



WEST RANGE VENTURES

A JOHNSON 3ROTHERS CO



COLDWELL  
BANKER  
THE BROKERS

# NICKEL RANCH


Stillwater County, Montana

\$1,275,000 | +/- 567.09 Ac

MLS #341162

APPRAISAL  BROKERAGE  CONSULTING  MANAGEMENT  PRODUCTION AG





*We understand that a farm/ranch is more than an asset. It is an identity, a purpose, and a legacy. As sixth generation producers, we believe in the importance of reputation and character. More importantly, we believe that at the end of the day these should be the same thing. We recommend choosing a team that best suits your needs and interests. As the face of West Range Ventures, our professionals are highly focused on providing massive value and options to our customers. We are dedicated to meeting our clients' relevant personal and professional needs to the best of our ability.*

*As brothers who grew up ranching, we understand what it means to be on both sides of the transaction. Our hope is that by serving the industry that made us who we are, we can relate to our clients at a high level and provide authentic value to your operation and legacy.*

*From our operation to yours,*

*Thank you in advance for the opportunity to earn your business!*

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TRENT JOHNSON, REALTOR  
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## JUST THE FACTS

- +/- 567.09 deeded acres
- Multiple electrical hookups as part of an unfinished subdivision plan by past owners
- +/- 2 miles N of Columbus, MT
- 100 Miles East of Bozeman, MT
- Proximity to all types of recreation Montana has to offer
- Skiing, Snowmobiling, Hiking, Hunting, Riding, Fishing
- Views: Beartooth/Northern Absarokee Mountain Ranges
- 45 Minutes West of Billings, MT
- Keyser Creek Tributary, close to the Yellowstone and Stillwater Rivers
- Deer, Antelope, Bear, Mountain Lion, Elk
- Taxes: \$234.20





## INTRO

### General Description

Discover the rare opportunity to own The Nickel Ranch, a pristine property being offered for the first time in two generations. This estate has been cherished by the same family for multiple generations, and is now ready for the next chapter. Preserving its pristine state for years, this exclusive property caters to forward-thinking investors with pre-existing electrical hookups for new construction prospects. Situated just minutes from Columbus, MT, this idyllic recreational retreat harmoniously balances seclusion and accessibility. Enjoy hunting, riding, and hiking on your own piece of paradise. The year-round spring-fed creek, a lifeline for both wildlife and livestock, meanders into the scenic Keyser Creek, providing an enduring natural charm to this one-of-a-kind estate.





## BROKER'S COMMENTS

+/- 567 acres located just minutes from Columbus, MT. This remarkable estate presents endless possibilities as a primary residence with a recreational overlay, or an opportunity for savvy investors with multiple separate electrical hookups already in place for new builds.

On the market for the first time in a generation, the Nickel Ranch offers essentially untouched pasture land that was grazed and hunted in years past. This property recently came available after years of careful stewardship and planning. The ranch is surrounded by homes on acreage and could follow this blueprint or be maintained as a personal private getaway. This area has deer, elk, antelope, black bear and mountain lion that frequently pass through the ranch.



## RECREATION

### Hunting

Hunttable species in Montana include black bears, mule deer, white-tailed deer, pronghorn antelope, elk, Shiras moose, mountain goats, mountain lions, bighorn sheep, turkeys, wolves, and bison. There is also excellent hunting for upland birds and waterfowl in most of the state.

Montana's wildlife is well managed, with excellent trophies of nearly every big-game species being taken in the state every year. Some of the largest bighorn sheep in the world come from Montana, especially the Missouri Breaks region; however, drawing odds are extremely low.



### Fishing

From cold water to warm water, big prairie rivers to high mountain lakes and fly-fishing to trolling, Montana offers angling opportunities for all to enjoy. Whether you're seeking solitude, fish for the supper table or the trophy of a lifetime, you can find it here.

Many of these opportunities can be attributed to the quality of the fisheries habitat in Montana. Still, there are numerous challenges facing Montana's fisheries including climate change, habitat alteration and dewatering of streams. FWP is tasked with managing the state's fishery resources and addressing these challenges.





## LOCALE

The town is surrounded by nature and there are several opportunities for outdoor recreational opportunities. Visitors can find several activities to do nearby, such as fishing and hiking. Additionally, the weather is here quite pleasant in the summer, making it a great place to visit during the warmer months. The Nickel Ranch is accessed from Rapelje Rd. to Hersrud Rd. continues onto Heelers Dr., an all-season gravel county road. Columbus is approximately 2 miles to the south and provides direct access to I-90 & HWY 10, which connect you to the rest of the state.

## LOCATION

### Columbus, MT

Columbus is located south of Interstate 90 Exit 408. Columbus began as a stage station on the Yellowstone Trail and is now a shipping center for the rich farm and ranch lands around it. Originally called Stillwater by its founder Horace Countryman and located two miles west of present day Columbus, it soon became known as Eagles' Nest. With the arrival of the Northern Pacific Railroad in 1881, Countryman eventually relocated to the present location. The railroad's arrival was instrumental in the development of Columbus as a permanent city and the primary urban center in Stillwater County. One of the main drivers of economic activity outside of agriculture, tourism and recreation in the area is the mining of precious metals.







## PRICE

\$1,275,000

## TERMS

Cash, Financing, Other

## TAXES

\$234.20

## NOTICE

Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.







## WATER RIGHTS

A search of the DNRC Water Right Query System indicates that no water rights are appurtenant to the associated Geocodes. Buyer to verify

## MINERAL RIGHTS

Any mineral rights that may be appurtenant to the property are to transfer with the property. No chain of title search has been conducted in recent years.

## CONSERVATION

The Nickel Ranch does not have a conservation easement in place.

Nickel Ranch  
Columbus, MT  
1 Nickel Way





PROPERTY PHOTOS





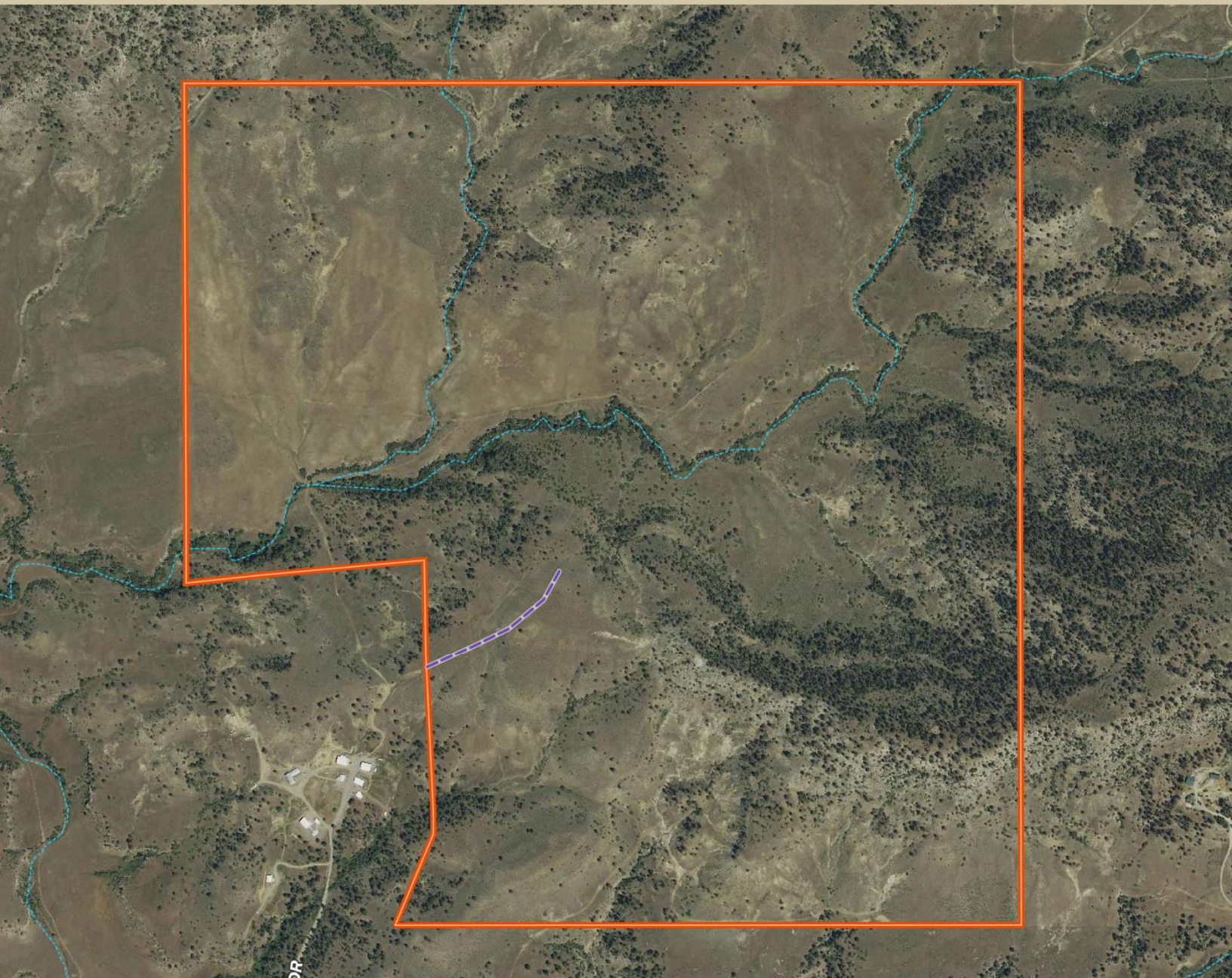


PROPERTY PHOTOS



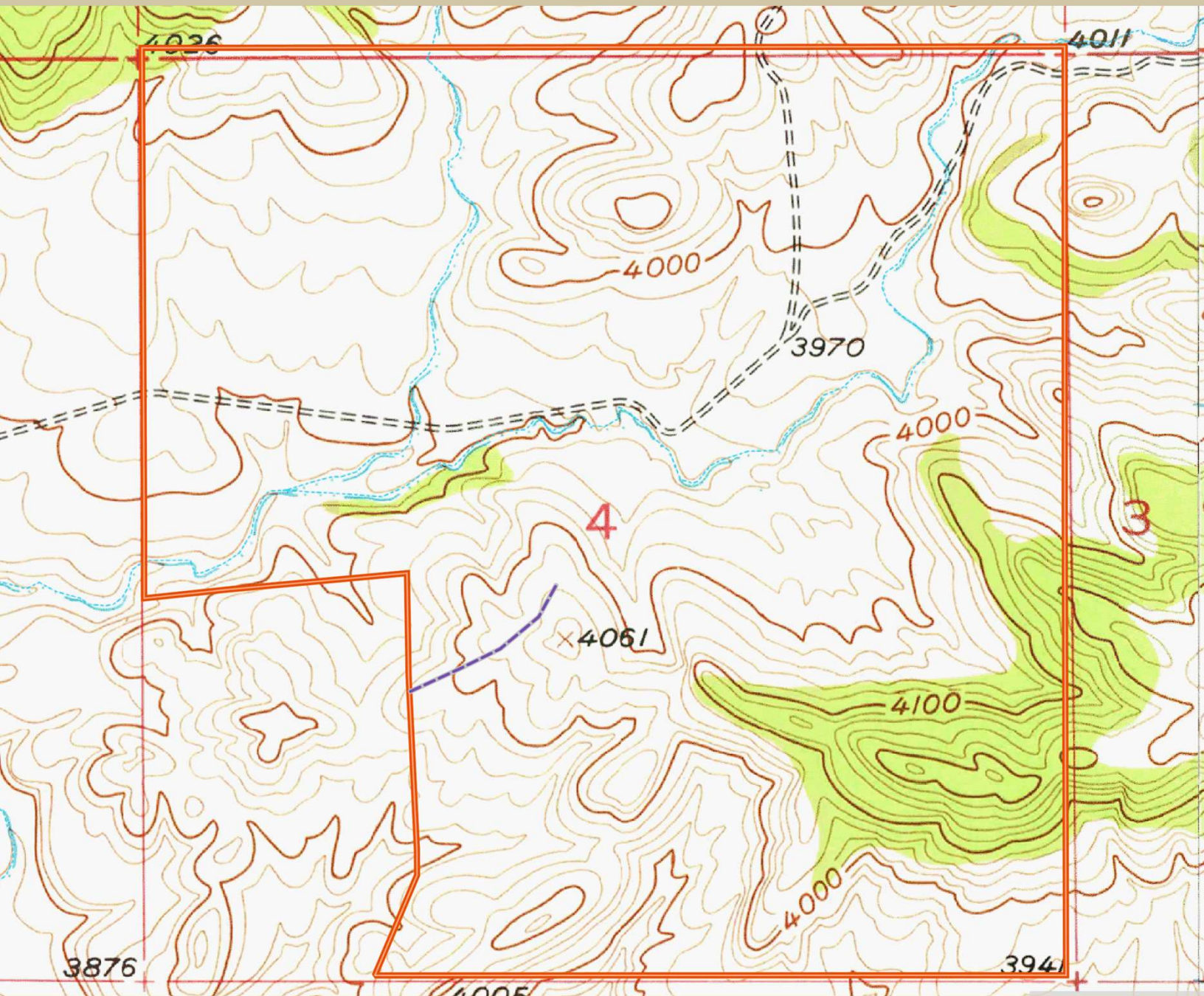


# AERIAL MAP





# TOPOGRAPHICAL MAP





# SERVICES OFFERED BY WEST RANGE VENTURES

1. **REAL ESTATE BROKERAGE** - WEST RANGE is proud to have partnered with the oldest and largest real estate company in the nation to form *The Ranch Team @ Coldwell Banker*. Our partnership with Coldwell Banker brings us one step closer towards our goal of becoming a completely integrated service provider for all your luxury, production, and recreational farm and ranch real estate needs. *The Ranch Team @ Coldwell Banker* can help guide the sale/purchase of your ranch.
2. **REALTY ENHANCEMENT** – Land and Ranches are no simple asset to herald. Today's owners must be able to navigate many complex arenas such as water rights, mineral rights, tax strategies, estate planning and real estate law to name a few. The value of an asset is often times measured by the quality and utilization of its resources. Farms and Ranches are no exception. Resource maximization is often the investment objective one seeks from the ownership of a ranch. Our team is able to assist every step of the way from estate planning, wealth management, and 1031 tax deferred exchanges to the assessment of physical resources such as wildlife habitat, water resources and any subsequent oversight of the process involved with the enhancement of these resources.
3. **WEALTH MANAGEMENT & ESTATE PLANNING** – We are very proud of the partnerships and professional network available to our clients. We have partnered with Kennedy Financial to offer clients top tier Wealth Management and Estate Planning services. Visit their [website](#) or call one of our agents to see the ways we can help. The economic state of the world is constantly in flux. We wanted to give our clients the option to own a risk averse, low beta, appreciation centric asset like a farm and ranch, but we recognize the value of flexibility. If desired, our professional network is in place to seamlessly connect you to a *Coldwell Banker Commercial* agent, ready to help transition your ranch into a cash flowing asset. The residential experts at *Coldwell Banker The Brokers* can quickly find you a home locally or anywhere in the nation through our in house referral program to help ease the moving process.
4. **RANCH MANAGEMENT SERVICES** – WRV'S Ranch Management Team was built around the idea that owners today need options and expert, specialized service. Services are customized to suit the owner's needs and can be as intensive or relaxed as desired. Services usually begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Our team is ready to provide services to owners including but not limited to: Bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs.
5. **APPRAISALS** – The land market in non-disclosure states like MT & WY is wrought with dynamic economic conditions and success requires a broad professional network to tap into. Our appraisers understand the critical appraisal process as well as the differences in value from one area to another. The appraisal team at WEST RANGE, formed entirely of Certified and Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA). This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe so you can make an informed decision.
6. **PRODUCTION AG** – We wanted to be able to provide value through and after the sale. Our team is proud to work closely with the feedlots and livestock commissions across the state to offer cattle buying and feeding options to new and existing owners. Give us a call to talk to one of our professionals about how we can help.



# UNDERSTANDING WHOM REAL ESTATE AGENTS REPRESENT

Montana law requires that BUYER's and SELLER's be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

**SELLER's Agent:** exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

**BUYER's Agent:** exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

**Dual Agent:** does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

**Statutory Broker:** is a licensee who assists one or more of the parties in a transaction but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

**In-House SELLER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be. **In-House BUYER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

**Subagent:** is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent" can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

*Taite Johnson & Trent Johnson of Coldwell Banker The Brokers are the exclusive agents of the Seller.*





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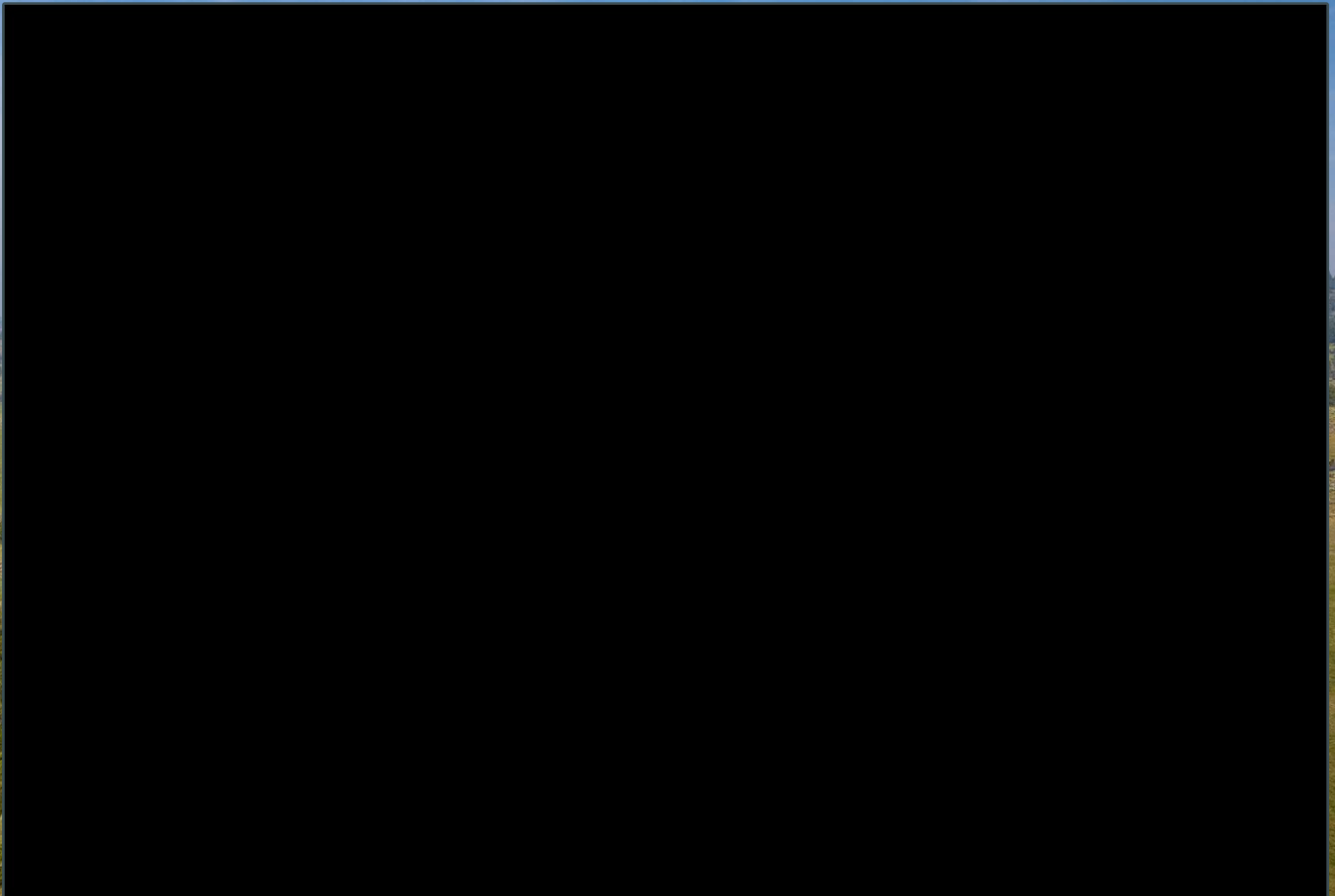


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*\*Some of the photos used in the production of this brochure may not be on the subject property, please call one of the agents to find out more if needed.*