



GOOCH HILL RANCH

Gallatin Gateway, Montana

LOCATION: The property is located in an area of irrigated farm land, approximately 8 miles Southwest of Bozeman, near the small community of Gallatin Gateway. It is accessed off of Gooch Hill Road, a paved secondary highway. Gooch Hill Road is accessed via either Huffine Lane or Hwy. #191, and crosses the Southern end of the property. All in Gallatin County.

AREA: Bozeman, a city of approximately 51,000 is nestled in a beautiful mountain valley, is a major trading hub and also the County Seat of Gallatin County. The area offers a compelling mixture of qualities – breathtaking scenery, clean air, abundant wildlife, Blue Ribbon trout streams, a leading State University and a multitude of cultural activities.

The Gallatin Valley has always been bound to the land, it's roots sunk firmly in agriculture. Despite a relatively short growing season, the area is known for seed potatoes, wheat, malting barley, hay and livestock production. Even though less than 4% of Gallatin County's population earns a living from agriculture, farming remains a major economic force. The Gallatin Valley is also home to three Blue Ribbon trout streams– the Gallatin, Madison, & Jefferson Rivers. The Yellowstone River is just a 20± mile drive over Bozeman Pass to Livingston.

The largest unit in the Montana University system, Montana State University remains one of the Valley's bastions of stability. MSU is well-respected for its Agriculture, Art, Engineering, Architecture and Math & Accounting degree programs. Approximately 16,766 students attend MSU.

Gallatin County guards the West Entrance to Yellowstone National Park and is the headquarters for some of the finest fishing in the world. Miles of Blue Ribbon trout streams run throughout the area. The nationally recognized Madison, Jefferson, Yellowstone and Gallatin Rivers, as well as numerous lakes & streams offer a variety of fishing experiences. One may explore South Central Montana's great rivers, storied mountains, deep forests and remote wilderness areas.

It is a short, 45 minute drive to both Bridger Bowl Ski Area, North of Bozeman, and 30 minutes to Big Sky Ski & Summer Resort to the South, offering legendary powder runs, wide open groomed runs, and sun and fun to suit everyone. Big Sky also offers year 'round recreation including excellent skiing, fly-fishing, horseback riding, river rafting, and several 18-hole golf courses.

12/6/2019

AIRPORT: Bozeman Yellowstone International Airport at Gallatin Field in Belgrade is a beautiful, state-of-the-art facility that is home to a variety of amenities to ensure your travels through the Yellowstone and Gallatin Valley region are safe, comfortable and memorable. It's approximately 14 miles away, and is currently served by Alaska, Allegiant, American, Delta, Frontier, Jet Blue, and United Airlines. Also, Sun Country service to Mpls./St. Paul Int'l Airport is slated to begin in the summer of 2020. There are also 2 full service Fixed Base Operators: Arlin's Aircraft Service Inc. and Yellowstone Jet Center. Private charter services include: Summit Aviation, Northern Wings Aviation, Central Copters, and Rocky Mountain Rotors. Emergency air transportation is also available via Reach Air Medical or Life Flight Network.

Visit <http://www.airnav.com/airports/state/MT.html> for more information.

ACREAGE: The Gooch Hill Ranch consists of 192.265± deeded acres. It has been legally surveyed into 8 individual tracts, ranging in size from 20 to 28 acres via C.O.S. #1285, C.O.S. #1648, and C.O.S. #509. These could be sold as individual parcels. It sits in an area of mostly open space and agricultural land, along with some subdivisions.

The land is broken down as: 161± acres irrigated via pivot, sprinkler, and flood irrigation and 31± acres of grazing. Most of the irrigated land is in Alfalfa, and 40± acres are seeded to Spring Wheat. Beautiful views of the Hyalite Mountains and the Gallatin Range to the South, as well as the tops of the Bridger Range to the North, and the Tobacco Roots to the West.

ELEVATION: Ranges from 5,000 feet to 5,100 feet above sea level.

FREEZE-FREE

PERIOD: Mean length of freeze-free season is 90 - 100 days; Average date of first freeze is September 2 - 7; Average date of last freeze is June 4 - 9.**

TEMPERATURE:

											Mean Minimum Temperature (°F)**												
<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
12°	14°	16°	25°	35°	42°	45°	45°	36°	29°	20°	13°	12°	14°	16°	25°	35°	42°	45°	45°	36°	29°	20°	13°

											Mean Maximum Temperature (°F)**												
<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
30°	38°	42°	52°	63°	71°	82°	80°	70°	58°	41°	34°	30°	38°	42°	52°	63°	71°	82°	80°	70°	58°	41°	34°

PRECIPITATION: Mean Annual Precipitation is 20" - 30".**

<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
1.4"	.9"	1.8"	2.9"	4.0"	3.7"	1.4"	1.4"	2.4"	2.3"	1.6"	1.2"	1.4"	.9"	1.8"	2.9"	4.0"	3.7"	1.4"	1.4"	2.4"	2.3"	1.6"	1.2"

SNOWFALL: Mean Annual Snowfall is 50" - 100" (accumulative).**

IMPROVEMENTS:

- Metal Shop:** Built in 1988; All Metal with 4 sides closed; 36' x 80' (2,880 sq. ft.)
- Hay Barn:** Built in 1979; Pole Barn; Metal Roof; 4 sides open; 54' x 120' (6,480 sq. ft.)
- Hay Barn:** Built in 1978; Pole Barn; Metal Roof; 4 sides open; 54' x 108' (5,832 sq. ft.)
- Pump House:** Built in 1982; All Metal; 13' x 10' (130 sq. ft.)
- Wood Shed:** Built in 1920; Ag, wood frame; 16' x 44' (704 sq. ft.) w/ a 16' X 20' Lean-to
- Equipment Shed:** Built in 1978; All metal with 1 side open; 84' x 20' (1,680 sq. ft.)
- Equipment Shed:** Built in 1978; All metal with 1 side open; 48' x 19' (912 sq. ft.)
- Grain Bin:** Built in 1970; No aerator; 50,000 bu; 16' high and 56' in circumference
- Grain Bin:** Built in 1974; No aerator; 50,000 bu; 16' high and 56' in circumference
- Grain Bin:** Built in 1970; No aerator; 42,000 bu; 13' high and 56' in circumference
- Grain Bin:** Built in 1970; No aerator; 19,000 bu; 10' high and 43' in circumference
- Scale/Squeeze Chute:** Built in 1982; Pole Barn; Metal roof; 4 sides open; 20' x 20' (400 sq. ft.); steel head catch chute and 3,000 lb. Arkfield Scale
- Loading Chute:** Wood construction; Concrete base

★ The Mobile Home does not convey with the sale.

UTILITIES: Power is supplied by Northwestern Energy and phone by CenturyLink. Natural gas is also available in the area.

MINERALS: All mineral rights owned by the seller and appurtenant to the property will convey to buyer at closing. Mineral rights are not guaranteed, so it is suggested that, if mineral rights are an important issue, the buyer should conduct a mineral search with a Title Company.

WATER & WATER

RIGHTS: The West Gallatin Canal meanders through the Northern part of the ranch. The ranch has contract water rights referred to as Hyalite Lake storage rights that can be delivered through this canal. These include 250 shares out of the Middle Creek Water Users Association. One share equals one acre foot (250 shares = 250 acre feet). In 2019, the Operation & Maintenance cost was \$16.07/share.

Montana is going through the water rights adjudication process at this time. The ranch has filed, according to Montana Law, and received the following rights in a temporary preliminary decree. There is no guarantee which of these rights will be in the final decree.

	<u>Water Right #</u>	<u>Flow Rate</u>	<u>Source</u>	<u>Priority Date</u>
Irrigation:	41H 29101-00	3.25 CFS	S Cottonwood Crk	Oct 1, 1878
	41H 29098-00	1.25 CFS	Unnamed Trib. W Gallatin Rvr	July 1, 1900
	41H 29099-00	2.50 CFS	Unnamed Trib. W Gallatin Rvr	May 31, 1887
Stock:	41H 29103-00	15 GPM	Well	Dec 31, 1902
Domestic:	41H 29104-00	5 GPM	Well	Dec 31, 1902

IRRIGATION

EQUIPMENT: A 40± acre wheel line and a 30hp electric pump convey with the sale.

SOILS: Both a soils map and a soils description outline are attached.

LEASE: The property is currently leased to a neighboring farmer from January 1, 2019 to December 31, 2019 for \$15,000 cash rent. The neighbor’s pivot crosses the property and he has use of the granaries and hay sheds until the Spring of 2020. He is an excellent farmer and would be willing to sign a 5-year lease, with an option to renew every 5 years.

WILDLIFE: Wildlife includes deer, elk, grouse, pheasants, eagles and Sandhill Cranes. There is also an abundance of song birds.

CONSERVATION

EASEMENT: The ranch is legally divided into 8 tracts and would make an excellent Conservation Easement, to protect the area's agricultural stability and recreational value, as well as the scenic beauty from subdivision & development; plus, give the owner a substantial tax deduction off of his ordinary income.

SCHOOLS: Public School is provided via two schools. Grades PK-8 are at Gallatin Gateway School, which has 172 students in the 2019-2020 school year. Home of the Gallatin "Gators." High School is at Bozeman Senior High, which has 2,168 students. Home of the "Hawks."

Visit their websites:

Gallatin Gateway School - <https://www.gallatingatewayschool.com/index.html>

Bozeman Senior High - <http://bhs.bsd7.org/>

Manhattan Christian School, a quality, private school is located in the community of Churchill, 9 miles South of Manhattan. In the 2019-2020 school year, it has approximately 34 students in Pre-School and 287 students in Grades K-12. Home of the "Eagles."

Visit the MCS website: www.manhattanchristian.org

TAXES: 2019 ~ \$1,860.74

PRICE: **\$3,500,000**

TERMS Cash.

SHOWINGS: An appointment must be made with Don Vaniman, Ranch Broker prior to all showings and he must accompany all buyers on all showings.

CONTACT: DON VANIMAN, RANCH BROKER
5020 Westlake Road
Bozeman, MT 59718

Office: 406-587-4250
Home: 406-586-6700
FAX: 406-587-3611

NOTE: All information is from sources deemed reliable, but is not guaranteed by Don Vaniman, Ranch Broker, seller, or agent. Offering is subject to error, omissions, prior sale, change or withdrawal without notice, and approval of the purchase by owner. I urge independent verification of each and every item submitted, to the satisfaction of any prospective purchaser.

** Information is collected from the MSU Extension Service, MAPS Atlas Program, 1994.

VISIT OUR WEBSITE:

www.donvaniman.com • don@donvaniman.com

Water Resources Survey

MIDDLE CREEK STORAGE PROJECT (S.W.C.B.)

In order to supplement the water supply for irrigation in Gallatin Valley the State Water Conservation Board received a loan and grant offer from the Federal Government in 1938 to construct the Middle Creek Storage Project. About the same time the Board filed an appropriation dated July 12, 1938, on all the unappropriated water from Middle Creek (also called Hyalite Creek) and its tributaries. The loan and grant offer required the formation of the Middle Creek Water Users' Association as an agency for the distribution of water, to accumulate funds to amortize the cost of the project, and to execute a Water Marketing Contract (see page 49) with the State Water Conservation Board.

The Middle Creek Water Users' Association was incorporated on January 3, 1939, with a capital stock valued at \$10,000 divided into 10,000 shares at \$1.00 per share. Water Purchase Contracts (see page 49) in the amount of 8,605 acre feet were secured and approved by the Association on June 9, 1939. The original list was comprised of 108 water purchase contracts with the cost of water established at \$1.96 per acre foot. In addition to the cost of the water, operation and maintenance charges were set at 26 cents per acre foot.

Bids for construction of the project were received on May 26, 1939, and work was started on the dam July 15, 1939. The dam is located on Middle or Hyalite Creek in Section 15, Township 4 South, Range 6 East, approximately 15 miles south of Bozeman. It is an earth, gravel and rock fill structure, 1,310 feet in length, 110 feet high, and floods an area of 248 acres with a storage capacity of 8,027 acre feet. Above the reservoir is a 27 square mile drainage area, located in a good snow belt, high on the timbered slopes of the Gallatin Range.

Under the same project a diversion canal from Middle Creek to Cottonwood Creek was constructed to transport water to users along Cottonwood Creek. The Cottonwood diversion canal is 3½ miles long and has a carrying capacity of 77 second feet.

This project was scheduled for completion in 1942 but due to shortages of labor, materials, and increased construction costs during and after World War II, it was not ready for operation until the fall of 1950. The first stored water delivered to water users was the season of 1951.

Supplemental water from the reservoir is supplied to users in the Farmers Canal, Hoy Ditch, Middle Creek Ditch, West Gallatin Canal (Kleinschmidt) and to various private ditches.

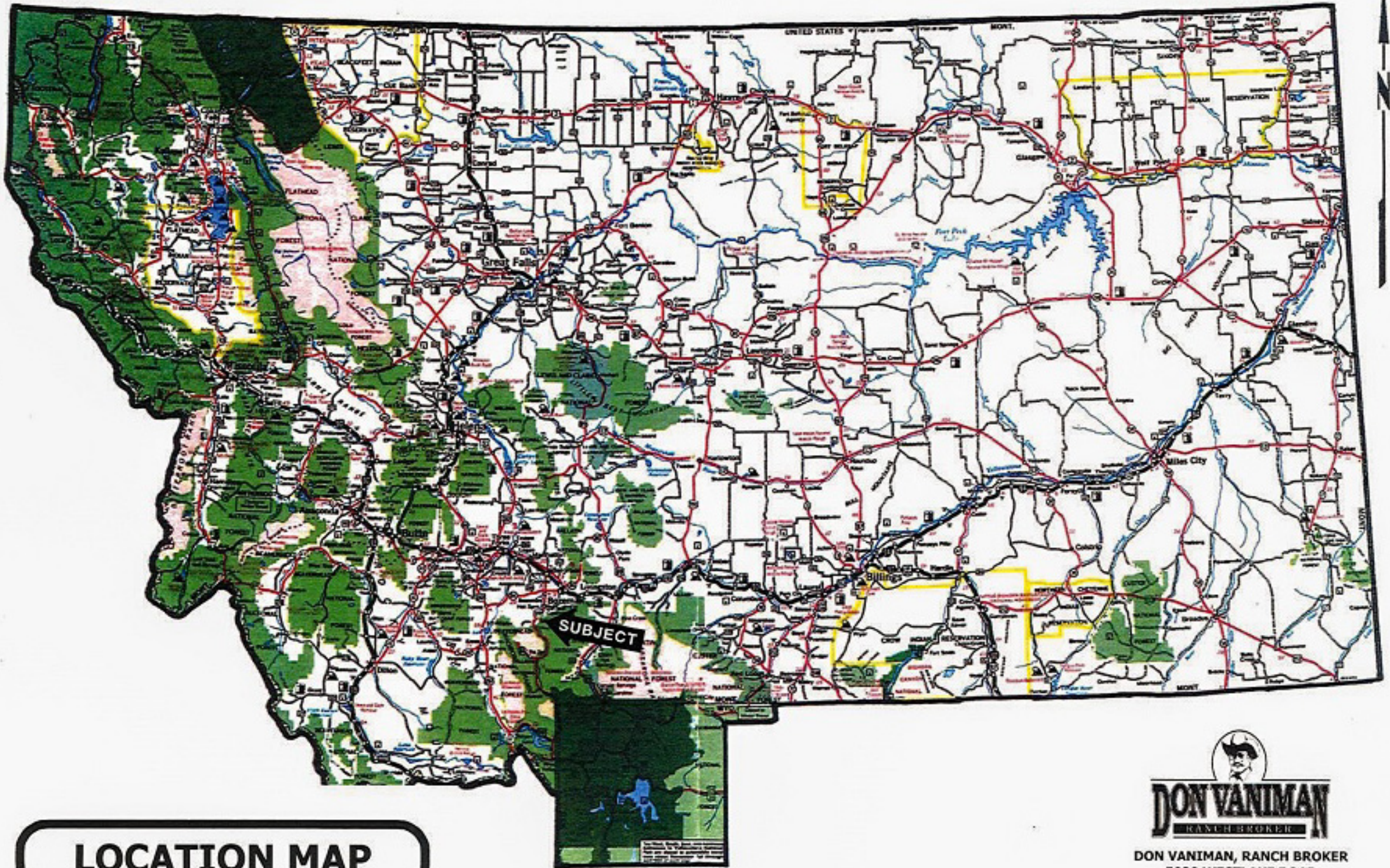
In 1952 there were 4,520 acre feet of water delivered to 48 users in the above named canals and private ditch systems, with about 3,500 acre feet of water remaining in the reservoir to be sold by the Middle Creek Water Users' Association and the State Water Conservation Board.

Published by
STATE ENGINEER'S OFFICE
Helena, Montana, January, 1953
(Reprint as of June, 1961)



GOOCH HILL RANCH

Gallatin Gateway, Montana



LOCATION MAP



DON VANIMAN, RANCH BROKER
5020 WESTLAKE ROAD
BOZEMAN, MT 59718
406.587.4250
www.donvaniman.com
don@donvaniman.com

GOOCH HILL RANCH

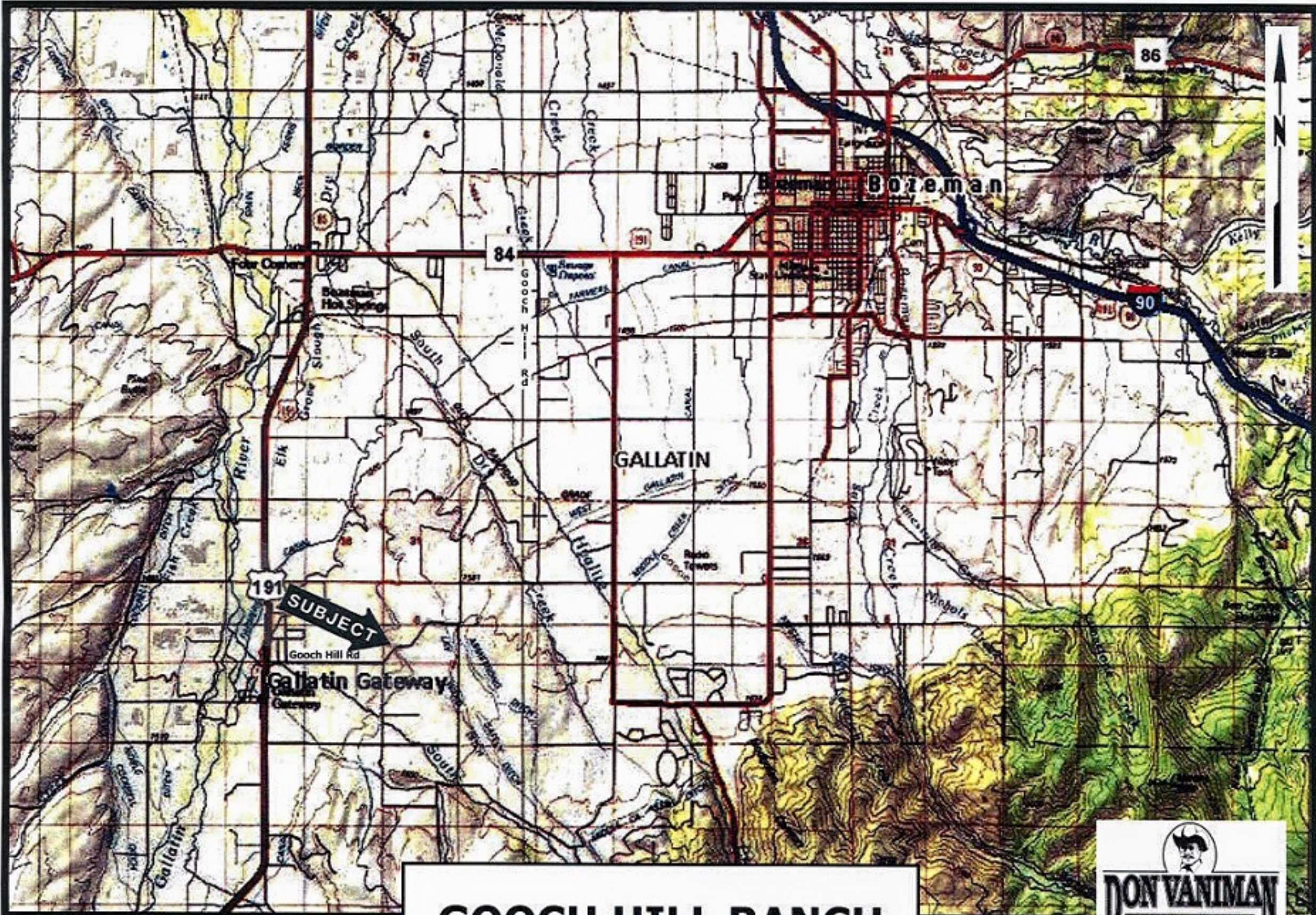
Gallatin Gateway, Montana

SUBJECT →



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GOOCH HILL RANCH
 Gallatin Gateway, Montana

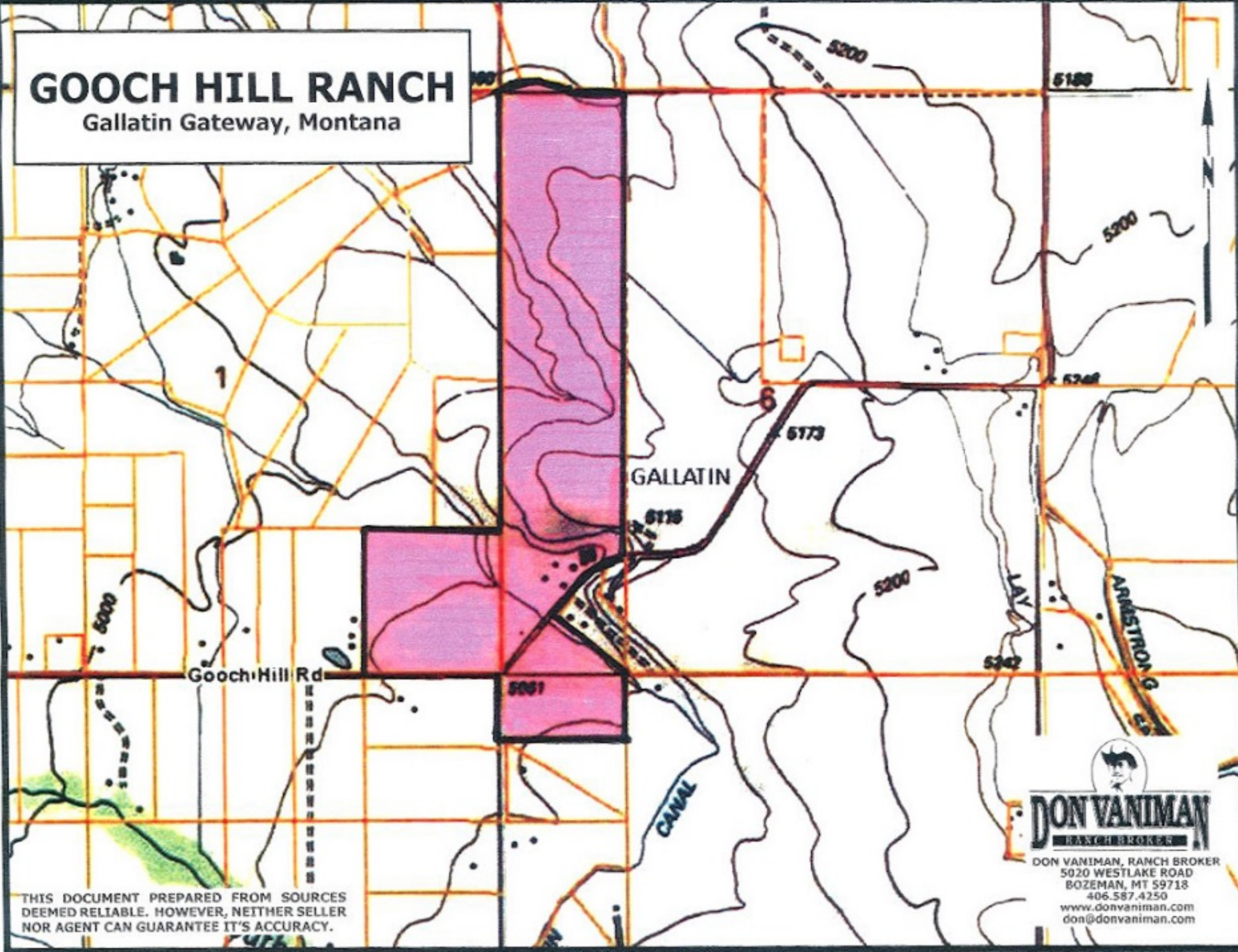
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GOOCH HILL RANCH

Gallatin Gateway, Montana



GALLATIN

Gooch Hill Rd



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CERTIFICATE OF SURVEY NO. 1285

9 TRACTS OF LAND BEING THE SE 1/4 OF THE SE 1/4 OF SECTION 1, T39, R4E, GOVT. LOT 1 OF SECTION 7 AND GOVT. LOTS 4, 5, 6 & 7 OF SECTION 6, T39, R5E, R.M.M., GALLATIN COUNTY, MONTANA
EXCEPT PARCEL SHOWN ON C.O.S. NO. 809, GALLATIN COUNTY CLERK & RECORDER RECORDS
FOR AUGUSTA SORIA TO CREATE 9 TRACTS OF LAND



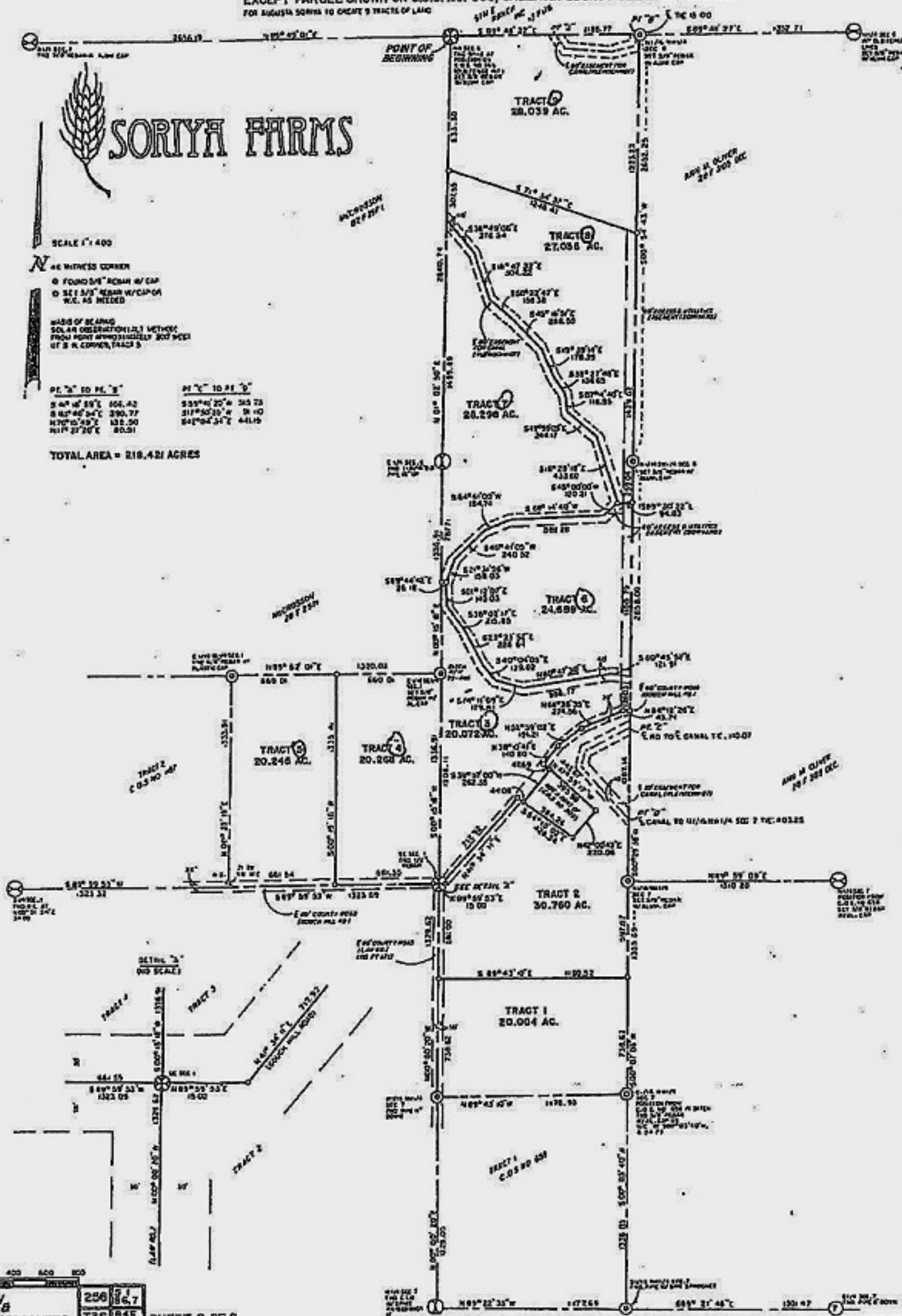
SORIYA FARMS

SCALE 1" = 400'

N
 * 66 WITNESS CORNER
 * FOUND 5/8" IRON NAIL CAP
 * SET 3/8" NEAR W/ CAP OR N.E. AS NEEDED
 METHOD OF BEARING
 SOLAR OBSERVATION (S.I. METHOD)
 FROM POINT APPROXIMATELY 300 FEET
 UT S. N. CORNER, TRACT 5

PT. TO	TO PT. S'	PT. TO	TO PT. S'
S 40° 45' 30" E	106.42	S 33° 44' 20" W	345.73
S 40° 46' 30" E	290.77	S 17° 50' 20" W	38.40
N 70° 15' 40" E	133.50	S 47° 04' 34" E	441.19
N 17° 31' 20" E	80.51		

TOTAL AREA = 218.421 ACRES

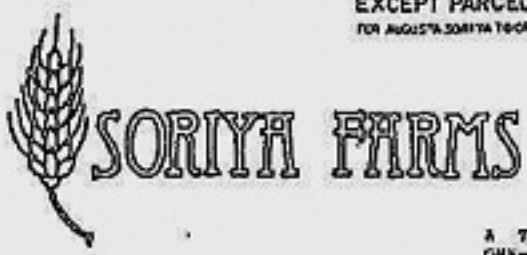


20 200 400 600 800

ALLEN ASSOCIATES	250	T39	R4E	S67
	135	R4E	S67	R5E

CERTIFICATE OF SURVEY NO. 1285

9 TRACTS OF LAND BEING THE SE 1/4 OF THE SE 1/4 OF SECTION 1, T3S, R4E, GOVT. LOT 1 OF SECTION 7 AND GOVT. LOTS 4, 5, 6 & 7 OF SECTION 6, T3S, R5E, P.M.M. GALLATIN COUNTY, MONTANA EXCEPT PARCEL SHOWN ON C.O.S. NO. 509, GALLATIN COUNTY CLERK & RECORDER RECORDS FOR AUGUSTA SORIYA TO CREATE 3 TRACTS



DESCRIPTION

A TRACT OF LAND BEING THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, AND GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 EAST AND ALSO GOVERNMENT LOTS 4, 5, 6 AND 7 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA EXCEPT A PARCEL SHOWN ON CERTIFICATE OF SURVEY NUMBER 509, GALLATIN COUNTY CLERK AND RECORDER RECORDS; AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, THENCE SOUTH 89-48-27 EAST ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1184.72 FEET, THENCE ALONG THE EAST LINE OF SAID GOVERNMENT LOTS 4, 5, 6 AND 7 OF SECTION 6 THROUGH THE FOLLOWING COURSES:

SOUTH 80-54-43 WEST A DISTANCE OF 2552.25 FEET.
SOUTH 80-27-16 WEST A DISTANCE OF 2458.00 FEET.

THENCE SOUTH 00-07-06 WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 OF SECTION 7, A DISTANCE OF 1315.49 FEET, THENCE NORTH 00-43-14 WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 OF SECTION 7, A DISTANCE OF 1178.93 FEET, THENCE NORTH 00-00-20 WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 OF SECTION 7, A DISTANCE OF 1324.41 FEET, THENCE SOUTH 89-59-53 WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, A DISTANCE OF 1421.00 FEET, THENCE NORTH 00-23-15 EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, A DISTANCE OF 1333.91 FEET, THENCE NORTH 89-52-01 EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, A DISTANCE OF 1320.02 FEET, THENCE NORTH 22-15-18 EAST ALONG THE WEST LINE OF SECTION 6, A DISTANCE OF 1336.97 FEET, THENCE NORTH 00-02-14 EAST ALONG SAID WEST LINE OF SECTION 6, A DISTANCE OF 2447.74 FEET TO THE POINT OF BEGINNING.

EXCEPTING A PARCEL OF LAND SHOWN ON CERTIFICATE OF SURVEY NUMBER 509, GALLATIN COUNTY CLERK AND RECORDER RECORDS.

SAID TRACT OF LAND BEING .13.471 ACRES ALONG WITH AND SUBJECT TO ANY EXISTING EASEMENTS.

ALL ACCORDING TO CERTIFICATE OF SURVEY NO. 1285, GALLATIN COUNTY CLERK AND RECORDER RECORDS.

GRANT OF ROAD EASEMENTS

THE PRIVATE ROAD SHOWN ON THIS CERTIFICATE OF SURVEY IS HEREBY GRANTED AS AN EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS OF ALL THE TRACTS CONTAINED WITHIN THIS SURVEY.

Augusta Soriya
AUGUSTA SORIYA

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF NOVEMBER 1985.

Ray C. Gibson

NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Bozeman, Montana
MY COMMISSION EXPIRES July 6, 1988

John W. Hulse *Elaine M. Hulse*
JOHN W. HULSE ELAINE M. HULSE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF NOVEMBER 1985.

Ray C. Gibson

NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Bozeman, Montana
MY COMMISSION EXPIRES July 6, 1988

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, RONALD W. ALLEN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BETWEEN August 3rd 1985 AND November 14th 1985, I SURVEYED THIS CERTIFICATE OF SURVEY, AND PLATTED SAME AS SHOWN ON THE ACCOMPANYING PLAT AND AS SHOWED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, SECTIONS 76-3-101 THROUGH 76-3-614, M.C.A., 1983 AS AMENDED AND THE GALLATIN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 14th DAY OF November, A.D., 1985.

R. W. Allen
RONALD W. ALLEN
MONTANA REGISTRATION #49558

CERTIFICATE OF EXAMINING LAND SURVEYOR

I, Dennis L. Ferguson, ACTING AS AN EXAMINING LAND SURVEYOR FOR GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL PLAT OF THIS CERTIFICATE OF SURVEY AND FIND THE SURVEY DATA SHOWN THEREON MEETS THE CONDITIONS SET FORTH BY OR PURSUANT TO SECTION 76-3-611 (2)(a) M. C. A., 1983 AS AMENDED.

DATED THIS 14th DAY OF November, 1985.

Dennis L. Ferguson
DENNIS L. FERGUSON
MONTANA REGISTRATION # 80065



CHECKED FOR ERRORS AND OMISSIONS FOR GALLATIN COUNTY, MONT. DATE Nov 2 1985

147354 CLERK AND RECORDER

I, GARY W. PRINGLE, CLERK AND RECORDER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE THIS 14 DAY OF November, A.D., 1985, AT 4:15 P.M. AND RECORDED AS CERTIFICATE OF SURVEY NUMBER 1285, RECORDS OF THE COUNTY CLERK AND RECORDER, GALLATIN COUNTY, MONTANA.

DOCUMENT NUMBER 147354
BY: *Mary L. Pringle*
DEPUTY CLERK AND RECORDER

CERTIFICATE OF SURVEY NO. 1648

TWO TRACTS OF LAND BEING THE TRACT ON C.O.S. NO. 509, AND A PORTION OF TRACT 2 OF C.O.S. NO. 1285, LOCATED IN THE SW 1/4 OF SEC. 6 AND IN THE NW 1/4 OF SEC. 7, T3S, R5E, P.M.M., GALLATIN COUNTY, MONTANA.

FOR: ROBERT P. MYERS et al TO REALIGN BOUNDARIES BETWEEN TRACTS.

SCALE

1" = 200'

○ 1/4 CORNER

○ SET 8/16" REBAR W/ 1" ALUM CAP

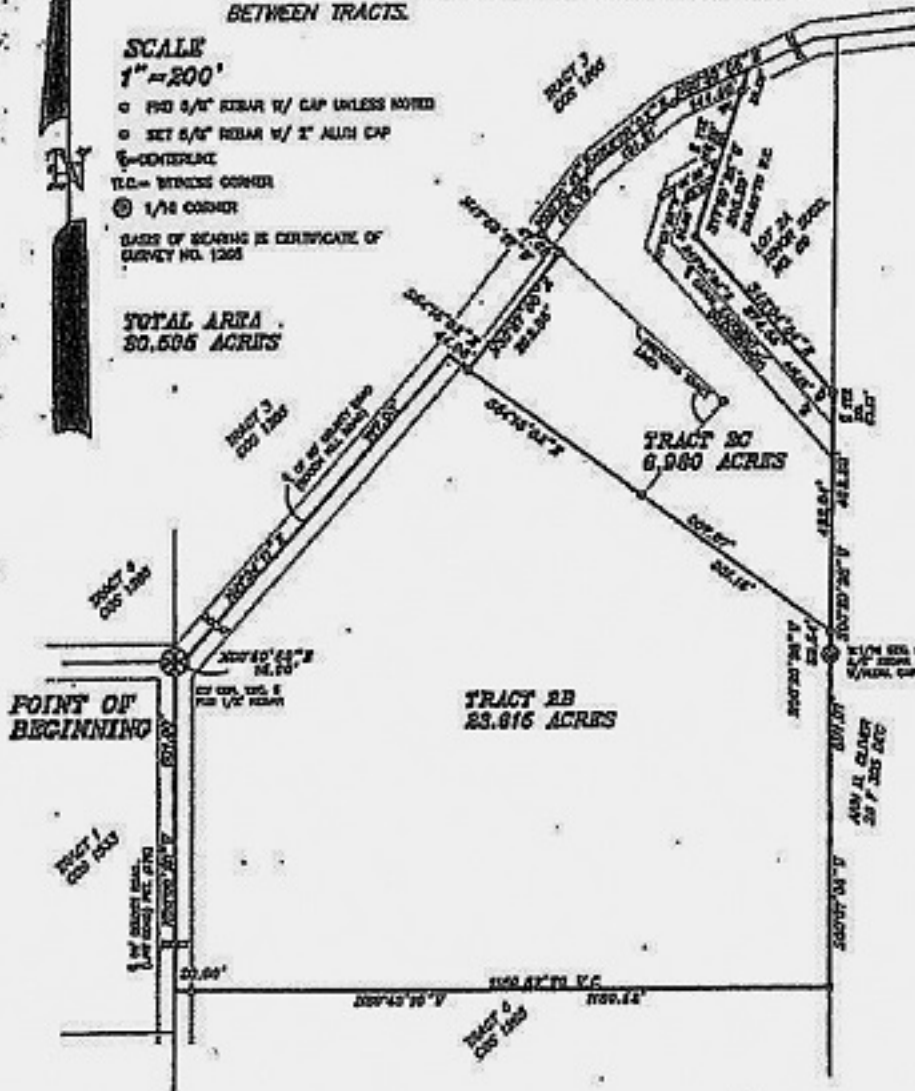
○ CENTERLINE

○ 1/4 CORNER

○ 1/4 CORNER

BASES OF BEARINGS IN CERTIFICATE OF SURVEY NO. 1285

TOTAL AREA
30.595 ACRES



DESCRIPTION

A TRACT OF LAND BEING THE TRACT ON CERTIFICATE OF SURVEY NO. 509, AND A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 1285, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, AND IN THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 04-59-53 EAST A DISTANCE OF 15.00 FEET, THENCE NORTH 41-34-11 EAST A DISTANCE OF 717.92 FEET, THENCE SOUTH 34-15-02 EAST A DISTANCE OF 44.08 FEET, THENCE NORTH 38-57-00 EAST A DISTANCE OF 262.35 FEET, THENCE NORTH 47-39-17 WEST A DISTANCE OF 47.6V FEET, THENCE NORTH 38-10-11 EAST A DISTANCE OF 140.79 FEET, THENCE NORTH 52-39-02 EAST A DISTANCE OF 191.21 FEET, THENCE NORTH 66-34-39 EAST A DISTANCE OF 144.58 FEET, THENCE SOUTH 17-50-25 WEST A DISTANCE OF 305.39 FEET, THENCE SOUTH 42-04-34 EAST A DISTANCE OF 374.35 FEET, THENCE SOUTH 00-29-38 WEST A DISTANCE OF 162.38 FEET, THENCE SOUTH 00-07-06 WEST A DISTANCE OF 297.07 FEET, THENCE NORTH 89-43-14 WEST A DISTANCE OF 1180.52 FEET, THENCE NORTH 00-00-20 WEST A DISTANCE OF 591.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING 30.595 ACRES ALONG WITH AND SUBJECT TO ANY EXISTING EASEMENTS.

CERTIFICATE OF EXEMPTION (RELOCATION COMMON BOUNDARY)

I, CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARIES BETWEEN ADJOINING PROPERTIES, AND THAT NO ADDITIONAL PARCELS ARE CREATED, AND THAT NO BUILDING REQUIRING SEWER OR WATER WILL BE ERRECTED ON THE ACQUIRED PARCEL THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1) (a), M.C.A., AND BY THE DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES A.D. 1976, 16-1-605 (2) (a)

Robert P. Myers
ROBERT P. MYERS
STATE OF MONTANA
COUNTY OF GALLATIN

ON THIS 9th DAY OF March, IN THE YEAR 1992, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT P. MYERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

John A. [Signature]
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT [Address]
MY COMMISSION EXPIRES [Date]

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, RONALD M. ALLEN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BETWEEN January 7, 1992 AND March 11, 1992, I SURVEYED THIS CERTIFICATE OF SURVEY, AND PLATTED SAME AS SHOWN ON THE ACCOMPANYING PLAT AND IS DESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, SECTIONS 76-3-101 THROUGH 76-3-414, P.C.A., AND THE GALLATIN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 11th DAY OF March, A.D., 1992.

Ronald M. Allen
RONALD M. ALLEN
MONTANA REGISTRATION 899338

CERTIFICATE OF COUNTY TREASURER

I, DIAN HUSHER, TREASURER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PROPERLY CLASSIFIED AND THAT NO REAL PROPERTY TAXES ASSESSSED AND LEVIED ON THE LAND TO BE SUBDIVIDED ARE DELINQUENT.

DATED THIS 21st DAY OF March, A.D., 1992.

BY: *Debra [Signature]*
DEPUTY TREASURER OF GALLATIN COUNTY

CERTIFICATE OF COUNTY COMMISSIONERS

I, THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS, GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE EXEMPTION CLAIMED ON THE ACCOMPANYING CERTIFICATE OF SURVEY HAS BEEN FOUND TO CONFORM TO THE REQUIREMENTS OF THE SUBDIVISION AND PLATTING ACT, SECTION 76-3-101 ET SEQ. M.C.A. AND THE GALLATIN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 11th DAY OF March, A.D., 1992.

Gene [Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

241477

CLERK AND RECORDER

I, SHELLEY M. CHENEY, CLERK AND RECORDER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE THIS 02nd DAY OF March, A.D., 1992, AT 11:05 A.M., AND RECORDED AS CERTIFICATE OF SURVEY NUMBER 1648, RECORDS OF THE COUNTY CLERK AND RECORDER, GALLATIN COUNTY, MONTANA.

DOCUMENT NUMBER 241477
BY: *Shelley M. Cheney*
DEPUTY CLERK AND RECORDER

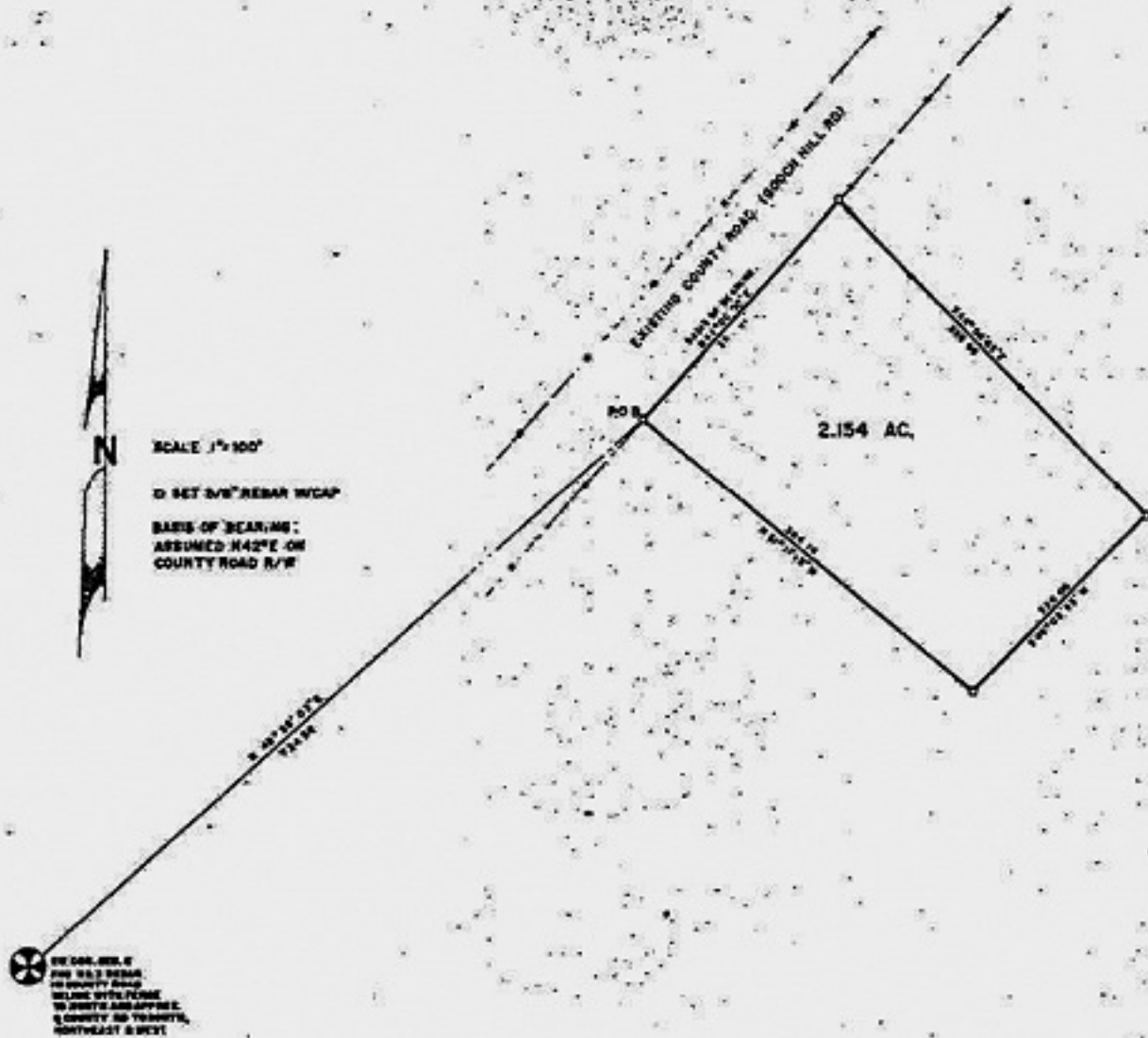
780	56	2/92	0-
735	RSC	LCAO	BEL780

ALLEN & ASSOCIATES

CERTIFICATE OF SURVEY NO. 509

A TRACT OF LAND LOCATED IN THE SW 1/4, SEC. 6, T3S, R5E, M.P.M.
GALLATIN COUNTY, MONTANA

FOR LOUIS P WARD TO CREATE A TRACT OF LAND AS AN OCCASIONAL SALE



DESCRIPTION

A tract of land located in the Southwest One-quarter of Section Six, Township Three South, Range Five East, Montana Principal Meridian, Gallatin County, Montana and being further described as follows:

Beginning at a point which bears North 44° 58' 03" East a distance of 734.58 feet from the Southwest corner of said Section Six, Thence North 42° 00' 00" East a distance of 262.21 feet, Thence South 44° 56' 05" East a distance of 395.88 feet, Thence South 45° 03' 35" West a distance of 220.00 feet, Thence North 51° 11' 13" West a distance of 34.14 feet to the Point of Beginning.

Said tract being 2.154 Acres along with and subject to all existing easements.

CERTIFICATE OF EXEMPTION

This certificate is exempt from review as a subdivision as per Section 11-3862 (6)(d) R.C.M., 1947 as amended. (For occasional sale)

Louis P Ward
Louis P Ward

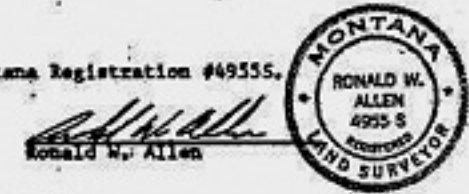
Margaret R. Ward
Margaret R. Ward

Subscribed and sworn to before me this 26 day of January, 1978.

James D. Burdick
Notary for the State of Montana
Residing at Bozeman, Montana
My commission expires 3 August '79

CERTIFICATE OF SURVEYOR

Surveyed under the supervision of RONALD W. ALLEN, Montana Registration #49555.
Dated this 25th day of January, 1978.



CERTIFICATE OF EXAMINING LAND SURVEYOR

Examined for errors and omissions by EARL R. BEST, Montana Registration #779ES.
Dated this 1st day of Feb., 1978.

Earl R. Best
Earl R. Best

45522 CLERK AND RECORDER

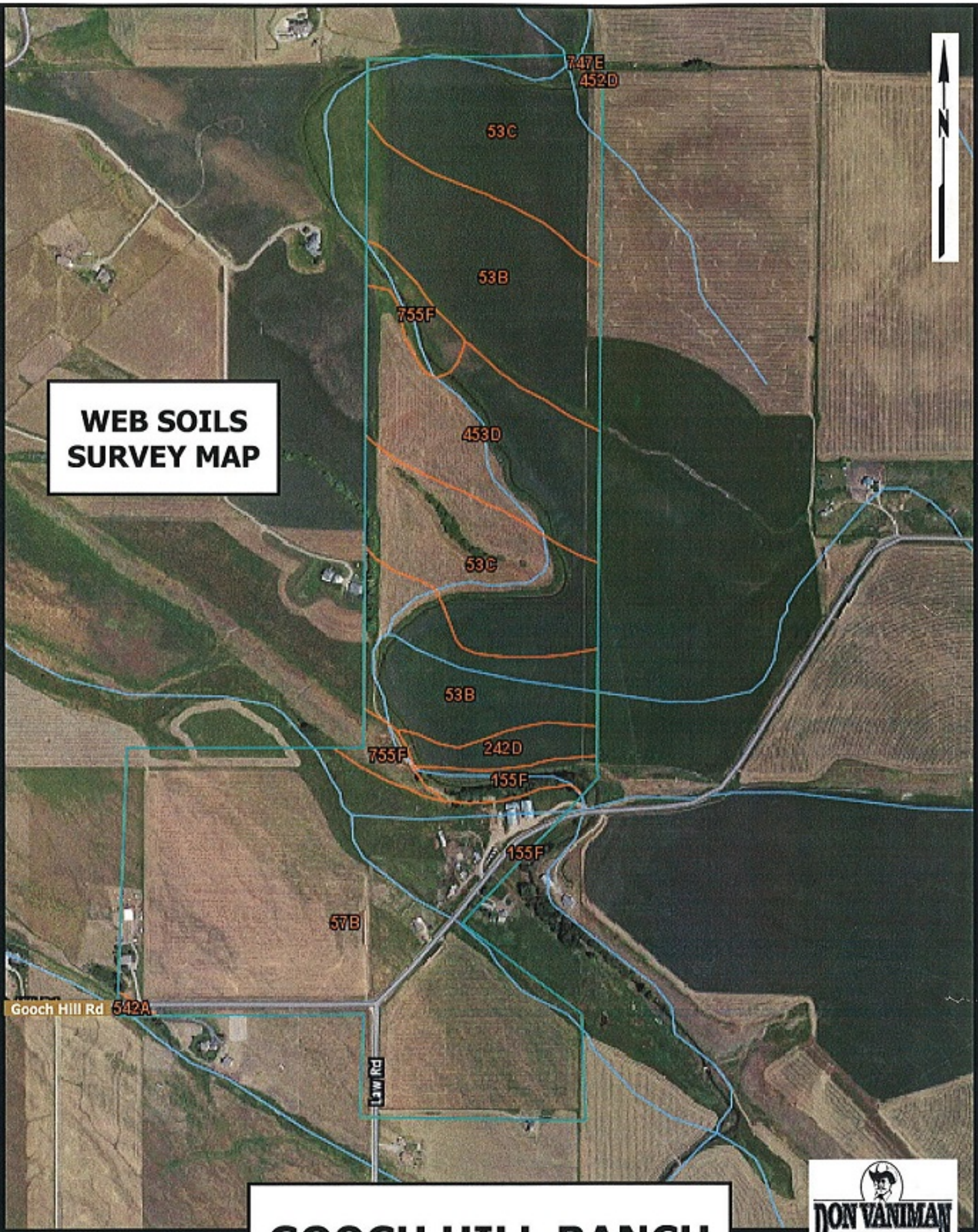
I, Carl L. Study, Clerk and Recorder of Gallatin County, do hereby certify that the foregoing instrument was filed in my office at 4:30 PM on this 2 day of FEB., A.D., 1978 and assigned Certificate of Survey No. 509.

Carl L. Study
By Donald A. Bridger
Deputy

RELEASE OF SURVEY RESTRICTIONS
Form 41, Page 2574



**WEB SOILS
SURVEY MAP**

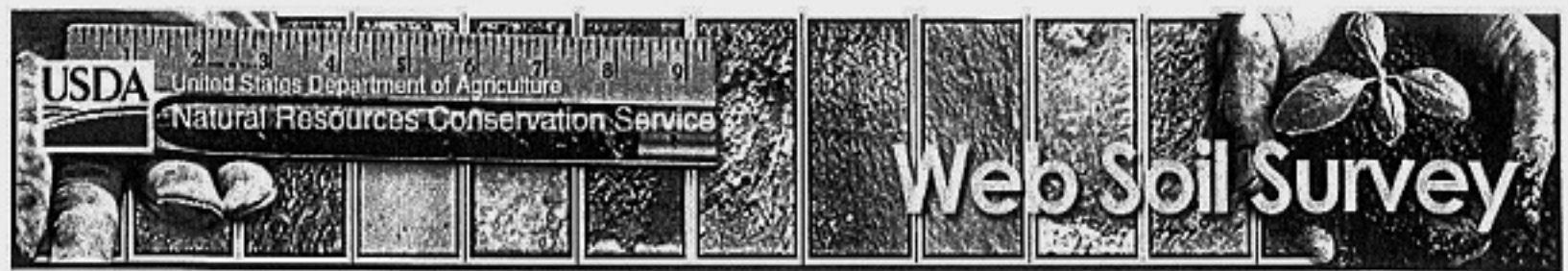


GOOCH HILL RANCH
Gallatin Gateway, Montana



THIS DOCUMENT PREPARED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER SELLER NOR AGENT CAN GUARANTEE IT'S ACCURACY.

DON VANIMAN, RANCH BROKER
5020 WESTLAKE ROAD
BOZEMAN, MT 59718
406.587.4250
www.donvaniman.com
don@donvaniman.com



Gallatin County Area, Montana (MT622)

53B	Amsterdam silt loam, 0 to 4 percent slopes
53C	Amsterdam silt loam, 4 to 8 percent slopes
57B	Turner loam, 0 to 4 percent slopes
155F	Anceney cobbly loam, 15 to 60 percent slopes
242D	Trimad cobbly loam, 8 to 15 percent slopes
452D	Quigley-Beanlake loams, 8 to 15 percent slopes
453D	Amsterdam-Brodyk silt loams, 8 to 15 percent slopes
542A	Blossberg loam, 0 to 2 percent slopes
747E	Cabba-Reedwest-Anceney complex, 15 to 45 percent slopes
755F	Anceney-Trimad-Meagher complex, 15 to 60 percent slopes

53B—Amsterdam silt loam, 0% to 4% slopes

Map Unit Composition

Amsterdam and similar soils: 85 percent
 Minor components: 15 percent
 Estimates are based on observations, descriptions, and transects of the mapunit

Description of Amsterdam:

Setting

Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Loess

Typical Profile

A - 0 to 8 inches: silt loam
 Bw - 8 to 15 inches: silt loam
 Bk - 15 to 42 inches: silt loam
 2C - 42 to 60 inches: very fine sandy loam

Properties and Qualities

Slope: 0 to 4 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 35 percent
 Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water storage in profile: High (about 10.9 inches)

Interpretive Groups

Land capability classification (irrigated): 3e
 Land capability classification (nonirrigated): 3e
 Hydrologic Soil Group: C
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)
 Minor Components

Quagle

Percent of map unit: 5 percent
 Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Limy (Ly) 15-19" p.z. (R044XS357MT)

Blackdog

Percent of map unit: 5 percent
 Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Bowery

Percent of map unit: 3 percent
 Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Meagher

Percent of map unit: 2 percent
 Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

53C—Amsterdam silt loam, 4% to 8 % slopes

Map Unit Composition

Amsterdam and similar soils: 85 percent
 Minor components: 15 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Amsterdam:**Setting**

Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Loess

Typical Profile

A - 0 to 8 inches: silt loam
 Bw - 8 to 15 inches: silt loam
 Bk - 15 to 42 inches: silt loam
 2C - 42 to 60 inches: very fine sandy loam

Properties and Qualities

Slope: 4 to 8 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 35 percent
 Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water storage in profile: High (about 10.9 inches)

Interpretive Groups

Land capability classification (irrigated): 3e
 Land capability classification (nonirrigated): 3e
 Hydrologic Soil Group: C
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Minor Components**Quagle**

Percent of map unit: 5 percent
 Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Limy (Ly) 15-19" p.z. (R044XS357MT)

Blackdog

Percent of map unit: 5 percent
 Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Bowery

Percent of map unit: 3 percent
 Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Meagher

Percent of map unit: 2 percent
 Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

57B—Turner loam, 0 % to 4% slopes**Map Unit Composition**

Turner and similar soils: 85 percent
 Minor components: 15 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Turner:**Setting**

Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Alluvium

Typical Profile

A - 0 to 6 inches: loam
 Bt - 6 to 12 inches: clay loam
 Bk - 12 to 26 inches: clay loam
 2C - 26 to 60 inches: very gravelly loamy sand

Properties and Qualities

Slope: 0 to 4 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 15 percent
 Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water storage in profile: Low (about 5.4 inches)

Interpretive Groups

Land capability classification (irrigated): 3e
 Land capability classification (nonirrigated): 3e
 Hydrologic Soil Group: B
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Minor Components**Beaverton**

Percent of map unit: 5 percent
 Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Shallow to Gravel (SwGr) 15-19" p.z. (R044XS354MT)

Martinsdale

Percent of map unit: 5 percent
 Landform: Stream terraces, alluvial fans
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Corbly

Percent of map unit: 5 percent
 Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Shallow to Gravel (SwGr) 15-19" p.z. (R044XS354MT)

155F—Anceney cobbly loam, 15% to 60% slopes**Map Unit Composition**

Anceney and similar soils: 90 percent
 Minor components: 10 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ancney:**Setting**

Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Loamy alluvium colluvium

Typical Profile

A - 0 to 6 inches: cobbly loam
 AB - 6 to 10 inches: gravelly loam
 Bk - 10 to 60 inches: very cobbly loam

Properties and Qualities

Slope: 15 to 60 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 30 percent
 Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water storage in profile: Low (about 5.2 inches)

Interpretive Groups

Land capability classification (irrigated): None specified
 Land capability classification (nonirrigated): 7e
 Hydrologic Soil Group: B
 Ecological site: Silty-Droughty-Steep (SiDrStp) 15-19" p.z. (R044XS356MT)

Minor Components**Meagher**

Percent of map unit: 5 percent
 Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Thin Silty (TSI) 15-19" p.z. (R044XS363MT)

Bowery

Percent of map unit: 3 percent
 Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Overflow (Ov) 15-19" p.z. (R044XS351MT)

Cabba

Percent of map unit: 2 percent
 Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Shallow (Sw) 15-19" p.z. (R044XS353MT)

242D—Trimad cobbly loam, 8% to 15% slopes**Map Unit Composition**

Trimad and similar soils: 85 percent
 Minor components: 15 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Trimad:**Setting**

Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Alluvium

Typical Profile

A - 0 to 5 inches: cobbly loam
 Bw - 5 to 19 inches: gravelly loam
 Bk1 - 19 to 25 inches: very cobbly loam
 Bk2 - 25 to 60 inches: very gravelly sandy loam

Properties and Qualities

Slope: 8 to 15 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 25 percent
 Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water storage in profile: Low (about 4.7 inches)

Interpretive Groups

Land capability classification (irrigated): 4e
 Land capability classification (nonirrigated): 4e
 Hydrologic Soil Group: B
 Ecological site: Silty-Droughty (SiDr) 9-14" p.z. (R044XS705MT)

Minor Components**Trimad**

Percent of map unit: 5 percent
 Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty-Droughty (SiDr) 9-14" p.z. (R044XS705MT)

Binna

Percent of map unit: 5 percent
 Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty (Si) 10-14" p.z. (R044XC455MT)

Scravo

Percent of map unit: 5 percent
 Landform: Stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Silty-Droughty-Steep (SiDrStp) 9-14" p.z. (R044XS340MT)

452D—Quigley-Beanlake loams, 8% to 15% slopes**Map Unit Composition**

Quigley and similar soils: 70 percent
 Beanlake and similar soils: 20 percent
 Minor components: 10 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quigley:**Setting**

Landform: Alluvial fans, stream terraces
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Alluvium

Typical Profile

A - 0 to 5 inches: loam
 Bw - 5 to 15 inches: loam
 Bk - 15 to 59 inches: loam

Properties and Qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.3 Inches)

Interpretive Groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Description of Beanlake:

Setting

Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical Profile

A - 0 to 6 inches: loam
Bk1 - 6 to 38 inches: loam
Bk2 - 38 to 59 inches: gravelly loam

Properties and Qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 25 percent
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 8.4 Inches)

Interpretive Groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Limy (Ly) 15-19" p.z. (R044XS357MT)

Minor Components

Windham

Percent of map unit: 5 percent
Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Silty-Droughty (SiDr) 15-19" p.z. (R044XS690MT)

Bowery

Percent of map unit: 5 percent
Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Overflow (Ov) 15-19" p.z. (R044XS351MT)

453D—Amsterdam-Brodyk silt loams, 8% to 15% slopes

Map Unit Composition

Amsterdam and similar soils: 50 percent
Brodyk and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Amsterdam:

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess

Typical Profile

A - 0 to 8 inches: silt loam
Bw - 8 to 15 inches: silt loam
Bk - 15 to 42 inches: silt loam
2C - 42 to 60 inches: very fine sandy loam

Properties and Qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 10.9 inches)

Interpretive Groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Description of Brodyk:

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty calcareous loess

Typical Profile

A - 0 to 6 inches: silt loam
Bk1 - 6 to 30 inches: silt loam
Bk2 - 30 to 60 inches: silt loam

Properties and Qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 10.5 inches)

Typical Profile

A - 0 to 5 inches: loam
 Bt - 5 to 21 inches: loam
 Bk - 21 to 26 inches: loam
 Cr - 26 to 60 inches: weathered bedrock

Properties and Qualities

Slope: 15 to 35 percent
 Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
 Natural drainage class: Well drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 15 percent
 Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water storage in profile: Low (about 4.4 inches)

Interpretive Groups

Land capability classification (irrigated): 6e
 Land capability classification (nonirrigated): 6e
 Hydrologic Soil Group: C
 Ecological site: Thin Silty (TSI) 15-19" p.z. (R044XS363MT)

Description of Ancney:**Setting**

Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Loamy alluvium colluvium

Typical Profile

A - 0 to 6 inches: cobbly loam
 AB - 6 to 10 inches: gravelly loam
 Bk - 10 to 60 inches: very cobbly loam

Properties and Qualities

Slope: 15 to 45 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 30 percent
 Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water storage in profile: Low (about 5.2 inches)

Interpretive Groups

Land capability classification (irrigated): None specified
 Land capability classification (nonirrigated): 6e
 Hydrologic Soil Group: B
 Ecological site: Silty-Droughty-Steep (SiDrStp) 15-19" p.z. (R044XS356MT)

Minor Components**Bowery**

Percent of map unit: 5 percent
 Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Overflow (Ov) 15-19" p.z. (R044XS351MT)

Cabba

Percent of map unit: 3 percent
 Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Ecological site: Shallow (Sw) 15-19" p.z. (R044XS353MT)

755F—Ancney-Trimad-Meagher complex, 15% to 60% slopes**Map Unit Composition**

Ancney and similar soils: 40 percent
 Trimad and similar soils: 30 percent
 Meagher and similar soils: 20 percent
 Minor components: 10 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ancney:**Setting**

Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Loamy alluvium colluvium

Typical Profile

A - 0 to 6 inches: cobbly loam
 AB - 6 to 10 inches: gravelly loam
 Bk - 10 to 60 inches: very cobbly loam

Properties and Qualities

Slope: 15 to 60 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 30 percent
 Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water storage in profile: Low (about 5.2 inches)

Interpretive Groups

Land capability classification (irrigated): None specified
 Land capability classification (nonirrigated): 7e
 Hydrologic Soil Group: B
 Ecological site: Silty-Droughty-Steep (SiDrStp) 15-19" p.z. (R044XS356MT)

Description of Trimad:**Setting**

Landform: Escarpments
 Down-slope shape: Linear
 Across-slope shape: Linear
 Parent material: Alluvium colluvium

Typical Profile

A - 0 to 5 inches: cobbly sandy loam
 Bw - 5 to 19 inches: gravelly loam
 Bk1 - 19 to 25 inches: very gravelly sandy loam
 Bk2 - 25 to 60 inches: very gravelly sandy loam

Interpretive Groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Limy (Ly) 15-19" p.z. (R044XS357MT)

Minor Components

Meagher

Percent of map unit: 5 percent
Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Silty (Si) 15-19" p.z. (R044XS355MT)

Bowery

Percent of map unit: 5 percent
Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Overflow (Ov) 15-19" p.z. (R044XS351MT)

Brodyk

Percent of map unit: 5 percent
Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Thin Silty (TSi) 15-19" p.z. (R044XS363MT)

542A—Blossberg loam, 0% to 2% slopes

Map Unit Composition

Blossberg and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blossberg:

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical Profile

A - 0 to 15 inches: loam
Bg - 15 to 24 inches: sandy clay loam
2C - 24 to 60 inches: extremely gravelly loamy coarse sand

Properties and Qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Non-saline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water storage in profile: Low (about 5.5 inches)

Interpretive Groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Ecological site: Wet Meadow (WM) 15-19" p.z. (R044XS365MT)

Minor Components

Bonebasin

Percent of map unit: 10 percent
Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Wet Meadow (WM) 15-19" p.z. (R044XS365MT)

Meadowcreek

Percent of map unit: 5 percent
Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Subirrigated (Sb) 15-19" p.z. (R044XS359MT)

747E—Cabba-Reedwest-Anceney complex, 15% to 45% slopes

Map Unit Composition

Cabba and similar soils: 35 percent
Reedwest and similar soils: 30 percent
Anceney and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cabba:

Setting

Landform: Escarpments
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy residuum weathered from sandstone and shale

Typical Profile

A - 0 to 8 inches: cobbly clay loam
Bk - 8 to 17 inches: loam
Cr - 17 to 60 inches: unweathered bedrock

Properties and Qualities

Slope: 25 to 45 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Very low (about 2.7 inches)

Interpretive Groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: Shallow (Sw) 15-19" p.z. (R044XS353MT)

Description of Reedwest:

Setting

Landform: Escarpments
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy residuum weathered from sandstone and shale

Properties and Qualities

Slope: 15 to 60 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 25 percent
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 4.5 inches)

Interpretive Groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: Silty-Droughty-Steep (SIDrStp) 9-14" p.z. (R044XS340MT)

Description of Meagher:**Setting**

Landform: Escarpments
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium colluvium

Typical Profile

A - 0 to 6 inches: loam
Bt - 6 to 19 inches: clay loam
Bk1 - 19 to 31 inches: loam
2Bk2 - 31 to 60 inches: very cobbly sandy clay loam

Properties and Qualities

Slope: 15 to 35 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 40 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.4 inches)

Interpretive Groups

Land capability classification (Irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: Thin Silty (TSI) 15-19" p.z. (R044XS363MT)

Minor Components**Bowery**

Percent of map unit: 5 percent
Landform: Escarpments
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Overflow (Ov) 15-19" p.z. (R044XS351MT)

Cabbart

Percent of map unit: 5 percent
Landform: Escarpments
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: limber pine/bluebunch wheatgrass (PK040)



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