

RMP
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MONTANA PROPERTIES LLC



CROW HOLLOW RANCH
187 SUCE CREEK ROAD, LIVINGSTON, MT 59047

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Crow Hollow Ranch
187 Suce Creek Road, Livingston, Montana 59047



PROPERTY OVERVIEW

Situated in southwestern Montana's legendary Paradise Valley with the beautiful peaks of the Absaroka Range as its backdrop, the Crow Hollow Ranch is an awe-inspiring setting. This majestic property which was once inhabited by the Crow Indian tribe, encompasses diverse topography which includes 478 acres (198 +/- deeded, 280 +/- leased), over a half mile of Suce Creek, mature aspen stands, ancient cottonwoods, grassy meadows, lush forest, and mountainous elevations tucked privately into a dramatic valley.

Bordered to the east by Gallatin National Forest, and BLM lands to the north and south, the ranch attracts large populations of moose, deer, and many other species of wildlife, while providing convenient access to over 900,000 acres of wilderness. Virtually surrounded by magnificent mountains, just 8 miles to downtown Livingston, with exceptional fishing on the Yellowstone River and two world class spring creeks nearby, Crow Hollow Ranch may be without equal.

The land is graced with a remarkable period-style farm house and barn, built by Karin Blake, a world-renowned interior designer, and her husband, William Levine. Additional improvements include the charming guest house which was built in 1895, a log caretaker's cabin built in 1973, outdoor riding arena, and several other historic outbuildings. These improvements, combined with the prime locale and breathtaking landscapes creates a masterpiece of nature beckoning recreational opportunities, relaxation, and gatherings with family and friends.

Rich in amenities and adventure, Crow Hollow Ranch presents a unique acquisition opportunity for the discerning buyer seeking a spectacular recreational property, with close proximity to the cultural allure of downtown Livingston, Montana.

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DEEDED ACREAGE BREAKDOWN

The ranch is configured in two deeded parcels totaling 198 Acres; the parcel located in section 17 is 160 acres; the parcel located in Section 20 is 37.940 acres.

Legal Description of Deeded Acreage

Township 3 South, Range 10 East of the Principal Montana Meridian, in Park County, Montana.
 Section 17: SE1/4SW1/4; N1/2SE1/4; SW1/4SE1/4
 Section 20: NE1/4NW1/4
 (Deed Reference: Roll 90, Page 868)

LEASED ACREAGE BREAKDOWN

There is a Grazing Lease in place for 280 acres, renewed on 2/4/2010, term 03/01/2006 to 02/28/2016, annual cost \$250.00 per year. The Lease Has Been Issued By The United States Department of the Interior Bureau Of Land Management under Allotment 15420 for 10 Cattle. The lease may be transferred to the buyer at closing, under the same terms and conditions as the existing lease.

Legal Description of BLM Lease

Township 3 South, Range 10 East, Section 20
 The whole NE1/4 of S20 and the SE1/4 of NW1/4, the NW1/4 of the SE1/4, and the NE1/4 of the SW 1/4

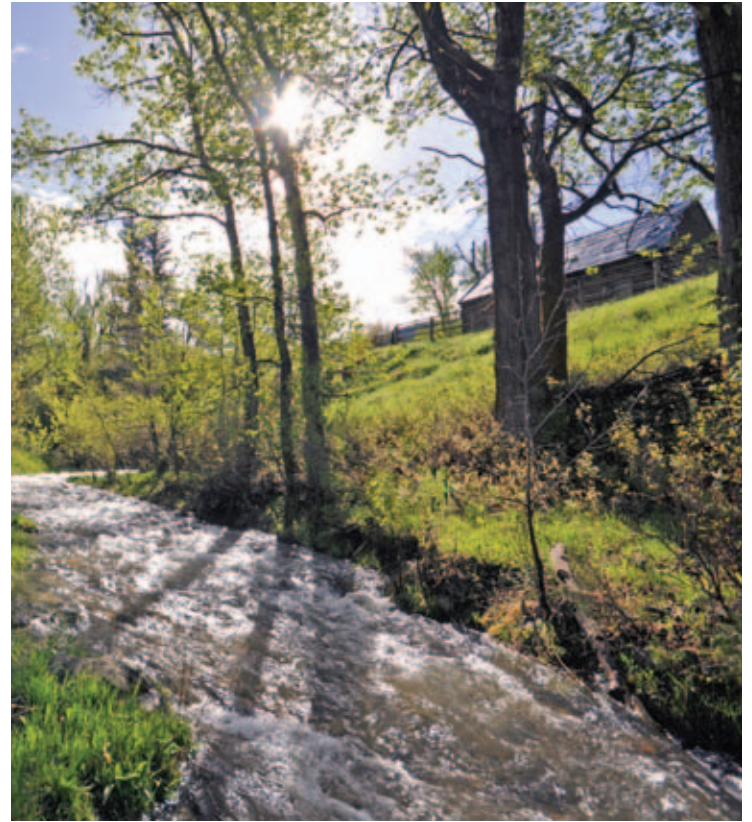
LAND CLASSIFICATION (source: <http://gis.mt.gov/>)

Property Type	Agricultural Type	Land Classification	Acres
Farmstead Rural	1 Acre Farm Site	1 Acre Farmstead-Ag	4.0
Farmstead Rural	Irrigated	Tillable Irrigated Land	10.254
Farmstead Rural	Irrigated	Tillable Irrigated Land	17.716
Farmstead Rural	Grazing	Grazing Land	8.439
Farmstead Rural	Grazing	Grazing Land	31.614
Farmstead Rural	Grazing	Grazing Land	1.829
Farmstead Rural	Grazing	Grazing Land	6.580
Farmstead Rural	Grazing	Grazing Land	10.179
Farmstead Rural	Grazing	Grazing Land	28.304
Agricultural Rural	Timber	Forest Land	41.085
Agricultural Rural	Timber	Forest Land	23.454
Farmstead Rural	Grazing	Grazing Land	1.590
Agricultural Rural	Grazing	Grazing Land	4.344
Agricultural Rural	Grazing	Grazing Land	8.552
		TOTAL DEEDED ACRES:	197.94
BLM Allotment 15420	Grazing Land for 10 Cattle	TOTAL LEASED ACRES:	280.00
		TOTAL ACRES:	478.00

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ELEVATION

The elevation of the ranch ranges from 5150 feet to 5730 feet.

EASEMENTS/SPECIAL USE PERMIT

County Road rights-of-way not recorded and indexed as a conveyance in the office of the clerk and recorder pursuant to Title 70, Chapter 21, MCA.

Right-of-way granted to Park Electric Cooperative Inc., recorded September 7, 1993, in Book/Roll 95, Page 558, under Document #234332.

A Right-Of-Way Grant/Temporary Use Permit (Serial Number MTM-95659) issued to the seller by the United States Department of the Interior Bureau of Land Management granting the right to operate, maintain and terminate an access road on public lands in T3S, R10E, Section 17, SE1/4NE1/4SW1/4. The grant is issued for a twenty year term, renewable at regular intervals thereafter not to exceed ten years. Permit issued 8/28/06.

Notice of an easement for forest service road and matters incidental thereto, contained in Declaration of Taking; recorded December 16, 1980, in Book/Roll 33, Page 763, under Document #163403. This forest service road crosses through the southerly portion of the ranch, then through a private parcel up into wilderness providing public access to the Suce Creek Trail head.

Grants of easements for access, cattle trails, weed spraying, wood cutting, fence maintenance, recreational and National Forest access on file with listing broker.

WATER RESOURCES

The ranch has over a half mile of Suce Creek running through the property. Suce Creek is a 7.4 mile creek that flows year around. This is a lush creek bottom lined with ancient cottonwoods and pine trees.

A "Special Uses" Permit from USDA Forest Service issued to the seller for irrigation water ditch. Permit issued 08/09/07, renewed annually at a cost of \$62.00 per year.

Water Rights

All appurtenant water rights will transfer to the buyer. A water right is the right to use both surface and subsurface water. In Montana, water rights are the rights to use the water and not ownership of the water itself. Water rights may not automatically transfer with the land. All water in Montana is the property of the State of Montana for the use of the people of Montana. The transfer of water rights is recorded with the State's Department of Natural Resources and Conservation.

Water Right Number: 43B 16074 00, Mill Fork Creek, 80 Acres, Flood Irrigation

Water Right Number: 43B 194815 00, Spring Unnamed, Tributary of Mill Fork Creek, Stock

Water Right Number: 43B 194817 00, Suce Creek, 80 Acres, Flood Irrigation

Water Right Number: 43B 90743 00, Groundwater Well, 5 GPM, Domestic

Water Right Number: 43B 30011753, Groundwater Well, 70 GPM, Domestic, Lawn & Garden

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ACCESS

Just eight miles from downtown Livingston, off East River Road (or HWY 540), the ranch lies at the end of Suce Creek Road, a county road that is approximately two miles long and ends at the entrance to Crow Hollow Ranch. Once you pass through the log entrance the guest house is just off to the right. The driveway also veers to the left and drops down crossing over Suce Creek via a bridge and continues winding its way along the creek to a second bridge. At this point, the barn is on the right, and a right turn brings you to the main home, or a left turn brings you to the rustic caretaker's cabin.



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IMPROVEMENTS

Main House Detail

- Design:** The home was constructed from design plans by Jim Handl in 1993.
- Square Footage:** Approximately 4000 square feet of living space; 2328 on main level, 1672 on upper level, (from design plans)
- Covered Porch:** Approximately 1600 square feet (from design plans)
- Bedrooms:** Four, plus study and office
- Baths:** Two, Full
- Flooring:** Salvaged New England wide plank pine, carpet
- Heating:** 2 Lennox Furnaces - forced air. One is located in the crawl space and the other upstairs.
- Propane:** 1000 Gallon (leased via Northern Energy)
- Domestic Water:** Well, 70 GPM (regulated at 35 GPM), 175 feet deep, new water purification system installed 2012.
- Hot Water:** 75 Gallon Water Heater
- Sanitation:** Permitted Septic System
- Garage:** Attached carport for one vehicle, and detached barn
- Home Site:** End of the road, creek side setting.
- Natural Spring:** The home is situated above a natural spring that was discovered during excavation of the foundation. In order to keep the beautiful creek-side location for the home, a French drain system was installed to escort the springs outflow into the creek.

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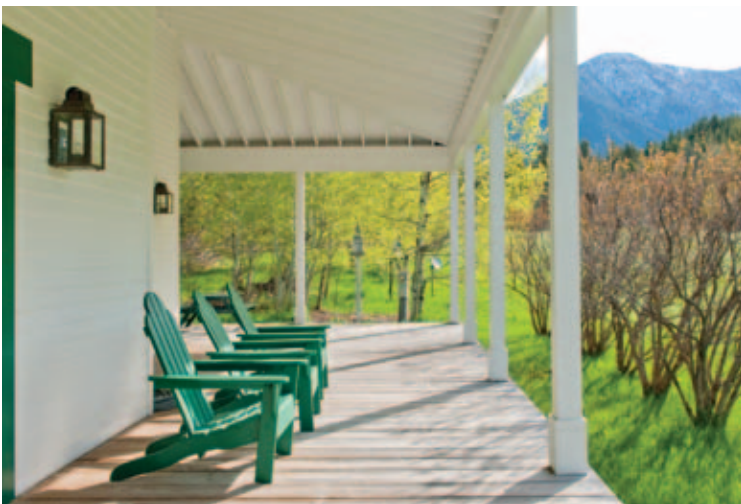


Main House Description

This handsome farmhouse style home, built by Jim Handl in 1993, was designed by the collaborative and talented minds of architect Clive M. Bridgewater and Los Angeles-based interior designer and owner Karin Blake. Karin is consistently listed as one of the “AD 100” (a list of the top interior designers and architects whose work has been featured in Architectural Digest), and is also one of the “Top 30” Deans of American Design. Her work has been prominently featured in leading domestic and international publications, including Architectural Digest, House and Garden, House Beautiful, W, Country Home, Country Living, Casa D’Abitare and others. Numerous articles have been published about this home.



The New England farmhouse inspiration for this design is evident by the white painted clapboard exterior with green trim, cedar shingle roof, expansive wraparound porch and dual fireplaces. The interior of the home fuses the east with west by utilizing an open and sunlit floor plan and reclaimed materials from both New England and western states.



The remarkably oversized wraparound wood plank porch increases the living area of the home and is framed on one side by a hedge of lilacs. The west and north-facing porch areas are cradled by the beautiful creek, with the easterly-facing porch looking out over the lower meadow with dramatic views of the mountains. Access to the porch is through glass - paneled double doors found in the great room, dining room, guest bedroom. Windows throughout the home are double pane, double-hung Pella wood windows, trimmed with wood painted white and a generous 11” lintel. Walls are white plaster and framed by an 8” wood floor base, painted white. All interior doors are four-panel wood doors embellished with an engaging collection of vintage doorknobs. The ceiling height is 10’ on the main level and 9’ on the upper level with a dramatic 14’ vaulted ceiling in the master bedroom study.

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Floor Plan Detail

The entry to the home is farmhouse typical, through the utilitarian mudroom. Two closets and a wall lined with coat hooks provide convenient storage. A white, fenced pet area measuring approximately 12'x13' in size is adjacent to the mudroom and provides direct access to the home.



Kitchen

The kitchen and great room are immediately visible from the entry area. The custom cabinetry in the kitchen is made with wood salvaged from original structures on the ranch, separating the kitchen from dining, which creatively makes double use of the space as a casual eating area on one side and storage for cutlery, spices, pots and pans on the other. The island top is made from a 19th-century solid wood piece from Ohio. The kitchen is complete with a 36" stainless steel Subzero side by side refrigerator/freezer, a Miele Diamante dishwasher and a Wolf six-burner commercial range on wheels with griddle, grill, double oven, broiler, pot storage, stainless steel shelf and a Vent-A-Hood ventilation fan. Measuring 12' x 19', the kitchen is large enough for a breakfast table.



A cutting board countertop surrounds the stainless steel deep basin sink, which is artistically embellished with classic French Horus France kitchen fixtures that are labeled "Chaud" for hot and "Froid" for cold. Double windows above the sink and direct lighting from recessed ceiling lights provide an abundance of light.

Two red "Z" plank distressed wood doors in the kitchen serve as an entrance to both the pantry and the laundry room. These doors were original to the Encino California ranch home of actors George Montgomery and Dinah Shore, prior to being brought to Montana for Crow Hollow Ranch.

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Dining/Living room

The sunlit and open great room offers dining and two separate sitting and gathering areas; one around an enormous fireplace adorned with a Folk Art mantle and anchored with a hearth of Idaho granite stones. There are two large windows and four glass double doors leading to the expansive wraparound porch. Massive, hand-hewn beams salvaged and brought from New Hampshire create sculptural significance on the walls and the ceiling of the great room. The clever combination of reclaimed beams, wide plank pine floor and hand plastered walls create homespun comfort.



Guest Suite

The guest bedroom suite, accessed from the great room, offers two carpeted bedrooms that flank a full bathroom. One bedroom allows access to the wraparound porch through a double glass door, and both bedrooms command views of Suce Creek which serpentine around the home. In the bathroom guests will enjoy a large, white subway-tiled shower with bench and steam feature, glass Euro shower door, a 5' claw and ball freestanding tub and an antique pedestal sink stamped "Savoy Hydro Blackpool" and supported by chrome legs. All rooms in the guest suite provide beautiful view of the creek.



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Upper Level

Access to the upper floor is by way of sunlit wooden stairs, built with wood reclaimed from old buildings on the property. At the top of the stairs and immediately to your right is the master bathroom complete with oversized shower with double controls and shower heads, a full-size, white freestanding tub slightly elevated on a pedestal, and a vintage table-style offset sink with matching legs.

The master suite boasts a sun-drenched study with oversized windows, wide plank pine flooring, and soaring 14' vaulted ceiling and is flanked by two bedrooms. All three rooms are connected by double four panel doors. The study offers floor-to-ceiling built-in bookshelves, creating mirror-image shelves on opposing walls. Shelves for electronics, including television, are neatly concealed and tucked out of sight in cabinets adjacent to the fireplace. Adorned by a salvaged mantel, the fireplace is the conversation piece of the study. The bedrooms of the master suite each measure approximately 17' 6" x 14'.

There is a 14' x 12' office on the upper level with floor-to-ceiling built-in bookshelves. Seller has indicated that this office may be rough plumbed. "His and Her" closets and a seasonal closet are located in the hallway and offer shelving, clothes rods, built-in drawers and cubby holes for storage.

Well-insulated attic storage is accessed by a concealed, pull-down ladder in the hallway ceiling. The attic could be easily converted into living space, and seller has indicated that the attic may be rough plumbed.



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Barn Detail

A New England-style barn with bell tower serves as storage for seasonal recreational equipment and is large enough for vehicle storage. The green double barn door manually slides on an overhead track.

- Size: 28x32' main floor; with full loft area
- Floor: Concrete, wood on loft floor
- Heating: Wood stove
- Exterior: Clapboard siding painted white with green trim
- Roof: Metal

Guest House Detail

One of the first houses seen when entering the ranch, is the historic and charming guest house which was built in 1895.

- Size: Approximately 1068 square feet (Park County Tax Records)
First Floor – 610 sq. ft, Half Story – 458 sq. ft
- Floor: Wood
- Heating: Wood stove and baseboard electric
- Propane: 500 Gallon Tank (leased via Northern Energy)
- Exterior: Wood Siding, painted white
- Roof: Cedar Shingle
- Foundation: Concrete
- Construction: Log
- Interior walls: Plaster and squared log
- Bedrooms: Two
- Baths: One
- Domestic Water: Well, 5 GPM, 100 feet deep
- Sanitation: Septic (no record on file)



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Caretaker's Cabin Detail

This log cabin built in 1976 is suited for a caretaker. The home is nestled in a forested setting at the end of a ranch road.

Size: Approximately 1500 square feet of living space with the main level 860 sq ft, and the half story 645 sq ft (Park County Tax Records).

Flooring: Carpet, linoleum

Heating: Wood stove and electric baseboard

Exterior: Log

Roof: Metal

Interior Walls: Wood and plaster

Bedrooms: Three

Baths: One, with tub/shower

Domestic Water: Fresh water spring

Sanitation: Septic (no record on file)



Outbuildings

The old grainery near the riding arena is an original ranch structure, as is the barn near the guest house. The reclaimed logs from an old lodge reclaimed from Checkerboard, Montana lay in the field behind the guest house for the new owner to re-build should they wish to do so.



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Compliments of Livingston Chamber of Commerce

LOCATION

Livingston Montana is the original gateway to Yellowstone National Park and was founded in 1882 by the Northern Pacific rail road. The town lies on the banks of the Yellowstone River. The spacious valleys and rugged mountains give residents and visitors access to a beautiful and pristine environment for recreation. In town, they enjoy fine dining, shops, night-life and art galleries in a down to earth cultural atmosphere missed in so many places. Unique for a western town, Livingston plays host to ranchers, outdoor enthusiasts, artists, writers, actors and entrepreneurs. The Livingston community has been featured in numerous outdoor magazines and has been the featured location in

several movies including *The Horse Whisperer*, *Rancho Deluxe* and *A River Runs Through It*. Many books have been written about the area and the people (population approximately 7500). Most recently (2009), Livingston was featured in Anthony Bourdain's *No Reservations* television series entitled "Montana". *No Reservations* visited several restaurants including 2nd Street Bistro, Murray Bar and the Old Saloon in Emigrant. Anthony spent time horseback riding, dogging cattle, and of course fly fishing. To view this program visit the episode on the Travel Channel (http://www.travelchannel.com/TV_Shows/Anthony_Bourdain/Episodes_Travel_Guides/Episode_Montana?fbid=WPN7n2t6l4m)

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WILDERNESS AREA

The Paradise Valley is almost completely surrounded by public land with over nine hundred thousand acres of wilderness, nearly two hundred thousand acres of National Forest Land, and approximately three million acres of Yellowstone National Park. The Absaroka Beartooth wilderness is home to Montana's tallest peak, the steep rocky mass known as Granite Peak. At 12,799 feet, Granite Peak towers above the Beartooth Plateau. It anchors the Beartooth Range, which stands higher and more rugged than the Absarokas, with many peaks exceeding 12,000 feet (one of them resembles a bear's tooth). The Beartooth portion of the range is dominated by vast, treeless plateaus, which fall off sharply into surrounding canyons and small lakes tucked high into glacial cirques. The

Absarokas have ample vegetative cover, including dense forests and broad mountain meadows crossed by meandering streams. Mt. Cowan is the tallest peak in the Absaroka Range, topping out at 11,206 feet. Big horn sheep and mountain goats roam about the mostly rugged country, along with elk, deer, moose, coyotes, bears, and wolves. Trout reside in many of the lakes and streams in both ranges.

The Crow Indians called themselves Absarokas, hence the name of the mountain range that, along with Beartooth, characterizes this wilderness area.

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RECREATION

Montana is known for its great outdoors; and nowhere else in the state is the scenery more spectacular, the fishing more fabulous or the mountains more magnificent than in Park County. There is much to do on the ranch and throughout the region. Due to its size and National Forest and Wilderness borders, Crow Hollow ranch is an excellent property to enjoy horseback riding, cross country skiing, hiking and wildlife viewing.

Fly Fishing

Some of the best trout fishing in the world is found in Paradise Valley, and much of it is a short distance from the ranch. The Yellowstone River is the longest free-flowing river in the lower 48 states flowing some five hundred and fifty miles from its source in the mountains in Wyoming to its confluence with the Missouri River. There are more than one hundred miles of Blue Ribbon trout water downstream from the Yellowstone National Park border with populations of brown, rainbow and cutthroat trout. The Yellowstone is an excellent river to float as well as wade fish. There are three renowned spring creek fisheries in close proximity to the ranch. Nelson's (2 miles from the ranch), Depuy's and Armstrong's (a 15 minute drive from the ranch) who each offer fee fishing on over five miles of some of the best spring creek water in the world. These spring creeks are natural wonders offering an abundance of wild trout.

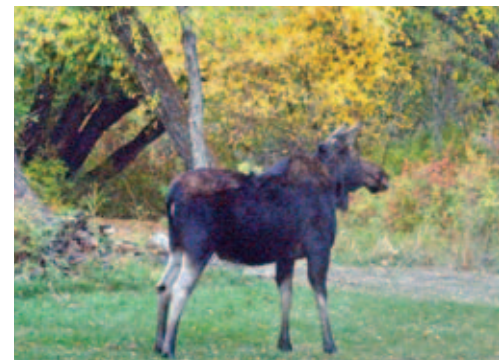


www.nelsonspringcreek.com/ www.depuyspringcreek.com/ www.armstrongspringcreek.com/

Yellowstone National Park (53 miles south of the ranch) is the birthplace of many of the finest trout rivers in the western states. The park hosts an abundance of fishing opportunities with over a hundred lakes and a thousand miles of streams.

Hiking & Wildlife Viewing

The Suce Creek Trail Head is located minutes from the ranch. The public access road to this trail head crosses through the ranch a short distance, then through the adjoining private land and up into wilderness to the trail head. The trail head is a picnic area and provides access to Baldy Basin and the north fork of Deep Creek. There are many other Trail Heads within a driving distance of the ranch such as Deep Creek, Pine Creek, Mill Creek, Emigrant Gulch, Six Mile, Joe Brown Trail, and Eagle Creek. Wildlife viewing at the ranch may include moose, deer, ducks, bear and fox and various birds.



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Equestrian

Due to its size, Crow Hollow ranch is an excellent property to enjoy hours of horseback riding adventure on site. There is an outdoor riding arena near the creek, a historic barn near the guest house, and plenty of pasture area.



With National Forest and Wilderness borders, Pack trips into the Wilderness are quite convenient from the ranch.



Hunting

The Paradise Valley is known as a destination for big game hunting. There is excellent deer hunting on the property, and Elk hunting in the adjoining National Forest lands.



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TAXES

The Park County Property Taxes for the ranch in 2011 were \$6,279.00.

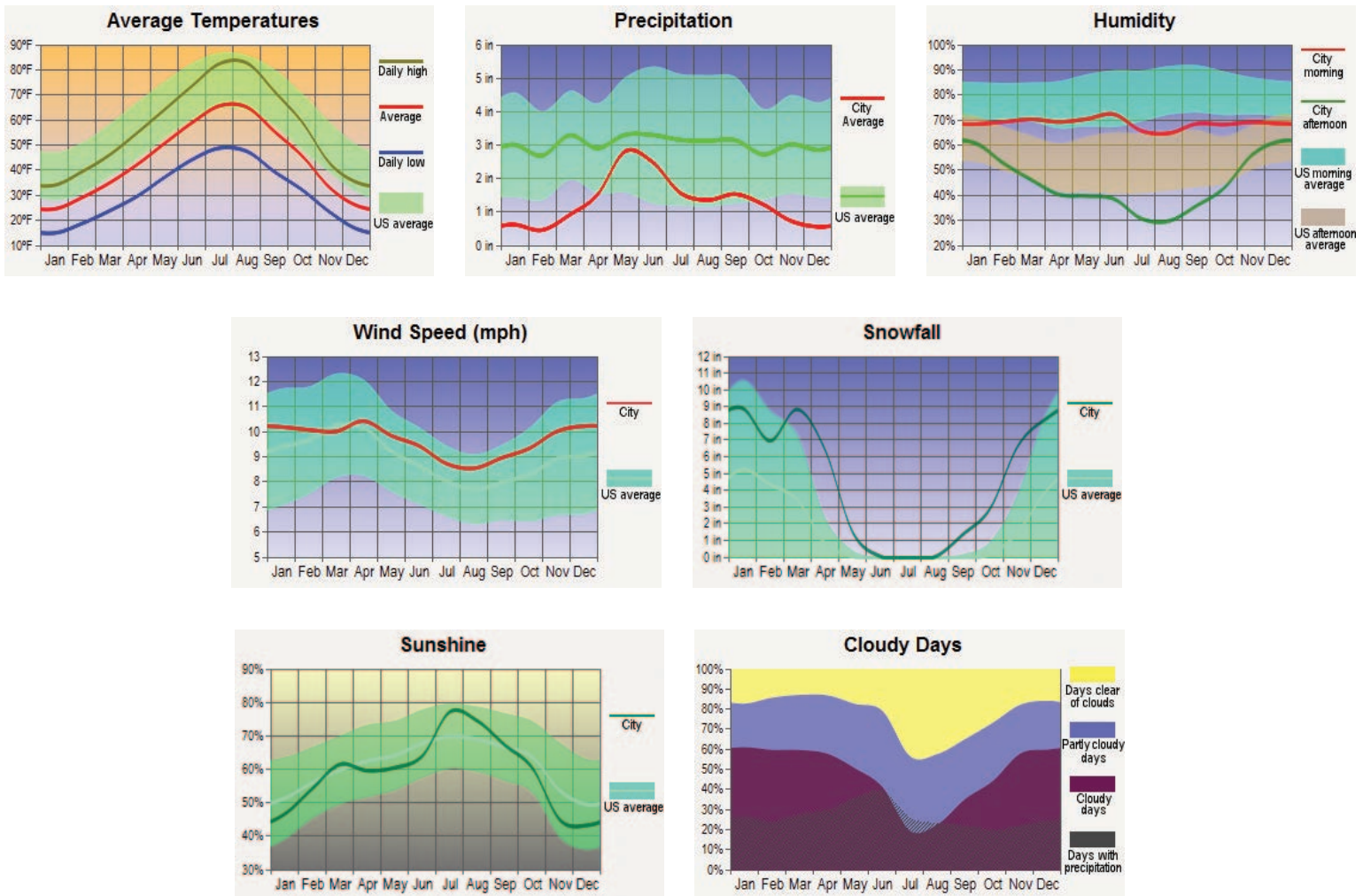
CONSERVATION EASEMENT

The ranch is unencumbered by a Conservation Easement, but may be a candidate for one. Conservation Easements can provide attractive tax benefits to the investor and are useful tools in keeping family farms and ranches intact and avoiding subdivisions, which compromise the beauty of our rivers and streams, and the value of surrounding land.

The donor of a Conservation Easement may be entitled to a reduction in income and/or estate taxes if it is determined that the easement meets Federal requirements as a charitable gift and if it is donated to a qualified organization. The size of the tax benefit is a function of the land and the restrictions of the easement and is determined by an independent appraiser.

CLIMATE

Average climate in Livingston, Montana (source: www.citydata.com) Based on data reported by over 4,000 weather stations



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is recommended that the Buyer conduct a mineral search.

AIR TRAVEL

Six miles east of downtown Livingston is Mission Field Municipal Airport which has an FBO and 5,700± foot paved runway suitable for private jet travel. <http://www.fltplan.com/AirportInformation/LVM.htm>

Nine miles west of Bozeman is Gallatin Field Airport serviced by Allegiant, Frontier, Delta, Horizon Air, North West and United Airlines. The Yellowstone Jet Center of Bozeman accommodates private jet travel and provides excellent concierge services. <http://www.ysjet.com>

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NOTICE: The real estate offerings contained herein are subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, 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.



SUMMARY

- Private majestic setting with outstanding mountain views in prime Paradise Valley location
- Extremely private and secure, yet close to town, river and three major spring creeks
- Virtually surrounded by mountains with NFS & BLM lands on three sides
- 478 Acres with 198 +/- deeded and 280 on BLM Lease
- Just over a half mile of Suce Creek running through the property
- Water rights & natural springs; varied topography
- The ranch is self-contained with plenty of recreational activities on site.
- Remarkable period-style farmhouse & barn, plus historic 1895 guesthouse & log caretaker's cabin
- Outdoor riding arena, and several other historic outbuildings on the property
- Cell phone coverage from most of the ranch; high-speed internet via satellite service
- Excellent conservation easement potential
- Taxes for 2011 were 6,279.00
- Convenient commercial and private air travel

PRICE

\$4,900,000.00

TERMS

Cash

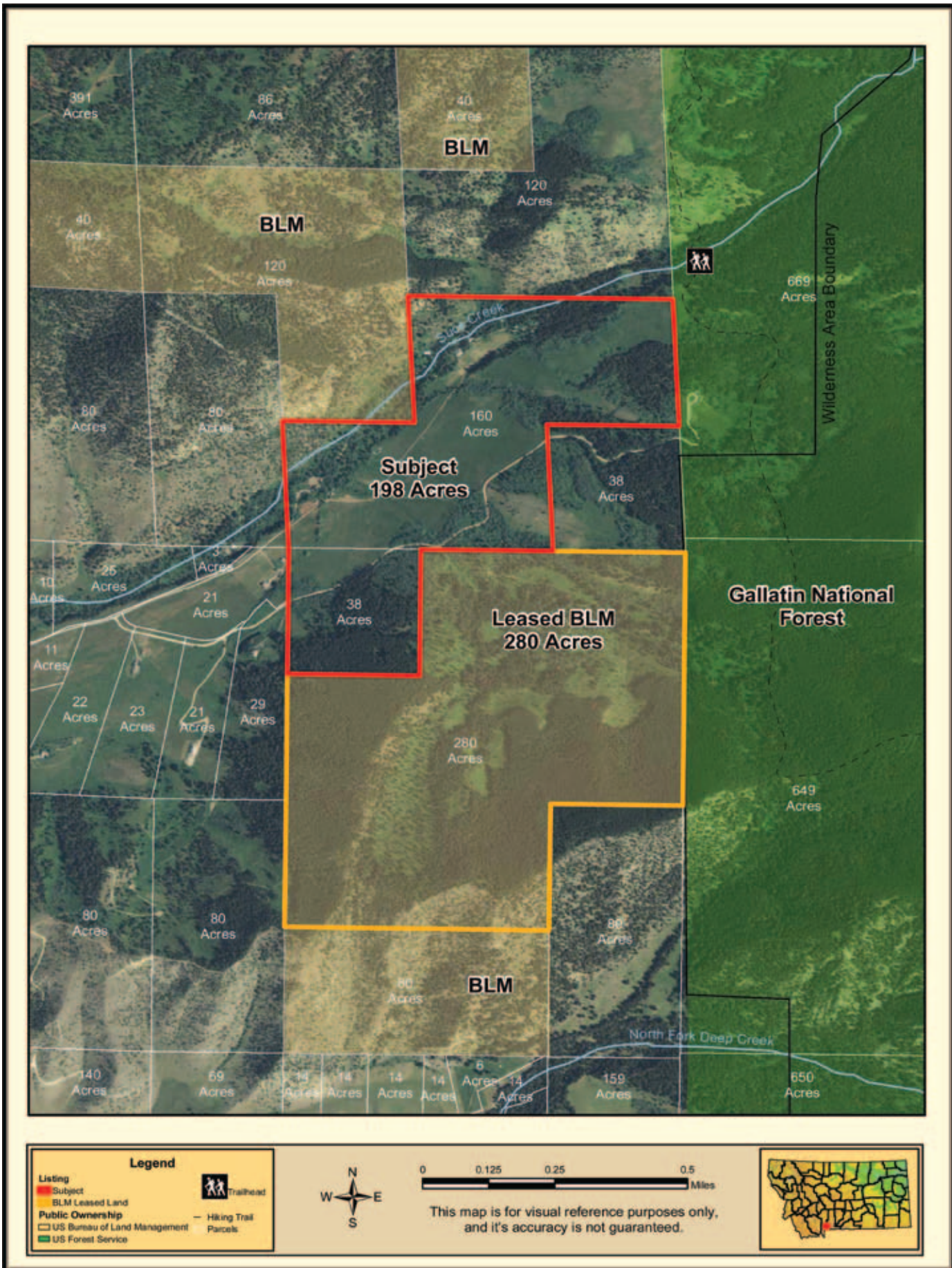
CONTACT

Please contact Tracy Raich, Broker/Owner and Exclusive Agent to schedule a showing.
Listing agent must be present for all showings.
406.223.8418 or tracy@rmpmontana.com

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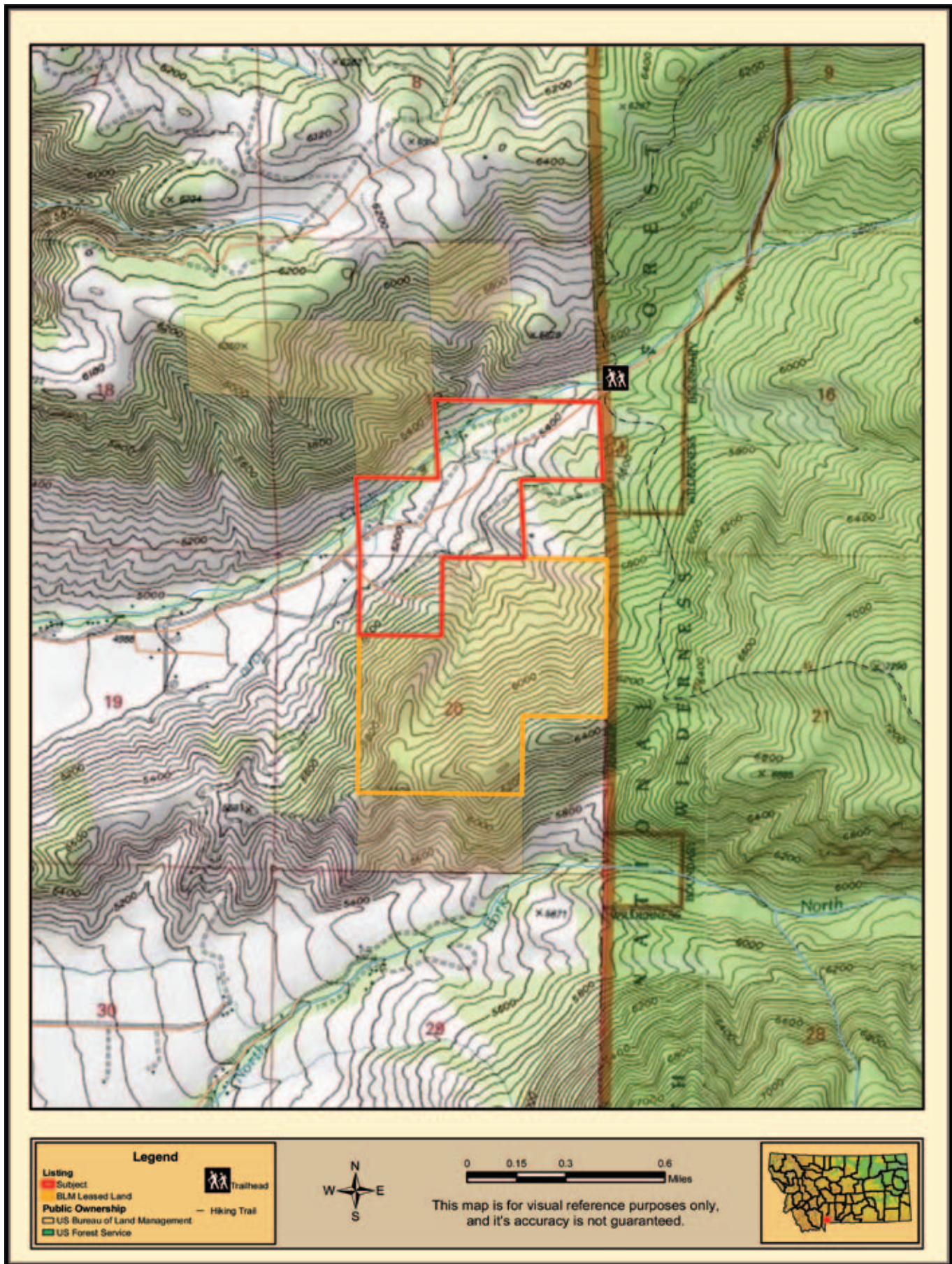
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RELATIONSHIPS/CONSENTS IN REAL ESTATE TRANSACTIONS (Combined Explanation and Disclosure/Definition of Terms and Description of Duties)

As required by Montana law, a broker or salesperson shall disclose the existence and nature of relevant agency or other relationships to the parties to a real estate transaction.

I. SELLER AGENT

A “**Seller Agent**” is obligated to the **Seller** to:

- Act solely in the best interests of the seller;
- Obey promptly and efficiently all lawful instructions of the seller;
- Disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent;
- Safeguard the seller’s confidences;
- Exercise reasonable care, skill, and diligence in pursuing the seller’s objectives and in complying with the terms established in the listing agreement;
- Fully account to the seller for any funds or property of the seller that comes into the seller agent’s possession; and
- Comply with all applicable federal and state laws, rules, and regulations.

Montana law permits a real estate agent, after providing written disclosure to a seller and obtaining a seller’s written consent, to represent multiple sellers of property and to list properties for sale that may compete with the seller’s property, without breaching any obligation to the seller.

A “**Seller Agent**” is obligated to the **Buyer** to:

- Disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller;
- Disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- Act in good faith with a buyer and a buyer agent; and
- Comply with all applicable federal and state laws, rules, and regulations.

2. BUYER AGENT

A “**Buyer Agent**” is obligated to the **Buyer** to:

- Act solely in the best interests of the buyer;
- Obey promptly and efficiently all lawful instructions of the buyer;
- Disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent;
- Safeguard the buyer’s confidences;
- Exercise reasonable care, skill, and diligence in pursuing the buyer’s objectives and in complying with the terms established in the listing agreement;
- Fully account to the buyer for any funds or property of the buyer that comes into the buyer agent’s possession; and
- Comply with all applicable federal and state laws, rules and regulations.

Montana law permits a real estate agent, after providing written disclosure to a buyer and obtaining a buyer’s written consent, to represent multiple buyers interested in buying the same property or similar properties to properties in which a buyer is interested and to show properties in which a buyer is interested to other prospective buyers, without breaching any obligation to the buyer.

“Dedicated to the Conservation of the West’s River Corridors and Agricultural Landscapes”

A “**Buyer Agent**” is obligated to the **Seller** to:

- Disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer;
- Disclose to the seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- Act in good faith with a seller and a seller agent; and
- Comply with all applicable federal and state laws, rules and regulations.

3. DUAL AGENCY

If a seller agent is also representing a buyer, or a buyer agent is also representing a seller with regard to a property, then a dual agency relationship may be established. In a dual agency relationship, the dual agent is equally obligated to both the seller and the buyer. These obligations may prohibit the dual agent from advocating exclusively on behalf of the seller or buyer and may limit the depth and degree of representation that you receive. A broker or a salesperson may not act as a dual agent without the signed, written consent of both the seller and the buyer.

A “**Dual Agent**” is obligated to a **Seller** in the same manner as a seller agent and is obligated to a Buyer in the same manner as a buyer agent, except a dual agent:

- Has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and
- May not disclose the following information without the written consent of the person to whom the information is confidential;
- The fact that the buyer is willing to pay more than the offered purchase price;
- The fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
- Factors motivating either party to buy or sell; and
- Any information that a party indicates in writing to the dual agent is to be kept confidential.

4. STATUTORY BROKER

A “**Statutory Broker**” is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- Disclose to: i. a buyer or buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller; and
- ii. a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer;
- Exercise reasonable care, skill, and diligence in putting together a real estate transaction, and
- Comply with all applicable federal and state laws, rules and regulations.

5. “ADVERSE MATERIAL FACT”

“An Adverse Material Fact” means a fact that should be recognized by a broker or a salesperson as being of enough significance as to affect a person’s decision to enter into a contract to buy or sell real property and may be a fact that:

- (i) materially affects the value, affects structural integrity, or presents a documented health risk to occupants of the property; and
- (ii) materially affects the buyer’s ability or intent to perform the buyer’s obligations under a proposed or existing contract. “Adverse Material Fact” does not include the fact that an occupant of the property has or has had a communicable disease or that the property was the site of a suicide or felony.