Falls Creek Acreage
PARK COUNTY, MONTANA

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Introduction:

Situated a convenient 20-minute drive from Livingston, in the scenic Shields Valley of southwest Montana, the Falls Creek Acreage represents an exciting and diverse rural offering in one of the most spectacular regions of the Treasure State. Consisting of approximately 440 deeded acres of recreational and production land, the property is home to whitetail and mule deer, pronghorn antelope, and Hungarian partridge. It borders both sides of Falls Creek for approximately one mile. The acreage offers diverse topography; from fertile irrigated and dry land hay ground, to lush riparian creek bottom habitat, to short grass prairie pasture land. The property is unimproved, however, there are many stunning home sites, any of which would enjoy dramatic views of the Bridger and Crazy Mountains that prominently fill the western and eastern skyline. The surrounding area is one of the most sporting-oriented locations in Montana, renowned for a number of legendary fisheries and world-class hunting options for upland birds, waterfowl and big game. Livingston is one of the most recognized, dynamic and desirable small towns in the Rocky Mountain West. The Falls Creek Acreage is a beautiful property with a wonderful location and setting.
Location:
The Falls Creek Acreage is located six miles south of Clyde Park and fourteen miles northeast of Livingston, Montana. The property has year round access via the county designated Shields River Road, one-half mile west of State Highway 89, which runs north-south through the Shields Valley.

Southwest Montana, and particularly the region around Livingston is considered by many to be one of the most desirable areas in the Treasure State. The landscape is characterized by varying geography; productive irrigated river valleys, timbered foothill and bench country, large expanses of rolling farm ground, prairie and rangeland, and high-alpine mountainous terrain. The area is touted for its premier recreational opportunities, cultural variety, historical richness, and distinctive western “feel”.

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Location (Continued):

Lying northeast of Livingston, on the northern fringe of the Greater Yellowstone Ecosystem, the Shields Valley is framed by several prominent mountain ranges. The Bridger Mountains are to the west, the Absaroka Range to the south, and the Crazy Mountains to the east, with the snowcapped summits of some peaks exceeding 10,000 feet in elevation. Mountain tributaries feed the Shields River, which bisects the valley floor and meanders sixty-five miles from its origins in the north Crazy Mountains, to its confluence with the Yellowstone River, roughly eight miles south of the Falls Creek Acreage and six miles downstream from Livingston. Populations of elk, deer, and moose are frequently seen in the foothills and hayfields around the perimeter of the valley, and the grizzly bear can still be found roaming the forests and peaks of the Absaroka and Crazy Ranges. The Shields Valley is still largely rural, having mostly escaped subdivision and urban sprawl. Agriculture is the primary economic activity, centered on both purebred and commercial cattle ranches, as well as large-scale feed crop and grain farming operations. The towns of Clyde Park and Wilsall provide the residents of the valley with basic services, and nearby Livingston offers much more in the way of variety.
Acreage:
At an elevation ranging from approximately 4,570’ to 4,825’, the Falls Creek Acreage lies on the western side of the Shields Valley and just east of the Shields River. The property borders county roads on two sides - the Shields River Road on the west, and the Falls Creek Road on the north. The land offering is subject to a pending boundary realignment survey by the seller. Currently, the projected size of the parcel is estimated to be approximately 440 acres. Terrain on the property varies from irrigated and dry land crop ground, to creek bottom riparian habitat, to rolling short grass pasture land. The property has both decreed and ditch water rights used to irrigate approximately 25-30 acres of alfalfa hay, and the Lower Shields Valley Canal runs through portions of the acreage. In addition, dry land hay is harvested from one pasture. The property is currently leased to a neighbor who cuts the hay and does some limited grazing with cattle. Falls Creek flows westerly through the property for approximately one mile, creating a lush riparian corridor filled with cottonwood trees, varied brush varieties and pockets of cattail. They provide nesting and protective cover for upland game birds, as well as bedding areas for an abundant deer population. The balance of the acreage south of the creek is comprised of rolling hills, ridges and small basins of pasture ground. Average annual precipitation for the general area is estimated at 12-16 inches. There are no existing improvements on the ranch except for fencing, however there are numerous choice building sites. Expansive panoramic views of the Crazy Mountains to the east and the Bridger Range to the west are impressive, from the property.
Area:
Southwest Montana offers an overwhelming bounty of natural resources. The area is blessed with millions of acres of snow-capped peaks and pristine forests. There are river riparian ecosystems that include some of the finest wild trout streams on the planet. The vast expanses of prairie and plains have a wildlife community that, in terms of density and variety, most likely exceeds any other region in the continental United States. Whether the pursuit is fishing, hunting, camping, hiking, skiing, or any number of other similar activities, the possibilities are limited only by the imagination. Thousands of people flock to Big Sky Country every year to experience outdoor pursuits amidst some of the most magnificent scenery found anywhere in the world.

Bozeman, the largest community in the region with a population of some 40,000, is considered the major trade center for all of southwest Montana. It is the county seat for Gallatin County, as well as home to Montana State University (MSU) with over 13,500 students. Bozeman offers all major shopping and service related opportunities, many small specialty businesses, art galleries, historic buildings, sporting goods and fly shops and fine restaurants. The myriad of cultural amenities include the Bozeman Symphony, dinosaur exhibits at the Museum of the Rockies, and the Taylor Planetarium on the campus of MSU. Bozeman Yellowstone International Airport at Gallatin Field provides jet service to the area with numerous arrivals and departures daily. It is facilitated by five commercial airlines, and the adjacent Yellowstone JetCenter is a full service FBO catering to private aircraft.
Area (Continued):
With a population of approximately 7,000, Livingston, Montana, was established in the 1880s as a major hub for the Northern Pacific Railroad. Today the community is home to artists, authors, musicians, celebrities, ranchers and fly fishing guides. It caters to a large tourism-based industry that centers around outdoor recreational pursuits. The town offers a variety of fine restaurants, art galleries, museums, historic buildings and famous fly shops including the renowned Dan Bailey’s, and George Anderson’s Yellowstone Angler. The Livingston airport also has FBO facilities for private aircraft.
Nearby Live Water:
Montana’s trout streams are legendary in quantity, quality and scale. The state contains more premier water than could probably ever be fished in a lifetime. Seven rivers in Montana have the distinction of being designated “blue ribbon” status, and five of these - the West Gallatin, Big Hole, Madison, Missouri and Yellowstone are all within a two-hour or less drive of Livingston. Other notable fisheries in this area include the Stillwater, Boulder, Shields, Ruby, and Beaverhead Rivers, as well as the enormous diversity of Yellowstone National Park waters. The world-class O’Hair and Depuy sections of Armstrong Spring Creek, and Nelson’s Spring Creek in the Paradise Valley south of Livingston, are a thirty-minute drive from the Falls Creek Acreage. The 921,000-acre Absaroka-Beartooth Wilderness Area south of the property, and the Gallatin National Forest lands in the Bridger and Crazy Mountains, are full of high alpine lakes and crystal clear mountain streams waiting for the adventurous angler to explore.

The Shields River flows about one-quarter mile west of the Falls Creek Acreage and offers a compelling mix of prime trout habitat. Braided channels, enticing riffles, undercut banks, deep pools and tapering runs support a mixed fishery consisting of cutthroat, rainbow, brook and brown trout. The river is lightly fished, and the resident trout are generally opportunistic and receptive to eating a variety of imitative and attractor dry, emerger, nymph and streamer fly patterns. Another fishing option is the Highway 89 Fishing Access on the Yellowstone River, which is a fifteen-minute drive south from the property.
Wildlife & Hunting:

Some of Montana’s best hunting opportunities are found in the southwest portion of the state. The mountains and plains comprising the region harbor all the recognized big game species in Montana, including elk, whitetail and mule deer, antelope, black and grizzly bear, mountain lion, moose, bighorn sheep and Rocky Mountain goats. Waterfowl and upland wingshooting is also superb in this area with the possibility of decoying ducks and geese in the morning, then hunting for Hungarian partridge, pheasant and grouse in the afternoon.

The Falls Creek Acreage supports a varied wildlife community. In terms of hunting opportunities, there are good numbers of both mule and white-tailed deer on the property, as well as pronghorn antelope. Coveys of Hungarian partridge utilize the cover found along Falls Creek, and pheasants would do well with proper management strategies. While there are no elk found on the property, there are excellent hunting possibilities within a short drive. Falls Creek lies in Montana deer and elk Hunting District 315, which allows for harvest of either brow-tined bull or antlerless elk. Additionally “B” licenses (400) for antlerless elk are available on a draw basis in this district, with draw success rate being 100% in 2014 for these tags. The big game early archery season usually runs from the first week of September until the middle of October. The general season typically runs from the third week of October through the end of November.
Recreation:
Skiing opportunities can be found at Bridger Bowl Ski Area located 16 miles northeast of Bozeman, offering 75 runs and covering 2,000 acres on the Gallatin National Forest. The Bohart Ranch, which is adjacent to Bridger Bowl, has 30 kilometers of groomed cross-country trails. Big Sky Ski and Summer Resort is situated south of Bozeman in the Gallatin Canyon, and comprises over 5,800 acres that includes 300 runs on four mountains. The region also offers millions of acres of public lands in the form of National Forest, designated Wilderness, State of Montana and Bureau of Land Management that is easily accessible to hikers, campers, horse enthusiasts, and other outdoor adventurers.

Water & Mineral Rights:
The seller will convey/transfer all appurtenant water and mineral rights, if any, at closing, however the seller makes no representations or warranties concerning current status or validity of any of these rights. Independent investigation of both these items is recommended to any prospective purchaser.
Summary

The Falls Creek Acreage combines solitude and privacy, varied topography and land use types, tremendous views, a healthy wildlife community, and is close to several dynamic southwest Montana communities. The property is situated at the epicenter of some of the most scenic and recreationally oriented country in Montana, and is well suited for the outdoor enthusiast. Being unimproved, the property offers an open canvas for a new owner wishing to create a special Montana retreat. The Falls Creek Acreage is competitively priced and is a beautiful and unique offering.

PRICE: $1,475,000

Notes:
1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.
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3) Live Water Properties LLC represents the Seller as a Seller’s Agent.
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Falls Creek Acreage Terrain Map

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