

You are offered this personal
INVITATION
to see the undiscovered Montana.

BONNIE J RANCH, 1,186+- ACRES



BONNIE J. RANCH
Trout Creek, Montana

12 MILES FROM THOMPSON FALLS, 90 MINUTES TO MISSOULA

We need the tonic of wildness. . . we can never get enough of nature. *Thoreau*

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TROUT CREEK, MONTANA

Two Creeks, National Forest. . . .

BONNIE J. RANCH



BIG BEAVER CREEK

REALTY-NORTHWEST

Est. 1998

Sanders County: 110 Miles Wide, 10,000 Residents

SCENERY THAT SAYS HOME.

More cows per sq. mi. than people and no stop lights.

BEAVER CREEK & THE BITTERROOTS



RECREATIONAL PARADISE

The Bonnie J. Ranch has been in the Wilson Family for nearly four generations, with two owners in the last 110 years. Stewardship and an appreciation and respect for the land has guided their timber, stream and land management practices. Big and Little Beaver Creeks traverse the fields for nearly two miles, the Lolo National Forest is the neighbor on one boundary for a mile... spectacular.



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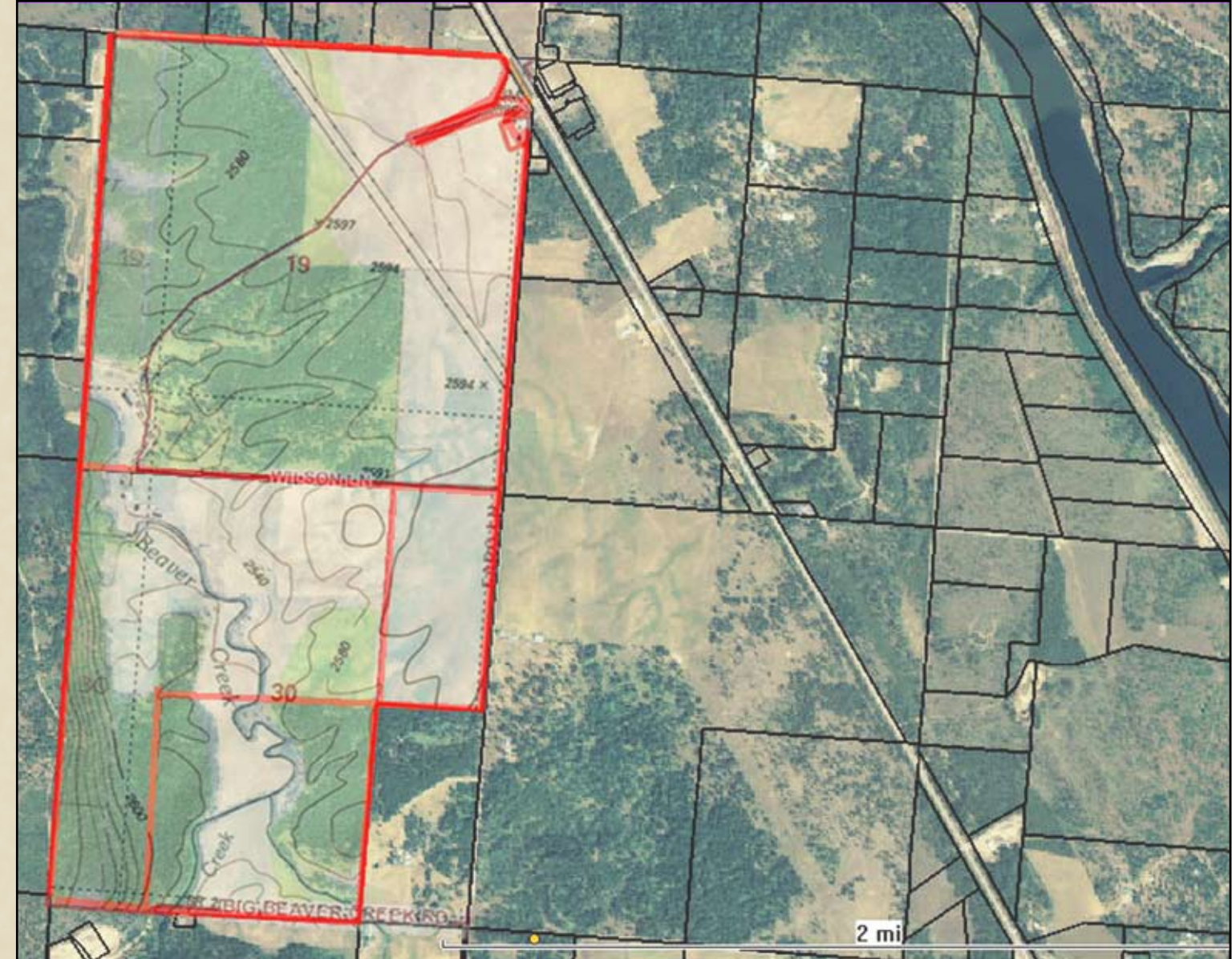
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TOPOGRAPHY & AERIAL MAP



Fishing, water recreating and hunting are a way of life in Montana, and this property is right in the heart of river country, surrounded by 4 major rivers and literally thousands of smaller streams and creeks. The property itself has one mile of National Forest as its neighbor and nearly 2 miles of creeks through it. The elk and deer find great solace in the towering trees protecting scenic Little and Big Beaver Creeks. An awesome opportunity to own large acreage in scenic northwestern Montana with ranch facilities, irrigation claims and equipment and much future potential.

FEATURES AND HISTORY



A beautifully scenic ranch setting, The Bonnie J. Ranch, encompasses all the elements of the Montana dream. Nearly 1180 deeded pristine acres of timber, irrigated hayground and grazing ground is an original homestead and has had only two owners in the past 110 years. Together there are nearly two miles of creek, one mile of National Forest and almost two miles of maintained county road frontage. 410 acres, more or less, lie in irrigated hayground and pasture, while 160 acres, more or less, lie in dry land hayground and pasture.

Approximately 610 acres of this property are in nicely managed mature timber, with an estimate of about a million board feet. The tree species are as varied as Whitepine, Ponderosa and Lodgepole Pine, Engelman and Subalpine Spruce, White and Red Fir, Western Larch as well as Cedar, Hemlock, Cottonwood and Aspen. The northwest quarter section of the property has an amazingly tall stand of varied species, impressive for northwestern montana.

Big Beaver and Little Beaver Creeks meander through the fields, accenting the treelines and joining below an elevated treed knoll. There are six separate water claims on the property with varying priority dates to Beaver Creek amounting to nearly 1200 miner's inches. A Zimatic center pivot handles 160 acres with four 5' wheel lines. There are two 75 head, hand change irrigation systems and over a mile of buried mainline with risers. There is one well shared by the homes and one developed year around spring. There is also lawn irrigation and stock water from the creek and five 1000 gallon stock tanks.

The property handles 150 cow/calf pairs with no outside leases. Average hay production is 800 ton, which can be increased with fertilizer and additional watering. A full line of John Deer equipment is available outside of closing. A rare opportunity in Northwestern Montana, The Bonnie J. Ranch is situated two hours from Missoula or Kalispell, Montana and Spokane, Washington. You are invited to a private showing so that you may experience the serenity first hand. Come to Montana, the last best place.



Thompson Falls is the county seat of Sanders County, a county 110 miles wide, with no stop lights. The Bonnie J. Ranch is equidistant to the recreational haven of Trout Creek and Thompson Falls. There are under 10,000 residents in this county as well as two National Forests, the Kootenai and Lolo, The Clark Fork River, Thompson River, Vermillion River, Bull River and a wealth of wildlife. Sanders county is known for having the most temperate climate in the state with average 20 degree days in the winter and 84 degrees in the summer. It is Montana's hidden treasure.

LITTLE BEAVER CREEK & BUICK



SCENERY FIT FOR BUICK'S BACKDROP

A promotion for The National Cattlemen's Beef Association by Buick needed a spectacular backdrop showcasing their cars for marketing. The Bonnie J Ranch was selected. Out came the Hollywood crew, including models and several select Buick cars for days of shoots on the ranch. The excitement made for many a tale by the Wilsons as well as the city folks that visited the still wild west.



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SCENERY GALLERY



Fall foliage is stunning on this property with varied species of deciduous trees. Farm equipment is available outside of closing. Please inquire for a list. Irrigation equipment goes with the ranch. The two homes are very well maintained, with one being nearly new. The real estate is in four deeded tax parcels. Three phase power is run through the property to an irrigation pump. There are developed springs with stock tanks in the pasture ground. This is a very rare opportunity to own such large acreage with so many amenities and potential uses. Call for an appointment!

WILDLIFE & THE SEASONS



MONTANA WILDLIFE

Sharing our land with the wildlife is a Montana standard. You can expect elk, deer, moose, bear, mountain lion and a host of other natural inhabitants. The elk will begin bugling, setting the stage for their mating season every fall. The music created is a rare treat. Calving in the spring brings opportunities to share a young elk's first awkward steps. Wildlife viewing trumps any sitcom.



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