quality accommodations and private access to over one mile of river. The business is operated from April through early October but could easily be extended to meet demand if a future owner wanted to do so. The owners are not outfitters; therefore guests are paying an outside business for their guiding service. Packaging the fishing and lodging rates could greatly increase ROI. The profitable business includes furnishings, equipment, an exclusive client database, and reservation and marketing systems.

The last three years of occupancy rates and financials are available upon request.



SUMMARY

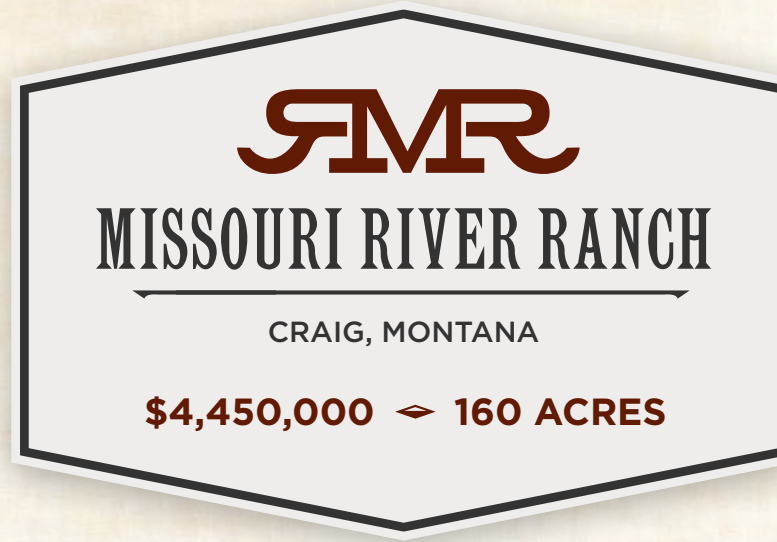
With over a mile of river frontage on one of the finest stretches of the famed Missouri River, The Missouri River Ranch is truly exceptional. The privacy and beauty that the ranch provides is undeniably rare for a fishery of this caliber. Whether continued as a guest lodge or used as a private retreat, the Missouri River Ranch offers everything one dreams of in a western fly-fishing ranch.



MAPS







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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, change of other terms and conditions, prior sale or withdrawal without notice, and approval of purchase by owner. No representation is made to the accuracy of any of the information submitted. Information regarding land classifications, acreages, building measurements, potential profits etc., are intended only as a general guideline and have been provided by the owners and other sources deemed reliable but the accuracy cannot be guaranteed.