

A Trout's Best  
Friend

1 Hand	14.95
1 Soga	8.95
	<hr/>
	23.90

\$  
25.00 enclosed.

Thank you!

John Knaus  
46 Meadowood Lane  
Northfield, IL 60093

KNAUS  
46 MEADOWOOD LANE  
NORTHFIELD, IL 60093



Mr. Bud Lilly  
C/o A Trout's Best Friend  
2007 Sourdough Rd.  
Bozeman MT 59715



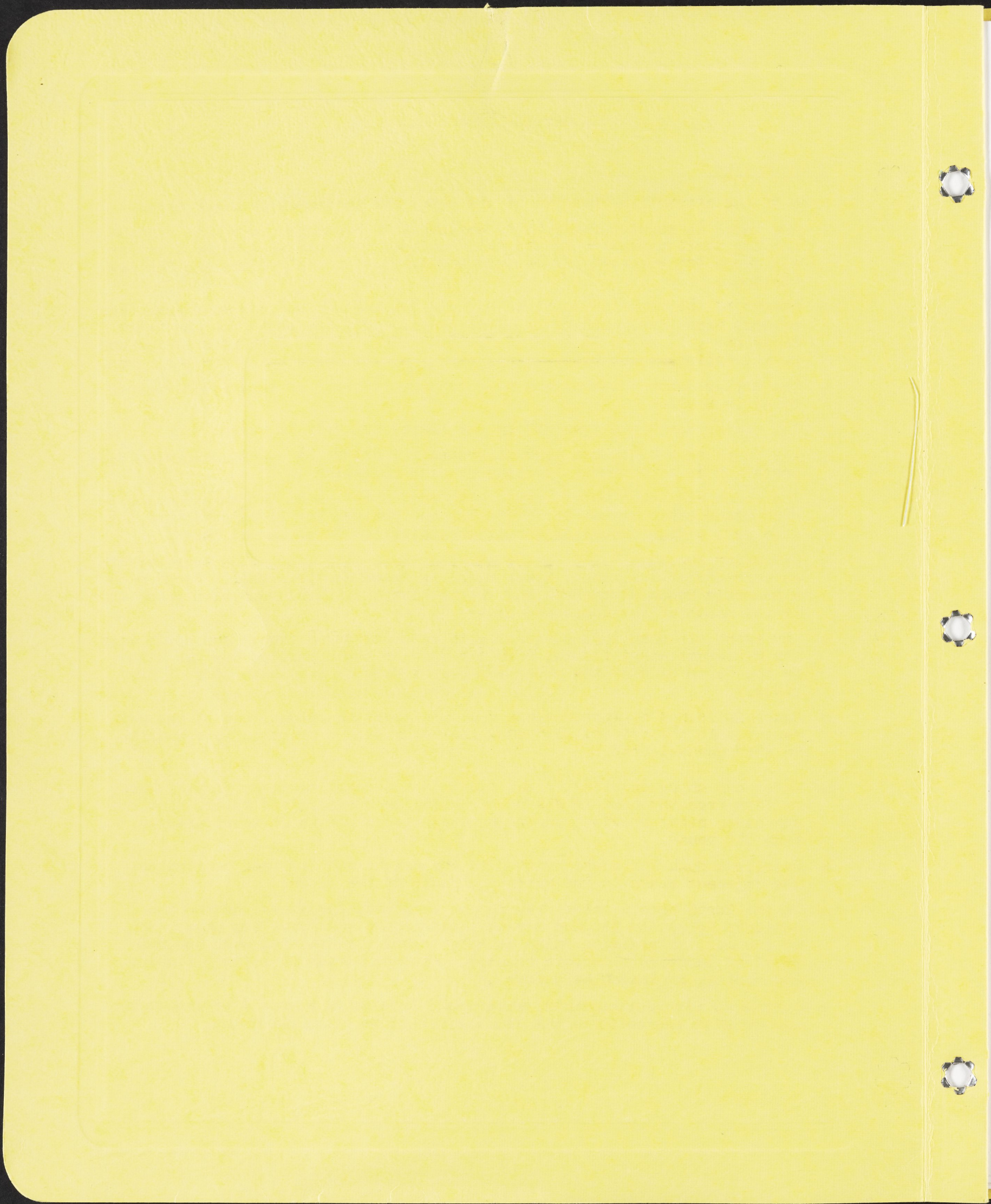
MILLER RANCH

Ovando , Montana

Main Unit - Contains 2,580 -- Deeded Acres

Small Unit - Contains 360 -- Deeded Acres

Offered as one complete Unit , or purchase  
either of the Units separately.



## MILLER RANCH

### Western Montana

#### Introduction

Some of the attractive features of the ranch are mentioned in brief below.

- The ranch is located fifty miles Northeast of Missoula , directly adjoining the small community of Ovando , Montana. Missoula is a major City for all goods and services and Western and Continental Air Lines and Big Sky Airlines.
- Access to the ranch is by State Hiway # 200 thru Ovando and continues East towards Great Falls and other small towns. From the ranch one can catch Hiway #83 , 13 miles West to go North to Seely Lake , Swan Lake , Flathead Lake , Kalispell and Glacier Nat. Park , a hour and a half from the ranch.
- The Miller Ranch holdings can be purchased "intact" of some 2,940 -Deeded acres in a block.
- The Miller Ranch has remained in the family for over 70 years.
- The ranch is a multi-use type of property , either as a Cow-calf ranch type operation or as a Summer Yearling grazing operation .
- The ranch has sound water rights with many portions of the ranch having a high water table or sub-irrigated hay and pasture for livestock. Also the area gets a high amount of annual precipitation on an annual basis.
- Elevation averages 4,100 feet above sea level with undulating type terrain on portions of the ranch. Ranch might be described as a Valley Ranch with a Mountain Ranch atmosphere due to the higher timbered mountains which lay to the South of the ranch and river.
- The ranch has open lush pastures with some scattered timber and parks with the Blackfoot River flowing thru the back or South portion for two miles on the North side of the river and over a mile on the South side of the river.
- Ranch buildings or improvements are very minor in value . One of the main features is the privacy with some isolation with a pristine like quality in this general area.
- Owner can enjoy excellent trout fishing on a small creek or float , wade or fish from the bank of his own property on a reputation river. Also one can reach other creeks , small and large lakes within 20 to 45 minutes from the ranch.
- Excellent duck and goose hunting in the valley and Big game hunting on the adjacent areas to the North and South of the ranch.
- To the North some 6 miles away is the Lolo Nat. Forest and behind the national forest is the Bob Marshall Wilderness and Primitive Area , one of the most interesting "high county" areas , containing over 900,000 acres of spectacular scenic country. Hiking, horseback trips , fishing and hunting in season by guides .
- A property with agricultural soundness , located in scenic & un-developed country with recreational use for individual or group ownership.

1934

... of the attractive features of the town are mentioned in brief detail.  
... The ranch is located five miles northwest of Hinsdale, directly adjacent  
... ing the small community of Hinsdale, Hinsdale is a major link for  
... all goods and services and business and commercial activities and the  
...  
... Ranch in the town is by State Highway 400 four miles and contains 2000  
... horses, cattle and other small stock. The ranch has one well  
... they will, it will meet the needs of the town, Hinsdale, Hinsdale  
... East, Hinsdale and Hinsdale Park, a park and a golf course. The ranch  
... The Miller Ranch which can be purchased "in part" of some 2,500 - 3,000  
... acres in a block.  
... The Miller Ranch was founded in the early 1800s.  
... The ranch is a well-typed type of property, situated on a low-lying sandy type  
... vegetation or as a source of water for irrigation.  
... The ranch has several hundred acres with very fertile soil. The ranch has  
... high water table and sub-irrigation and has pasture for livestock. Also the  
... area has a high amount of annual precipitation for an annual basis.  
... Elevation averages 4,100 feet above sea level with excellent type of  
... on portions of the ranch. Ranch might be described as a Miller Ranch with  
... a typical ranch appearance for the region. Hinsdale contains a high  
... to the south of the ranch and river.  
... The ranch has over 1000 horses with good pastures and a park with  
... the Hinsdale River flowing through the back of the ranch. The ranch has  
... on the north side of the river and over a mile on the south side of the  
...  
... Ranch buildings are of the best type and very well kept. One of the main  
... features is the barn with some 100 stalls and a large lot of grain  
... in this general area.  
... Ranch can enjoy excellent trout fishing on a small stream or lake, about  
... on the ranch. The ranch is a good property for a vacation home. The ranch  
... has good other features, such as large lawns, tennis courts, etc.  
... from the ranch.  
... Excellent stock and game raising in the valley and the surrounding area.  
... The adjacent areas to the north and south of the ranch.  
... to the north some 6 miles away is the town of Hinsdale. Forest and hills  
... national forest is the best natural wilderness and recreation area. One  
... of the most interesting "high country" areas, containing some 200,000  
... acres of spectacular scenic country. Mining, horseback riding, fishing  
... and hunting is much enjoyed by all.  
... a property with agricultural resources, located in scenic and unspoiled  
... country with recreational use for individual or group ownership.

## THE MILLER RANCH

### OVANDO, MONTANA

#### SIZE

2580 acres all deeded and in one block.

#### LOCATION

Fifty miles northeast of Missoula, directly joining the small town of Ovando. Access by State Highway 200 and county road.

#### ELEVATION

4100 feet at ranch headquarters.

#### TOPOGRAPHY

Level to rolling terrain, dotted with pines in some areas. 3 miles of slow flowing, meandering creek in the north half of the property. Two miles of the Big Blackfoot River forms the entire south boundary, some with open river bank, some with brush and cottonwood, some with pine. There are several good springs scattered about, a few potholes and a medium-sized pond. Some small scattered forested areas are also found.

#### SURROUNDINGS

Timbered mountains form a backdrop south of the Blackfoot River and beautiful mountain scenery at a little greater distance is viewed in every other direction. Rolling, timbered hills form at the west boundary of the property with level to rolling hayland and range interspersed with streams and timbered areas viewed to the more immediate north and east. Ovando joins at the northeast corner of the ranch and is a town of but a few hundred people. It has a bar and restaurant, gas station, general store, post office and welding shop. This is high plains country ringed with mountains, exceptionally scenic and only moderately populated.

#### PAST AND PRESENT USE

This has historically been a cattle ranch with primary emphasis on a cow-calf operation together with some yearling activity.

THE MILLER RANCH

OWENDO, MONTANA

SIZE

2580 acres all deeded and in one block.

LOCATION

Fifty miles northeast of Missoula, directly joining the small town of Owendo. Access by State Highway 200 and county road.

ELEVATION

4100 feet at ranch headquarters.

TOPOGRAPHY

Level to rolling terrain, dotted with pines in some areas. A series of slow flowing, meandering creeks in the north half of the property. Two miles of the Big Blackfoot River forms the entire south boundary, some with open river bank, some with brush and cottonwood, some with pines. There are several good springs scattered about, a few potatoes and a medium-sized pond. Some small scattered forested areas are also found.

SURROUNDINGS

Timbered mountains form a backdrop south of the Blackfoot River and beautiful mountain scenery at a little greater distance is viewed in every other direction. Rolling, timbered hills form at the west boundary of the property with level to rolling hills and range interspersed with streams and timbered areas viewed to the more immediate north and east. Owendo joins at the north-east corner of the ranch and is a town of but a few hundred people. It has a bar and restaurant, gas station, general store, post office and welding shop. This is high plain country ringed with mountains, exceptionally scenic and only moderately populated.

PAST AND PRESENT USE

This has historically been a cattle ranch with primary emphasis on a cow-calf operation together with some yearling activity.



It has been in the same family since 1916 and for a period of thirty years up to 1981, was leased out by its out-of-state, non-ranch owners, one operator leasing for twenty-five of those years. The ranch was sold in 1981 with the new owner starting a program of land improvements including hay and pasture renovation, excess water drainage etc. In excess of 700 acres was plowed and wheat and barley was raised through 1985 and including cattle, this ranch was run as part of a larger ranch operation until the spring of 1986 at which time the new owners gave their interest back to the elderly, original owner. The pasture, hayland and farm land are leased for the 1986 crop and grazing season.

#### TILLABLE ACREAGE

An estimated 1000 acres are tillable. Of this amount over 711 acres are in wheat, barley and fallow, approximately 200 acres in alfalfa hay and grass hay, the balance in pasture.

#### IRRIGATION

Water rights have been appropriated out of Warren Creek and the Blackfoot River for 1412 acres with priorities dating from 1882 to 1970. These rights are presently being examined for accuracy and are subject to Montana's on-going water rights adjudication process as authorized by Senate Bill 76. The flood method of irrigation has been used primarily, with the aid of headgates on Warren Creek and a large diesel pump on the Blackfoot River. All the irrigation water is free.

#### SOILS

Soils are mainly deep, medium textured loams with a few shallower fans with overall very little rock.

#### HAY PRODUCTION

There are approximately 200 acres in hayland and of this 100 acres is grass hay, the other 100 acres in new seeding alfalfa. Alfalfa appears to be a fairly recent crop on this ranch, apparently

It has been in the same family since 1916 and for a period of thirty years up to 1951, was leased out by its out-of-state, non-ranch owners, one operator leasing for twenty-five of those years. The ranch was sold in 1951 with the new owner starting a program of land improvements including hay and pasture renovation, excess water drainage etc. In excess of 700 acres was plowed and wheat and barley was raised through 1955 and including cattle, this ranch was run as part of a larger ranch operation until the spring of 1956 at which time the new owners gave their interest back to the elderly, original owner. The pasture, hayland and farm land are leased for the 1956 crop and grazing season.

TILLABLE ACREAGE

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IRRIGATION

Water rights have been appropriated out of Warren Creek and the Blackfoot River for 1413 acres with priorities dating from 1883 to 1970. These rights are presently being examined for accuracy and are subject to Montana's on-going water rights adjudication process as authorized by Senate Bill 76. The flood method of irrigation has been used primarily, with the aid of headgates on Warren Creek and a large diesel pump on the Blackfoot River. All the irrigation water is free.

SOILS

Soils are mainly deep, medium textured loams with a few shallower fans with overall very little rock.

HAY PRODUCTION

There are approximately 300 acres in hayland and of this 100 acres is grass hay, the other 200 acres in new seeding alfalfa. Alfalfa appears to be a fairly recent crop on this ranch, apparently

first having been introduced to any great degree by the last lessee, prior to 1981. From all appearances it does very well here as is the case generally on most of the other ranches in the valley, but grass hay was raised more extensively. The former long-time lessee reports normally harvesting up to 900 tons on a little over 300 acres and rarely using fertilization. As the ranch is presently being used there are 1670 acres in rangeland, mostly in rolling, well-watered country. It is made up of good, strong native grasses with good cover and distribution. Some small sage brush is found, but not to the extent that it couldn't be easily eradicated.

#### CORRALS AND FENCES

There are two sets of corrals, one in good condition, one in only fair condition. Fences generally are in very good shape, consisting of wood and/or steel posts and four and five strands of barbed wire. There is a pretty fair amount of new fence; some old fence left standing but not used should be done away with.

#### CARRYING CAPACITY

With a little additional range, the long-time prior lessee ran 325 mother cows and put all the feed up on this ranch. It is felt that with the ranch back in balance, it should easily handle up to 225 mother cows plus replacements and necessary bulls and saddle horses within its boundaries. This is felt to be a conservative estimate when the ranch would be put back to full production under consistent and competent management and utilizing all the irrigation facilities.

#### FEEDING

A minimum of two tons per animal unit is fed during the feeding period from Thanksgiving to sometime in May.

#### IMPROVEMENTS

There is a modest, four bedroom home with attached single garage and a new 48 foot by 72 foot by 15 foot high heavy duty quonset with concrete floor. All other buildings are old and although some are serviceable most are in marginal condition. A new well

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services the home.

#### LIVESTOCK MARKETS AND AGRI-BUSINESS

The nearest auction or sale ring facilities are found at Missoula where there are weekly sales with special feeder sales in the Fall, and monthly horse sales. In addition contract or order buyers will come to the ranch. Tractor and implement dealers, grain elevators, feed and fertilizer stores, sprinkler irrigation suppliers, veterinarians, ranch supply stores, saddleries, and numerous other businesses supplying and servicing ranchers are found in Missoula and throughout the area.

#### SERVICES

Electricity is supplied by the Missoula Electric Co-op, phone service by Blackfoot Telephone Co-op. The Ovando Post Office provides mail service. Road maintenance and snow plowing is provided by Powell County. Hospitals are in Missoula and Deer Lodge, with Missoula hospitals providing up to date, modern facilities including cardiac care. Grades one through eight are at the Ovando School, high school is attended by school bus at Seeley Lake, twenty-five miles distant. The University of Montana is located in Missoula. There is scheduled airline service daily in Missoula. The Powell County seat is at Deer Lodge, 67 miles to the south.

#### THE AREA

The Blackfoot Valley has long been known as reputation guest ranch, stock ranch and outdoor recreation country and its rugged, natural beauty is only the beginning. It is the ideal Rocky Mountain location for outdoor oriented people and has the added advantage of being near the south end of the Bob Marshall, Scapegoat and Great Bear Wilderness complex. Besides being near millions of acres of National Forest, and together with numerous lakes and fishing streams, there is excellent big game hunting and millions of acres of mountain back country in which to ride horseback, backpack, cross-country ski, snowmobile and camp. Floating the Blackfoot River is one of those experiences to remember and when

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you have a trout stream on your ranch the caliber of the Blackfoot, you just about have it all. Area wildlife includes whitetail and mule deer, elk, black and grizzly bear, mountain sheep and goat, cat, coyote, eagle, hawk, grouse, pheasant, blue herron and sand hill crane.

#### SUMMARY

In looking back over 21 years of selling cattle ranches this is one of the most intriguing I've been asked to handle. Here is a good working grass ranch in a post card setting with mountains behind, two miles of a great fishing stream and view of country you're always thankful to be part of. There is a great feeling of expanse and although by no means isolated, there is seclusion. When it's time to play there is no limit to choice of recreational and cultural activities common to the area. This ranch has had an unusual history and yet as some area residents who know it have said, "It's one of the best places in the valley, if not the best". Everything is there to work with and enjoy, and under some good, consistent management this is definitely a place offering exceptional satisfaction and pride of ownership. Here is an opportunity that no one looking for this special kind of ranch should pass up.

#### PRICE AND TERMS

The ranch is priced at \$750,000. The owner will accept a 25% down payment and carry the remaining balance over 15 years at 10½% simple interest. Price includes all seller's interest in mineral, timber and water rights and in an oil and gas lease with Amoco expiring in 1987. The property is free and clear of debt. The 1985 real estate taxes were \$2,133.75.

You have a trout stream on your ranch the caliber of the Blackfoot. You just about have it all. Area wildlife includes whitetail and mule deer, elk, black and grizzly bear, mountain sheep and goat, cat, coyote, eagle, hawk, grouse, pheasant, pine siskin and sand hill crane.

SUMMARY

In looking back over 21 years of selling cattle ranches this is one of the most intriguing I've been asked to handle. Here is a good working grass ranch in a good section with mountains behind, two miles of a great fishing stream and view of country you're always thankful to be part of. There is a great feeling of expense and although by no means isolated, there is a section. When it's time to play there is no limit to choice of recreational and cultural activities common to the area. This ranch has had an unusual history and yet as some area residents who know it have said, "It's one of the best places in the valley, it not the best". Everything is there to work with and enjoy, and under some good, consistent management this is definitely a place offering exceptional satisfaction and pride of ownership. Here is an opportunity that no one looking for this special kind of ranch should pass up.

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HILLER FARM

Overide, Montana

SEE

200 acres all wooded and in one block.

LOCATION

2 miles north of the little community of Overide, Montana

ADJACENTS

1/2 mile east along the edge of the Blackfoot River.

TOPOGRAPHY

200 acres is level to rolling with about 20 acres on the southern end described as hilly with some brush land.

ADJACENT OWNERS

This parcel of 200 acres is surrounded on the west and south by the land of the Overide Lumber Company and has large timber holdings in this area. The area to the south is higher timbered mountains.

ADJACENT ROADS

There is a gravel road which crosses the Blackfoot River at right angles to the plot. This parcel will be accessible from both sides of the Blackfoot River. It is bounded on the north by the highway and on the south by the mountains.

ADJACENT UTILITIES

This parcel has almost total isolation due to its location and restricted access south of the Blackfoot River.

ADJACENT LANDS

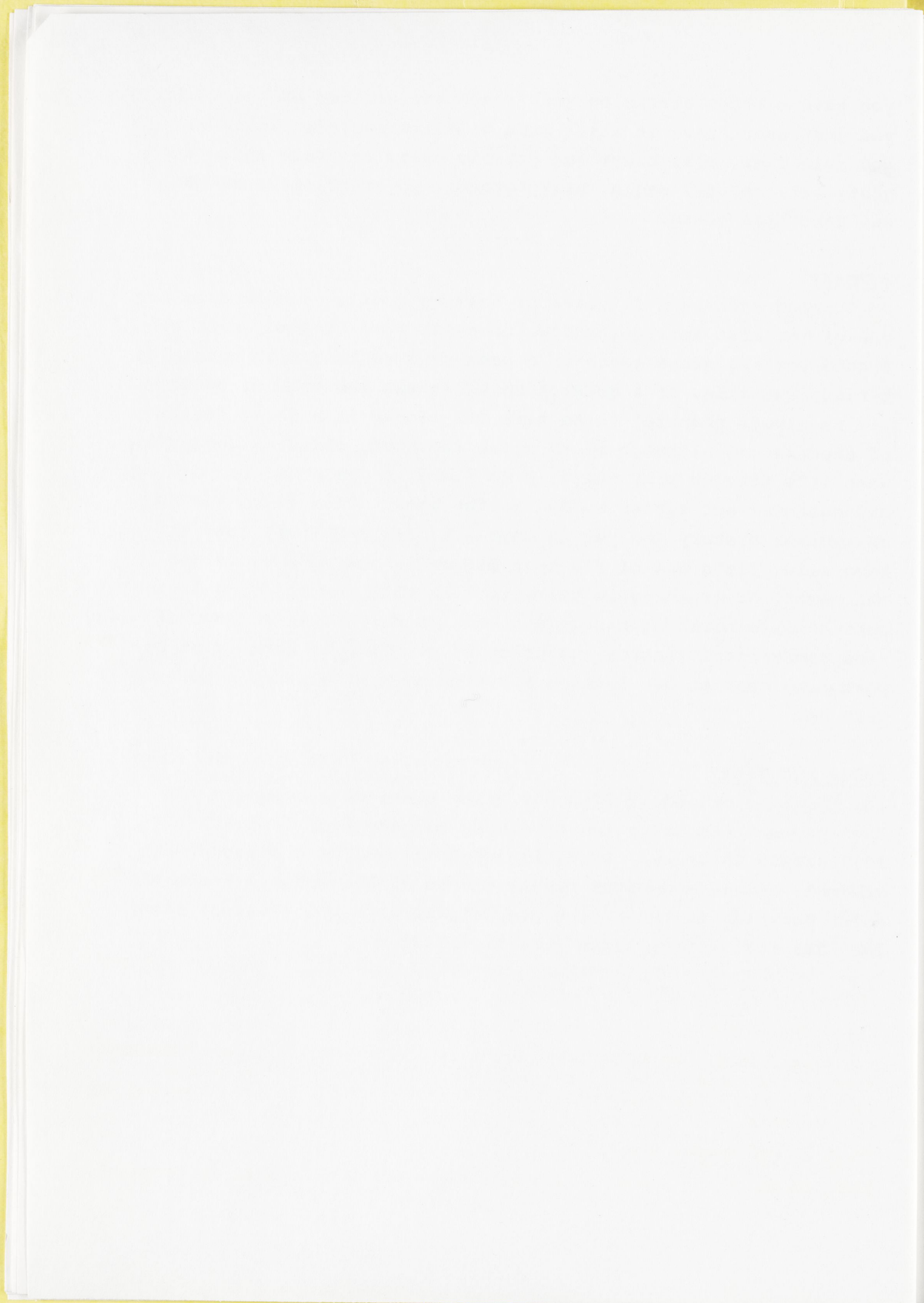
This parcel also enjoys access by landing or floating. The Overide and Overide Lumber Co. have a landing on the Blackfoot River.

ADJACENT WATERS

Just east directly south of this parcel is a very large lake. This is a "wild" lake and is very beautiful. It is a "wild" lake and is very beautiful. It is a "wild" lake and is very beautiful.

ADJACENT TAXES

Estimated value of 200 acres is \$100,000.00. Annual taxes are \$1,000.00.



MILLER RANCH

Ovando , Montana

SIZE

360 acres all deeded and in one block.

LOCATION

Lays 2 miles South of the little community of Ovando , Montana

ELEVATION

4,000 feet along the edge of the Blackfoot River .

TOPOGRAPHY

About 280 acres is level to rolling with about 80 acres on the Southern end described as hilly with some bench land .

SURROUNDING AREA

This parcel of 360 acres is surrounded on the West and portions of the South and East by the Champion Timber Company who has large timber holdings in this area. The area to the South is higher timbered mountains .

RIVERFRONTAGE

There is approx. one mile of the Blackfoot River as noted on the plat. This parcel would allow Ownership of both sides of the Blackfoot River , is purchased with the big block of Miller Ranch to the North.

PRIVACY & ISOLATION

This parcel has almost total isolation due to its location and restricted access South of the Blackfoot River .

FISHING

This parcel also enjoys fishing by wading or floating , for Cutthroat and Rainbow Trout and some Brown Trout .

BIG GAME HUNTING

The area directly South of this parcel is a very large Big Game Management area by the Montana Fish & Game Dept. This is a "walk-in" area only. Excellent Elk & Deer with a Native Herd of Elk over 400 head wintering back in this area.

PRICE - (360 deeded acres)

\$250,000.00 -- 25 % down , balance over 10 yrs at 10.5 % simple interest.

MILLER RANCH

Blaine, Montana

SIZE

360 acres all deeded and in one block.

LOCATION

Lays 2 miles South of the little community of Blaine, Montana.

ELEVATION

4,000 feet along the edge of the Blackfoot River.

TOPOGRAPHY

About 280 acres is level to rolling with about 80 acres on the Southern end described as hilly with some ranch land.

SURROUNDING AREA

This parcel of 360 acres is surrounded on the West and portions of the South and East by the Champion Lumber Company who has large timber holdings in this area. The area to the South is higher timbered mountains.

RIVERFRONTAGE

There is approx. one mile of the Blackfoot River as noted on the plat. This parcel would also have ownership of both sides of the Blackfoot River, is purchased with the big block of Miller Ranch to the North.

PRIVACY & ISOLATION

This parcel has almost total isolation due to its location and restricted access South of the Blackfoot River.

FISHING

This parcel also enjoys fishing by wading or floating, for Cutthroat and Rainbow Trout and some Brown Trout.

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PRICE - (360 deeded acres)

\$250,000.00 -- 25% down, balance over 10 yrs at 10.5% simple interest.

PROPERTY LIST

Property Details

(Summary of both units)

The property shown is being offered "inter" of the total number of units shown, or each parcel can be bought separately.

Property 1, located north of the Blackfoot River

Approx. 2,500 sq. ft. \$170,000.00

Property 2, located south of the Blackfoot River

Approx. 350 sq. ft. \$250,000.00

Property 3, all of the Village property

Approx. 2,500 sq. ft. \$1,000,000.00

Note: If you wish to purchase the property shown, you must purchase the entire property shown. The property shown is being offered "inter" of the total number of units shown, or each parcel can be bought separately.

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MILLER RANCH UNITS

Ovando , Montana

( Summary of Both Units )

The Miller Ranch is being offered "intact" of the total ownership of both parcels , or each parcel can be bought separately.

The Main or Large Unit , located North of the Blackfoot River

Contains approx. 2,580 deeded acres @ ----- \$750,000.00

The Small Unit , located South of the Blackfoot River

Contains approx. 360 deeded acres @ ----- \$250,000.00

Offered "intact" , all of the Miller Ownership

Contains approx. 2,940 deeded acres @ ----- \$1,000,000.00

Note : If bought "intact" , reasonable terms and condition of sale , period of years by Owner financing would be used such as now offered in the purchase of the big unit.

Notice: Offering is subject to errors, omissions, PRIOR SALE , change or withdrawal without notice and approval of sale by Owner.

Information was obtained from sources deemed reliable , but not guaranteed by Agents .

MILLER RANCH UNITS

Dwanda, Montana

(Summary of Each Unit)

The Miller Ranch is being offered "infect" of the total ownership of both parcels, or each parcel can be bought separately.

The Main or Large Unit, located north of the Blackfoot River

Contains approx. 2,500 deeded acres \$250,000.00

The Small Unit, located south of the Blackfoot River

Contains approx. 250 deeded acres \$250,000.00

Offered "infect", all of the Miller Ranch

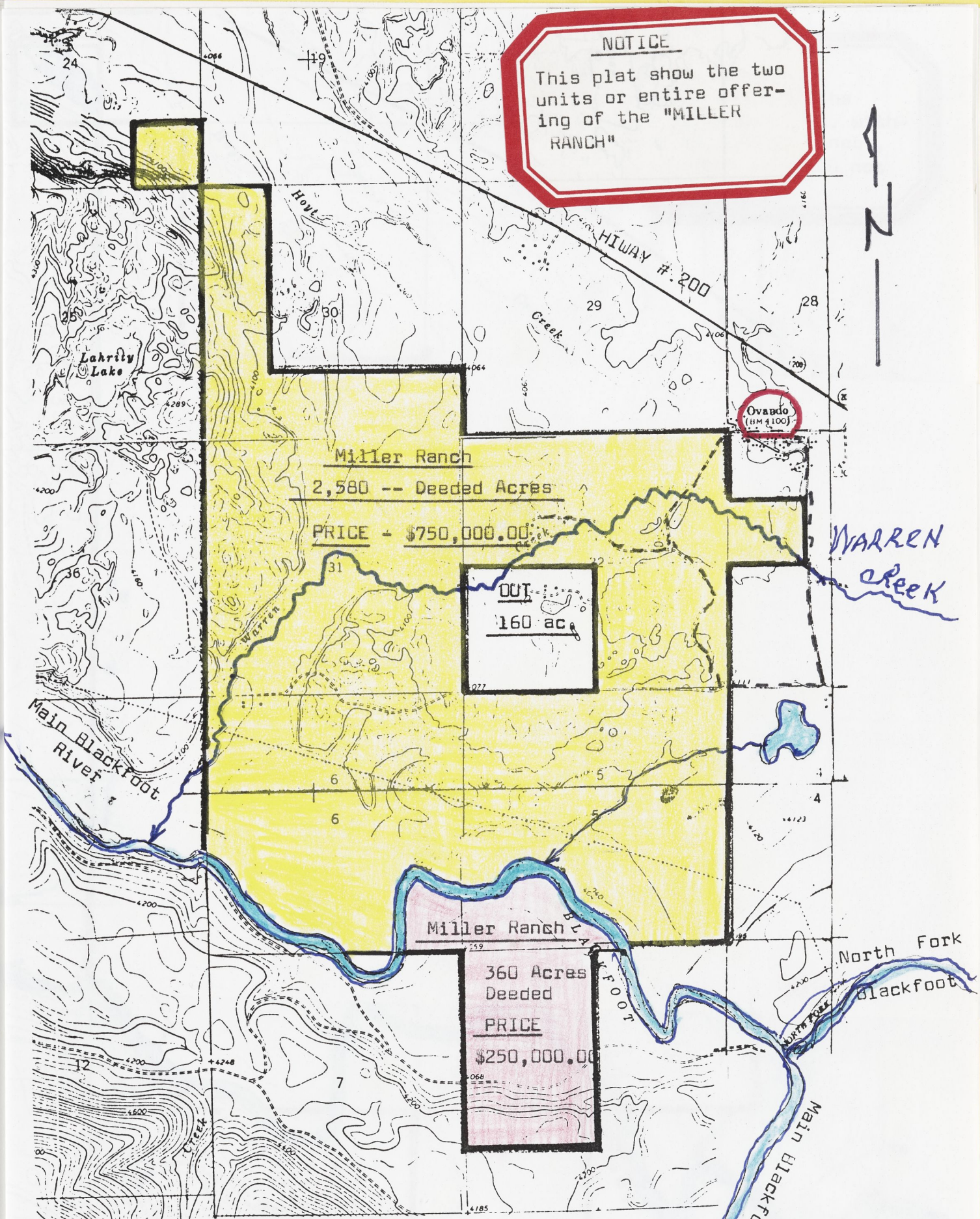
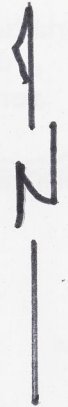
Contains approx. 2,750 deeded acres \$1,000,000.00

Note: If bought "infect", reasonable time and condition of sale, period of years by which financing would be used such as now offered in the purchase of the big unit.

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NOTICE  
 This plat show the two  
 units or entire offer-  
 ing of the "MILLER  
 RANCH"



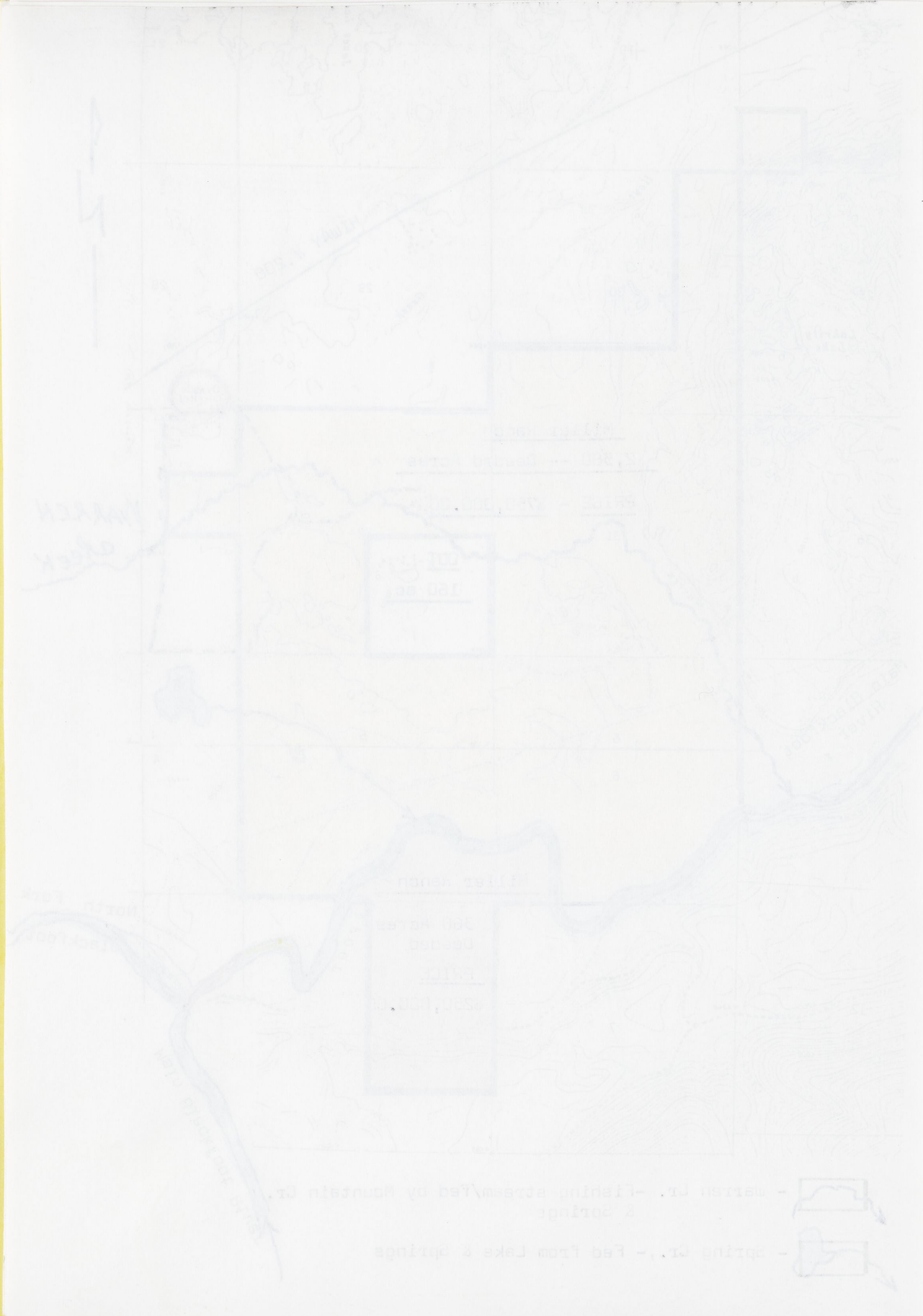
Miller Ranch  
 2,580 -- Deeded Acres  
 PRICE - \$750,000.00

OUT  
 160 ac

WARREN  
 Creek

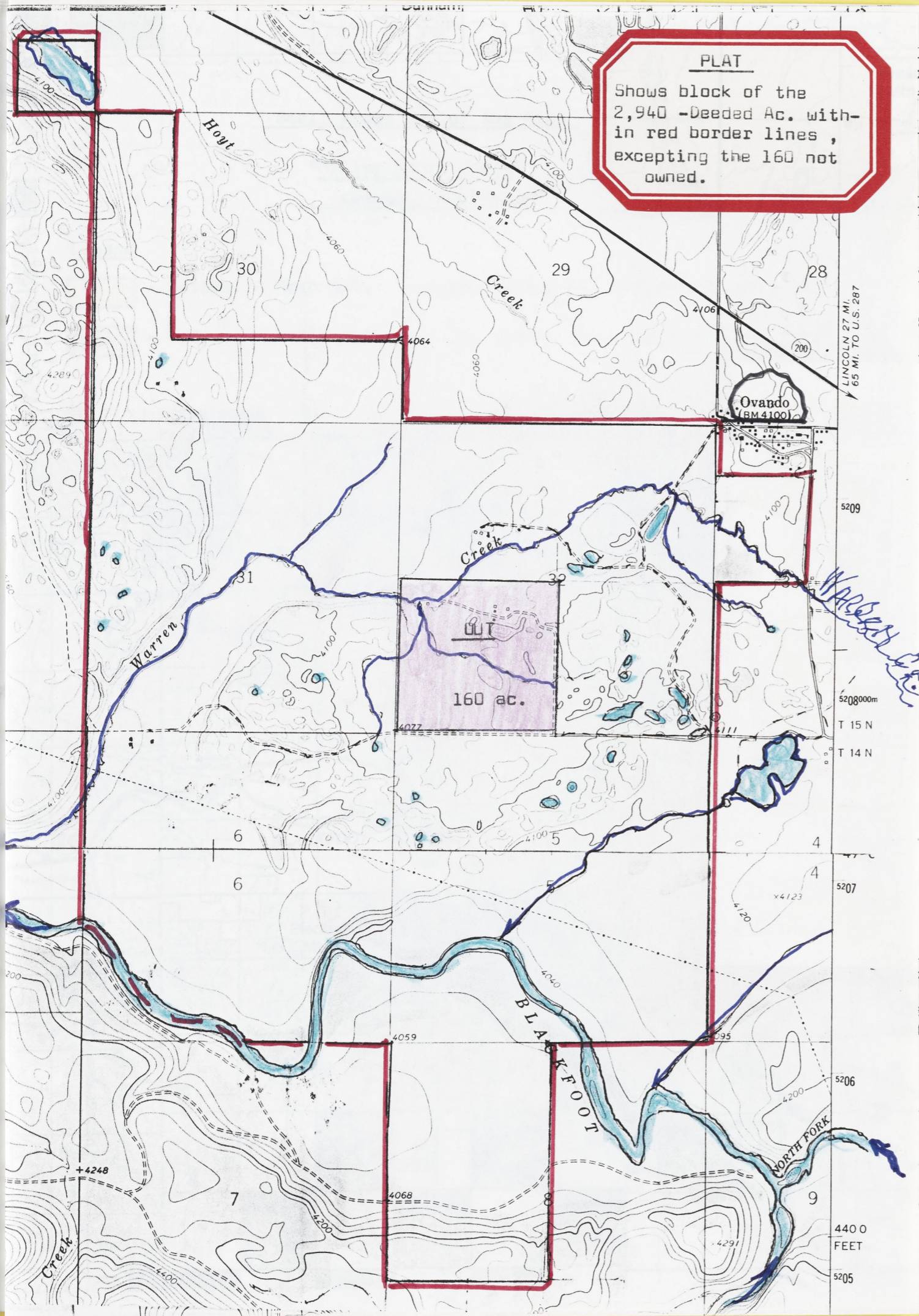
Miller Ranch  
 360 Acres  
 Deeded  
 PRICE  
 \$250,000.00

- Warren Cr. -Fishing stream/fed by Mountain Cr. & Springs
- Spring Cr., - Fed from Lake & Springs




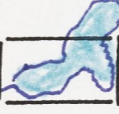
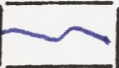
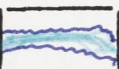
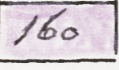
- Spring Cr. - fed from lake & springs

- Mountain Cr. - fishing stream / fed by Mountain Cr. & springs



Location of Ponds, Springs into Creeks and River

Legend

-  - Blue - Small "Pot-holes on parts of ranch
-  - Blue - Larger Ponds or Ponds feeding Creeks
-  - Blue - Larger Mountain & Spring fed Creek -Warren Cr.
-  - Blue - Blackfoot River bordering ranch with North Fork of the Blackfoot feeding into the main Blackfoot River about a mile "Up-stream"
-  - Purple - NOTICE - This 160 acre parcel is owned by a private individual. It has NEVER been a part of the Miller Ranch holdings.





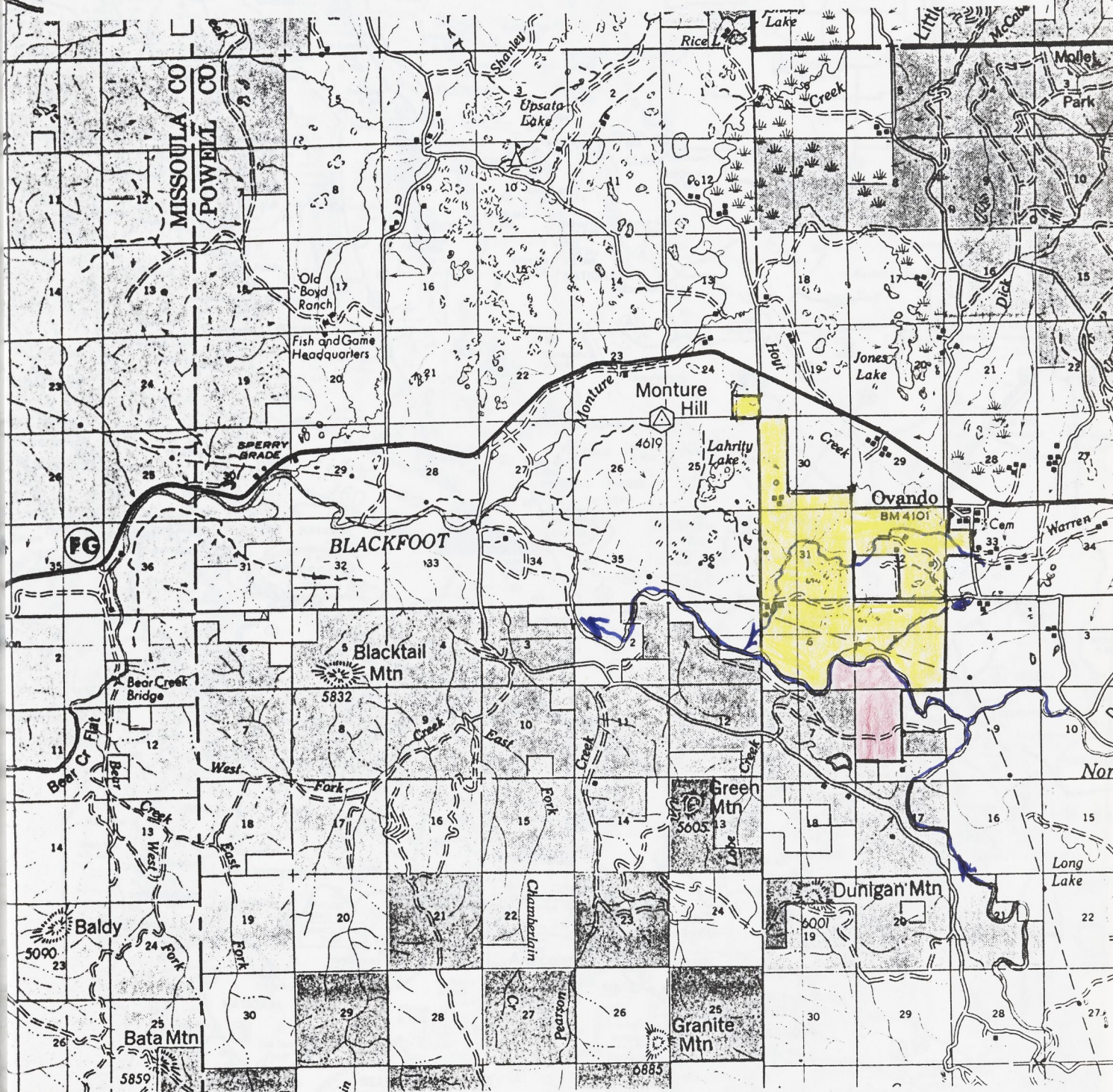
Small Scale Map of the Area

"Miller Ranch Units"

Ovando, Montana

Legend

-  - Yellow - Main Unit - 2,580 deeded ac. --North of the river
-  - Red - Small Unit - 360 deeded ac. --South of the river.



Small Scale Map of the Area

"Miller Ranch Unit"

Wanda, Montana

Legend

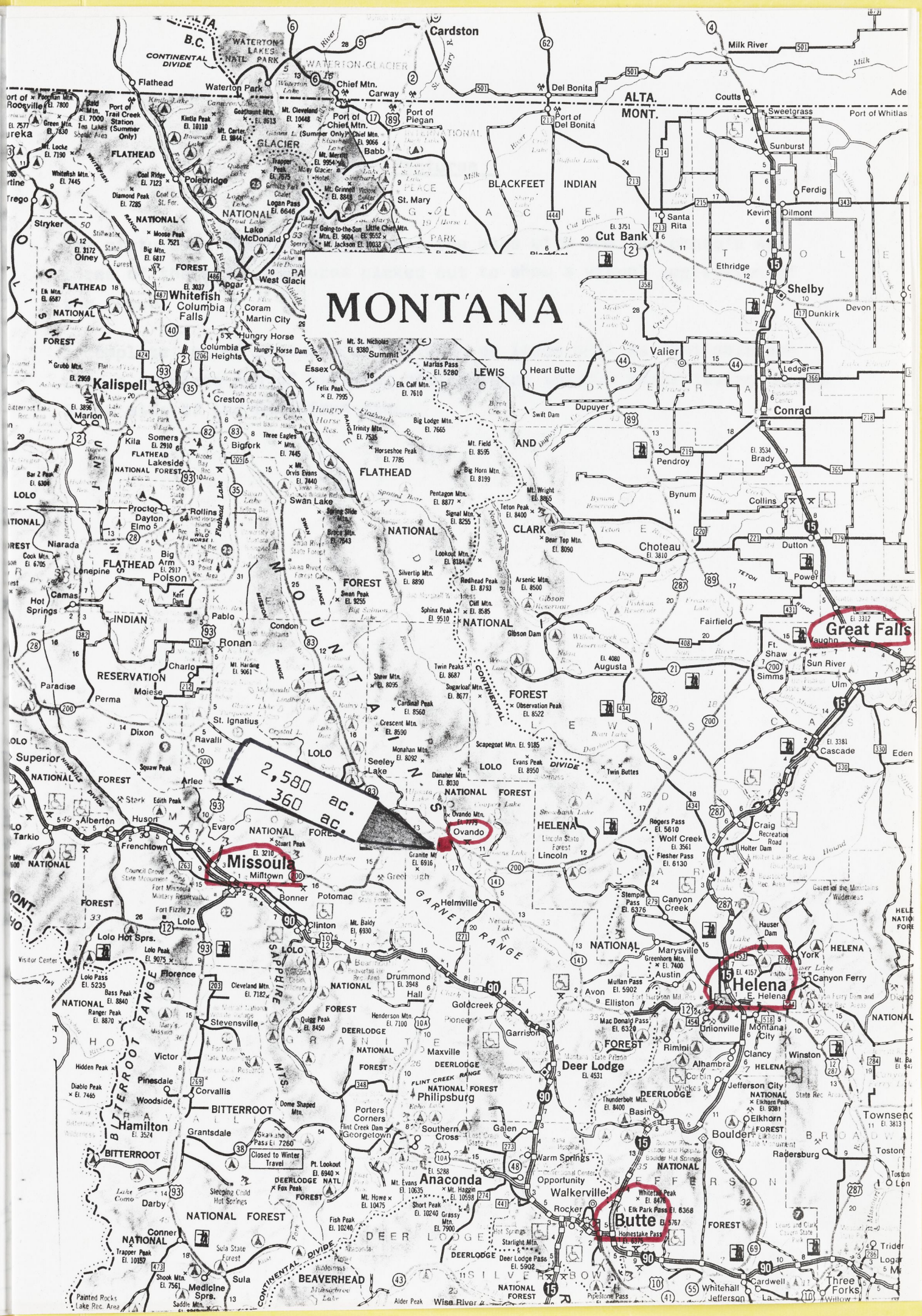
- Yellow - Main Unit - 2,500 hec. - North of the river

- Red - Small Unit - 300 hec. - South of the river



ort of \* M  
Roosville  
El 757  
ureka  
Trego  
ST  
Bitterroot L  
El 670  
LOLO  
NATIONAL  
FOREST  
Cock M  
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Visitor C

# MONTANA



Great Falls

Helena

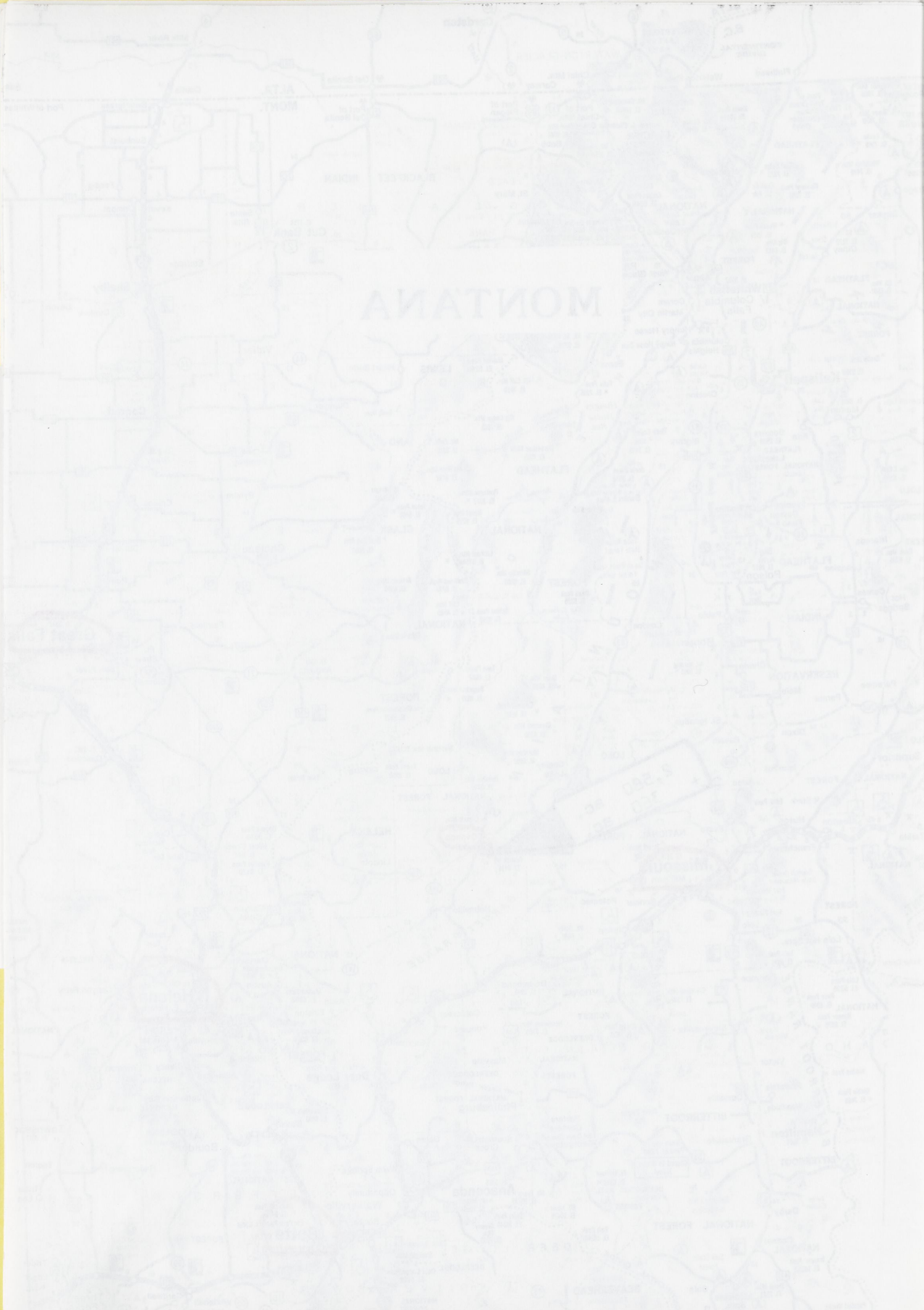
Butte

Ovando

Missoula

2,580 ac.  
360 ac.

# MONTANA



of 1882  
of 1882



Ranch Pictures

The picture on the front cover and the page with the two photo's are three of the ranch pictures picked out to show a visual impression of the ranch.

A complete set of pictures on the main or large unit is available and also a complete set of pictures available on the 360 acres laying on the South side of the Blackfoot River.

Taken in Oct. 7, 31, looking North from pasture of the main unit pastures, rolling foothills, distance to the North West corner of the Blackfoot River, and willow grove, one of the most beautiful willow groves in the United States.

This is one of the river views, taken from the main unit pastures.

Ranch Pictures

The picture on the front cover and the page with the two goats are  
three of the ranch pictures picked out to show a visual impression of  
the ranch.

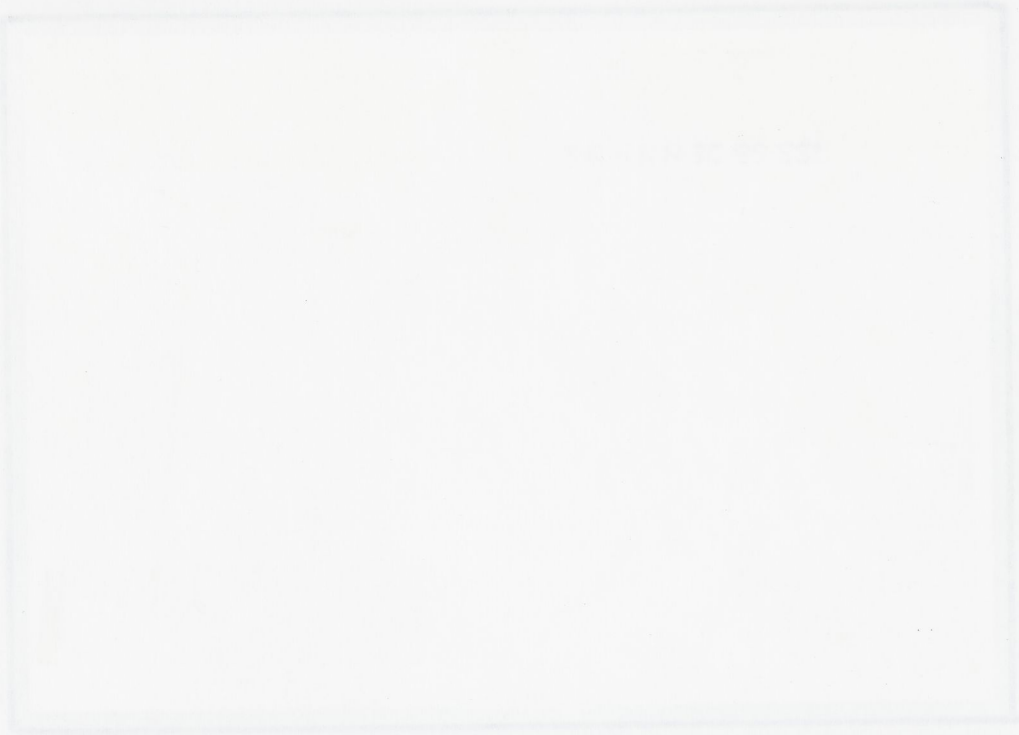
A complete set of pictures on the main or large unit is available and  
also a complete set of pictures available on the 300 acres lying on the  
south side of the Blackfoot River.



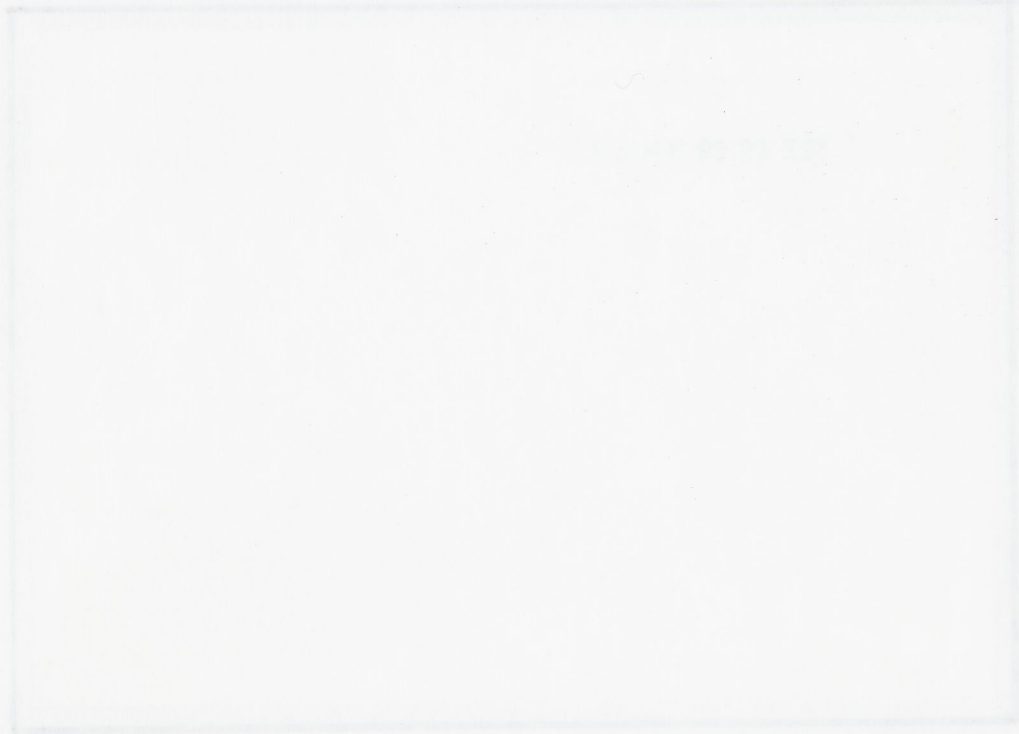
Taken in Sec. # 31 , looking North. Shows portions of the lush native pastures , rolling foothills , timbered portions in this area. In the distance to the North some 7 miles away is the 900,000 Bob Marshall Wilderness , one of the most spectacular Wilderness & Primitive Areas in the United States.



This is one of the river scenes , taken in Section # 6, looking downstream , on the main Blackfoot River as it flows thru the ranch.

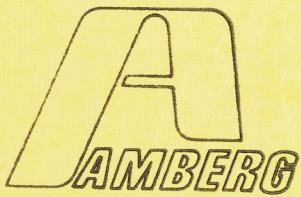


Taken in Sec. 4 N. 1 E. 10 W. 10 N. showing portion of the main river  
pasture, rolling foothills, timbered portion in this area. In the  
distance to the north some 7 miles is the 300,000 foot Marshall  
Plateau, one of the most spectacular wilderness & primitive areas  
in the United States.



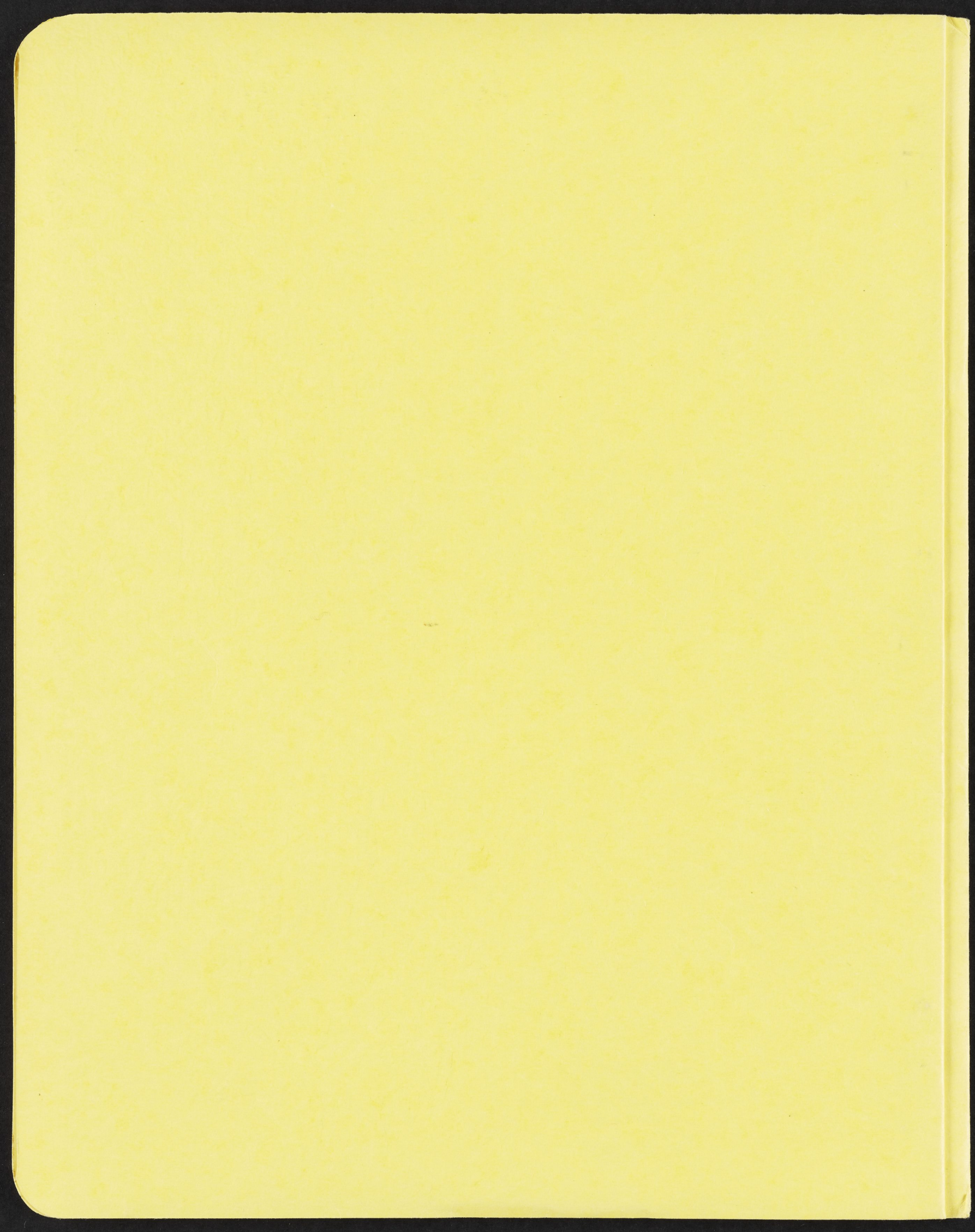
This is one of the river scenes, taken in Section 4 E. looking down-  
stream, on the main Blackfoot River as it flows into the canon.





A BOORUM & PEASE PRODUCT LINE  
MADE IN U.S.A.

No. 52509



WILLARD H. KNADLER

Real Estate

"Specializing in Western Ranches"

Licensed Broker for 30 Years

OFFICE (406) 587-2622

906 WEST DURSTON - BOZEMAN, MONTANA 59715

April 14, 1987

Mr. Bud Lilly  
2007 Sourdough Road  
Bozeman, Montana 59715

Re: Offering of the "Miller Ranch", on the Blackfoot River, Ovando, Mt.

Dear Bud:

I know that you have been extremely busy, so wanted to raise your blood pressure up.

This offering was sent to me by a broker friend of mine of some 21 years. He has an exclusive listing on it and knew that I had sold properties on the upper Blackfoot some years ago, so was willing to make this available to me.

His "make-up" on this was less attractive, so I have done it over to what I believe is more appealing. I know the property and looked at it years ago. At that time the ranch was still in the same family and not for sale. A few years ago it was sold, but voluntarily "turned back to the long time Owner", due to his inability to own it as well as paying for other ranches he had.

Therefore, nothing is changed for the general make-up of the ranch for over 50 or 60 years.

As evidenced by the make-up of the ranch, the photo's, one can see it is extremely attractive in its beauty, privacy and general characteristics. For a person or group of persons seeking something special, this comes about as close to being unbeatable. The only way you could fault this property is that it does not have a super home or big lodge on it. If it did, the price would probably be \$500,000.00 more and anyone with those kinds of improvements would not likely be selling it anyway.

Most want to do their own thing as everyone has different ideas as to what size or type or amount of buildings they would build to their own taste.

You will note the single brochure with cover photo has all the details as to each part of the ranch. Also the land breakdown. Naturally, the only way to buy it as one entire unit. There are other interesting features about it that we could discuss when it is convenient.

The two picture brochures show each "unit" as offered. Look this over and give some thought to how it would work with any special friend of yours. Then we can discuss "who may be the proper or potential prospect".

This is just for you or Esthers "eyes". I have only one set of pictures so mull this over and give me a call so we can spend 20 minutes or so.

Looking forward to hearing from you.

Enc: 3- brochures on Miller Ranch.

Best regards,

  
Willard H. Knadler

# ADSON CREEK RANCH

Wise River, Montana



757 - Total Ac.

Fishing & Hunting Retreat in

Beautiful Country



## Introduction

Some of the important features contained in this property are shown in brief in this brochure.

- Ranch is situated in Southwestern Montana in the heart of prime big game, fishing, scenic & year round recreational country.
- Butte, Montana is 45 miles Northeast of the ranch and is the major airport connection.
- The property lays 3 miles South of Wise River, a small little community. Access to the ranch is by an all weather road paved in 1986
- There is 599.85 - Deeded Acres in the ranch and 158.82 Leased Acres from State of Montana. This has been with the ranch for over 50 years. The deeded & leased lays in a block totaling over 757 Acres.
- The deeded & leased lands on the East side of the river border the National Forest for over 2.5 miles.
- There is over 400,000 acres of National Forest that lays to the North, South, East & West of the ranch.
- There is no buildings on the property. Ranch is fenced for livestock control.
- As noted on the small plat, the National Forest has an easement coming off the Southwest tip of the ranch, crossing some of their land and also crossing the river and this ranch on the South end to reach their own land to the East by way of the Adson Creek drainage. This is a public access too.
- Also noted on the plat, Wise River coming in from the South almost splits the ranch thru the middle with about 311 deeded on the East side of river & about 287. deeded acres on the West side of Wise River.
- There would be approx. 4 miles of river frontage counting both sides of the river. Adson Creek is a spring & mountain fed creek coming in on the South & East side of the ranch.

## Introduction - Cont.




- Mountains back of the ranch rise to over 10,000 feet high with high top mountain lakes stocked with native trout. Walk or ride horseback to these lakes.
- Ranch enjoys excellent privacy with some isolation. Only one set of neighbor buildings on the opposite side of the narrow valley to be seen from ranch.
- Property has scattered pine, willow & cottonwood trees along both sides of Wise River with open meadows on both sides of river. East side of river has level land which could be developed into small plane landing strip.
- Good fishing in Wise River with famous Big Hole River 3 miles to the North for float trips. Mule & Whitetail Deer on ranch. Elk , Moose & Bear are just off ranch in Nat. Forest . Other rivers and lakes 45 minutes to 2.5 hours from ranch.
- Ski hills nearby , cross country skiing , snow-mobiling & Ice Fishing for winter sports.
- Property suitable for a private re-treat for one or more persons as a group of five to eight investors.
- New survey for sub-divided parcels which can offer individual ownership of land after a group purchase.
- Conservation Rights have not been used yet and will be conveyed to a New Owner.
- All timber, mineral & water rights go to New Owner.
- Owner will sell as one unit , or all East of river or all West of river , about equal acres on either side of the river.
  
- Ranch will summer 120 Yearling Steers or 60 pairs .
- Ranch is offered in a block with lease included for \$718,800.00 or \$1,200 per deeded acre. Owner will accept 30 %to 35% down with amortized annual payments over a 7 yr. period @ 10% int. per annum
  
- New Forest Service Bridge allows access to both sides of the river

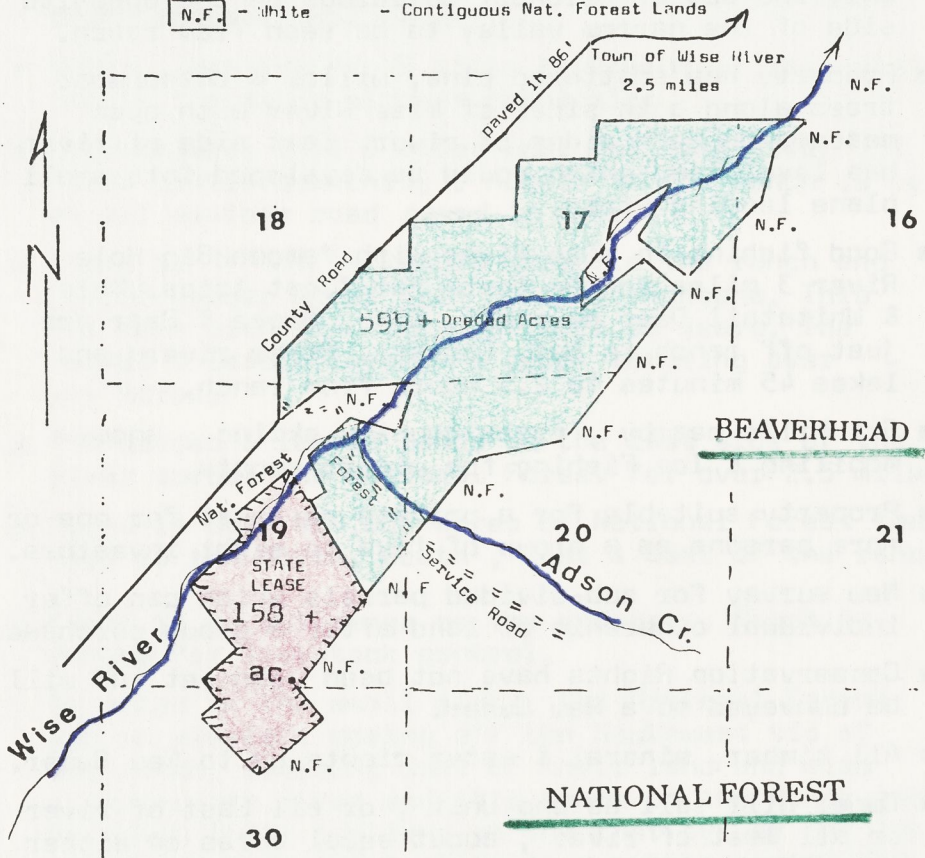
ADSON CREEK RANCH

Wise River, Montana

(Approx. 599+ -- Deeded Acres)  
(Approx. 158+ -- Leased Acres)

(COPY OF THE SURVEY PLAT)

-  - Turquoise - Deeded Acres 599.85.
-  - Red - Leased Acres 158+ Ac. (State of Mont.)
-  - White - Contiguous Nat. Forest Lands



Offered Exclusively By

Willard H. Knadler  
906 West Durston

Ranch & Land Broker  
Bozeman, Mont. 59715

1-406 - 587- 2622

or CONTACT: Bud Lilly , 2007 Sourdoubh Rd.  
Bozeman, Mont. 59715  
1-406 - 586-5140

MONTANA RANCHES & OTHER PROPERTIES

1) Wise River , Montana - Recreational Tracts

Five contiguous tracts , ranging from 25.70 acres to 62.69 acres to 90.02 acres in size. Joins Nat. Forest on the East , borders Wise River on the West . 1/2 mile from town of Wise River. In the heart of year round recreational country. Good access. 2.5 miles from Big Hole River. Big game hunting off the ranch on Nat. Forest. The five tracts consist of a total of approx. 277 deeded acres .

PRICE -- \$1,800.00 per acre . Terms - 35 % down, bal. 7 yrs. @ 10 % . Seller will accept cash in full. Property is FREE & CLEAR.

2) Wise River , Montana - Recreational Property 599.83 + 158.82 Lease.

Joins Nat. Forest , Wise River thru middle of property. 3 miles from Big Hole River. Joins Nat. Forest on the East for 2.5 miles. Next to Big game hunting , year round recreationa.

Property offered in-tact with lease or sell off eitherside of the river. PRICE - \$718,800.00 or \$1,200 per deeded acre. Cash or terms.

3) Melville , Montana -- Small livestock Ranch (1,850 deeded acres )

Located 11 miles N.W. of Big Timber, Montana. Runs 150 cows, 600 acres of irrig. & sub-irrig. hay and pasture. Good Water rights, all FREE. Nice home , good out-buildings. Privacy , isolation. View of the Crazy Mountain Range , some six miles west of ranch plus 2 other mountain ranges in the distance. Foothill & mountain type ranch. Lots of Deer & Antelope on ranch. Also next to fishing river plus bigger rivers & lakes nearby.

PRICE --- \$425,000.00 computes out to \$229.72 per deeded acres. Will accept CASH IN FULL , or \$125,000.00 down , bal. over 10 or 15 yrs. at 9.5 % interest.

4) Columbus, Montana - Bigger cattle Ranch - (5,719 deeded + 120 ac. BLM.)

Located about 12 miles west of Columbus, Montana . 5,719 deeded & 120 ac. BLM . Runs 450 cows plus 300 yearlings . Puts up 1,500 to 2,000 tons of hay . Free Irrigation from river. Ranch borders the Yellowstone River for over 6.5 miles . Some flat to rolling hills and mountin type country. Pine & Fir trees. Privacy with some isolation , yet off an Interstate Hiway by Private access. One good set of buildings. Also older set. 55 miles from Billings , Montana . Deer & Antelope on ranch. Goose & duck hunting. Also excellent fishing in the river. Ski hill at Red Lodge -- 50 miles away. Small encumberance on ranch of about \$250,000.00

PRICE : \$2,000,000.00 or approx. \$349.71 per deeded acre. Will accept CASH or 35 % down , balance at 9.5 % , 10,15 years as agreed upon.

5) Melville , Montana -- Small cattle ranch - Recreational Property(1,336 acres)

Located 10 miles west of Melville, Mont. 1,336 -deeded in a block. Lays off a county road , about 3 miles to reach the building area. Flat to sloping, to mountainous country , scattered pine and fir. POOR BUILDINGS. Creeks and springs. Small lake at building area. Offers privacy and isolation . Joins big nat. Forest out the back gate into spectacular country. Elk, deer on ranch. Antelope in lower country. Near good fishing, mountain lakes behind the ranch. Summers 200 head of cows and calves. Irrig. & sub-irrigated hay & pasture , balance is native high pasture .

PRICE-- \$435,000.00 (Negotiable) Price is \$325.36 per deeded acre . Terms are \$150,000.00 down balance to be negotiated.

NOTICE: Also bigger ranches , or some smaller . This is just a brief list of some of the ranches for sale. More detailed information on request.

**WILLARD H. KNADLER**  
Real Estate

Licensed Broker for 30 Years

906 West Durston  
Bozeman, Montana 59715

1-406-587-2622



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# INDIANA UNIVERSITY

DEPARTMENT OF INTERCOLLEGIATE ATHLETICS

ASSEMBLY HALL

BLOOMINGTON, INDIANA 47405

PH. 812/335-2794

December 27, 1984

Mr. Bud Lilly  
Federation of Fly Fishers  
P. O. Box 1088  
West Yellowstone, Montana 59758

Dear Bud:

I just wanted to drop you a note to tell you how sorry I am that I was unable to get things done relative to writing the article. I just had so many things pressing me from every direction that I couldn't find the time to do it.

My apologies again for not seeing this through and I hope you can understand my position.

Sincerely,

Bob Knight  
Basketball Coach

BK:md

P.S. If there is anything I can do in the future, don't hesitate to let me know. I will do whatever is possible.

JAMES W. KEPHART

COUNSELOR-AT-LAW

118 CHURCH ST.

PHILADELPHIA, PA. 19106

TELEPHONE OFFICE - 215-922-3311

TELEPHONE RESIDENCE - 215-496-0354

23 October 1987

Mr. Bud Lilly  
2007 Sourdough Road  
Bozeman, MT 59715

RE: BAR N RANCH Seminars

---

Dear Bud:

Greetings from Philadelphia and The Kepharts'! It was very nice seeing you again at the Federation of Fly Fish conclave, and I am only sorry that you could not get free for one of our famous 3 1/2" sirloins. Father sends his regards, and is also sorry not to have gotten to visit with you. I did manager, however, to catch you on "20/20" on ABC - very nice segment!

The reason that I am writing, and what I had wanted to discuss with you over dinner, was my efforts to revive the ranch on a specialized basis. As you will probably recall (if not, see the enclosed) we have got a very nice facility out there - 640 acres surrounded by open land, 4 ponds, 2-3 miles of the South Fork of the Madison turing into the Hebgan Lake, miles of Denny and Buttermilk Creeks, comfortable ranch accomodations (2 cabins, plus lodge with 4 twins, 1 triple, 2 doubles, and 4 baths) and a very convenient location. The problem, of course, is that Father is 82 now, does not use the place all that much, and his friends have grown too old to come out very often anymore.

Being an amateur fisherman at best, but a good tax attorney, I came up with the idea of having seminars (Tax, Medical-Legal, Sales, etc...not to mention fishing on the ranch) on the ranch, with fishermen who are professionals as the "attendees". My problem, of course, is that not being a fisherman myself, and lacking the enormous sums that it takes for regular marketing from scratch, I have been having a very tough time tapping into the right people. Several people, including Father and Elizabeth Layden, have suggested I contact you and ask for your help.

Mr. Bud Lilly

Page 2

Bud, put quite simply, anything that you could do to help would be an enormous help and deeply appreciated by all of us. It would also be immeasurable help in keeping the ranch preserved as an important fishing retreat and spawning ground for the years and decades to come. I am open to anything within reason, be it your help on doing some combined mailings, booking a small group of yours on a basis favorable to both you and them, entertaining some possible clientele of yours, whatever. (I can even put your list on computer, if you would like).

If you would be interested in helping out and/or doing some business together, please let me know. At the very least my guess is that you must have some small groups of clients who would very much like a place like ours pretty much to themselves while you guide them on day trips throughout the region. And, I am certain that some of those groups might also like to spend part of the time on a video seminar in their field so as to write off the whole trip.

So, if you would give all of this some thought and get back to me, I would be very appreciative, even if all you can offer is some friendly advice.

Sincerely,



JAMES WM. KEPHART, Esquire  
JWK/cmf

P.S. I am in between brochures right now, but I am enclosing some photos to refresh your memory.

Enclosure:Photos





BOX 1037  
WEST YELLOWSTONE, MT 59758  
(406) 646-9365

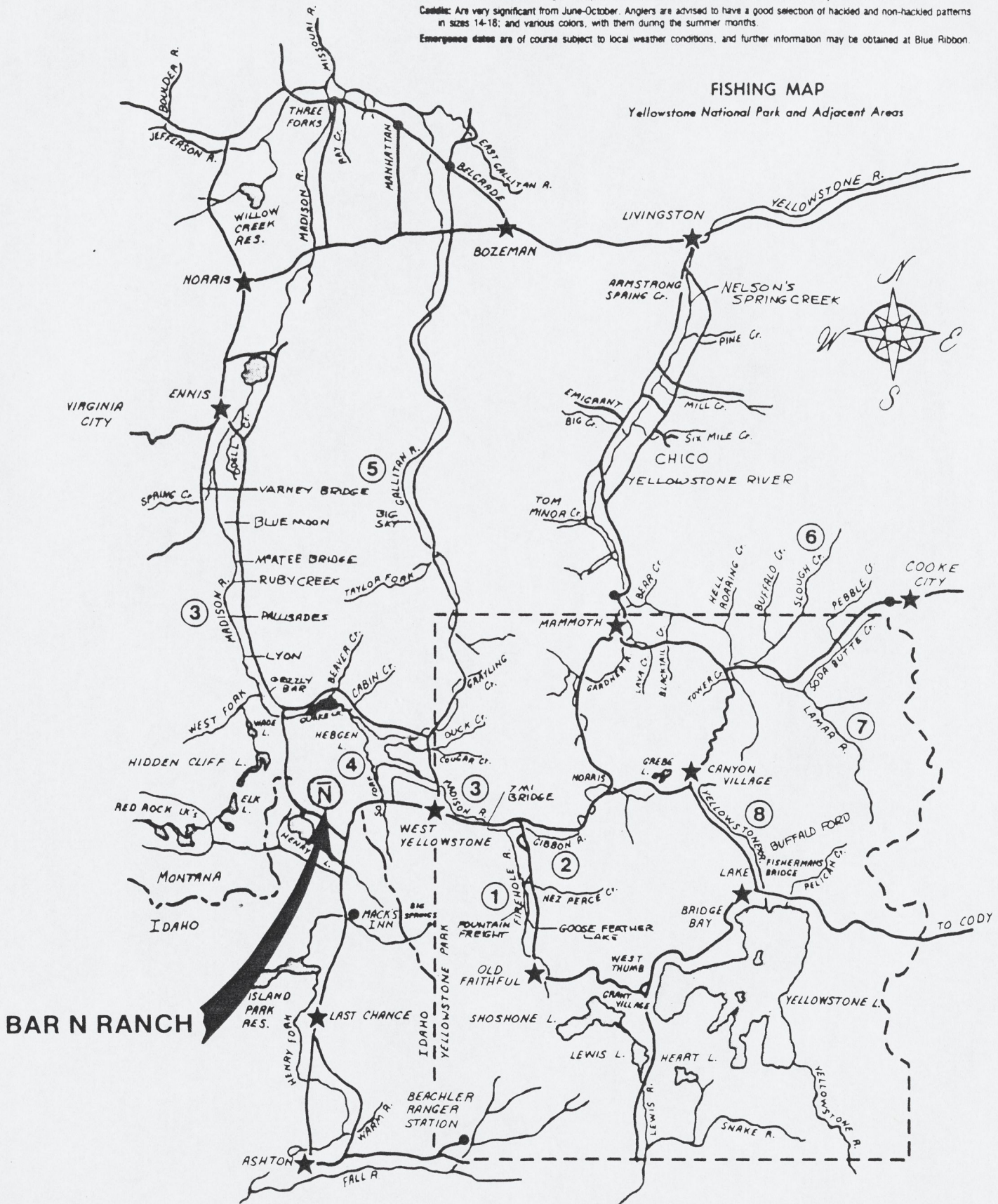
### Major Hatches of Yellowstone Country

Hatch	Date	River(s)	Size #	Flies
Midge	Feb-April	Madison	16-20	Griffin Gnat, No Name Midge
Baetis	May-June	Madison & All Park Rivers	18-20	BWO Sparkle Dun, Olive & Regular P.T Nymphs
Pale Morning Dun	June-July	Park Rivers, Madison, Henry's Fork	16-18	P.T. Nymphs, P.M.D. Sparkle Dun & Rusty Spinner
Green Drakes	June 20-July 10	Henry's Fork, Madison	12-14	Green Drake Emerger, Flau Sparkle Dun
Salmon Flies	June-July 10	Henry's Fork, Madison Gallatin, Yellowstone	2-6	Mathews Stone Nymphs, Mats Stone Adults, Fluttering Stones
Brown Drains	July 5-15	Gibbon, Henry's Fork	10-12	Brown Drake Emerger & Paradrake
Gray Drains	July-Sept	Slough, Yellowstone	10-12	Gray Drake Sparkle Spinner
Fall Baetis	Sept-Oct.	Madison, Firehole	18-22	Pheasant Tail Nymphs, BWO Sparkle Duns

**Terrrestrials:** Ants, beetles and grasshoppers become important on all our waters from mid-July thru October.  
**Caddis:** Are very significant from June-October. Anglers are advised to have a good selection of hatched and non-hatched patterns in sizes 14-18; and various colors, with them during the summer months.  
**Emergence dates** are of course subject to local weather conditions, and further information may be obtained at Blue Ribbon.

### FISHING MAP

Yellowstone National Park and Adjacent Areas



BAR N RANCH

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# SAMPLE MENU

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## BREAKFAST

(Most Items Available Daily)

PANCAKES - REGULAR & SOUR DOUGH BUCKWHEAT  
\*EGGS ANY STYLE - OMELETTE ON REQUEST  
SOUR DOUGH FRENCH TOAST  
\*HOT CEREALS WITH MILK  
COLD CEREALS WITH MILK OR CREAM  
MONTANA SLAB BACON AND SAUSAGE  
LOIS' UNBELIEVABLE STICKY BUNS  
\*FRESH SAUTEED TROUT  
HOME FRIES  
HASH BROWNS  
\*FRESH FRUIT  
FRESH BREAD TOAST  
ASSORTED JUICES  
TEA, EXPRESSO, CAPPUCINO OR COFFEE AVAILABLE WITH ALL MEALS

### LUNCH - DAY 1

\*N SPLIT PEA SOUP  
ASSORTED SANDWICHES ON FRESH BREAD  
\*LETTUCE WEDGES & DRESSING  
HOMEMADE OATMEAL COOKIES  
INDIAN PUDDING

### DINNER - DAY 1

\*GRILLED EXTRA-THICK SIRLOIN  
BAKED STUFFED POTATOES  
\*LETTUCE QUARTERS W/ BAR N DRESSING  
SQUASH  
\*STEAMED BROCCOLI  
LOIS' UNBELIEVABLE GARLIC BREAD  
DESSERT: N CREAM CHEESE PIE

### LUNCH - DAY 2

\*HAM SALAD  
SIRLOIN STEAK SANDWICHES  
\*N RELISH TRAY  
HOMEMADE CHOCOLATE CHIP COOKIES

### DINNER - DAY 2

\*BAKED STUFFED TROUT  
\*BROILED NEW POTATOES PARSLEY BUTTER  
\*ARTICHOKES/LEMON BUTTER DIP  
BAKED PARMESAN MACARONI  
\*SLICED TOMATO SALAD W/ BACON  
SAUTEED SQUASH  
DESSERT: FRESH STRAWBERRY ICE CREAM

### LUNCH - DAY 3

SLOPPY JOES  
\*REGULAR & CURRIED EGG SALAD  
N RELISH TRAY  
CARROT COOKIES

### DINNER - DAY 3

"MEXICAN FIESTA"  
TEX-MEX ZUCCHINI  
TAMALE PIE  
\*MAKE YOUR OWN TACOS  
\*AVACADO DIP ON LETTUCE  
HOT SAUCE DIP W/ CHIPS  
DESSERT: BANANAS GUADALCANAL

### LUNCH - DAY 4

HOMEMADE PIZZA W/ ASSORTED TOPPINGS  
\*LETTUCE WEDGES W/ BAR N DRESSING  
\*N RELISH TRAY  
MONTANA ANTIPASTO  
\*ITALIAN ICE

### DINNER - DAY 4

30 LB. TURKEY-JALAPENO & REGULAR STUFFING  
YAMS  
HOMEMADE COLE SLAW  
MASHED POTATOES, GIBLET GRAVY  
\*ZUCCHINI SAUTEED  
FRESH BREADS & ROLLS  
\*BAKED ACORN SQUASH  
ONIONS & PEAS IN CREAM SAUCE  
CRANBERRY SAUCE  
\*SALAD: WATER CRESS W/ DIJON VINAGRETTE  
DESSERT: CARROT CAKE W/ CREAM CHEESE  
ICING & CINNAMON ICE CREAM

### LUNCH - DAY 5

\*LOIS' UNBELIEVABLE CASSEROLE  
SOUP SENEGALESE  
FRESH ROLLS  
\*TOSSED SALAD  
BETTY' CRACKER PUDDING

## BAR N RANCH SEMINARS

### TOURIST INFORMATION

Though protected by a 2-1/2 mile long driveway and, literally, millions of acres of unspoiled private and public lands, the Bar N Ranch is surprisingly convenient as a tourist destination. We are a mere 10 minutes drive from the town of West Yellowstone, Montana and the ENTRANCE TO WORLD-FAMOUS YELLOWSTONE PARK. Perhaps even more important, we are a mere 15 MINUTE drive from the West Yellowstone AIRPORT with its CONVENIENT AIR SERVICE and CAR RENTALS found there. In other words, you can have it both ways at Bar N Ranch Seminars - easy tourist access and the fishing and other pleasures of a remote Rocky mountain ranch.

In addition to the obvious tourist pleasures of nearby Yellowstone Park, there is much more available than this within easy driving distance of the Bar N Ranch. For example, the natural wonders of LEWIS & CLARK TAVERNS, and the delights of restored silver rush towns VIRGINIA and NEVADA CITIES, are a mere 90 minute drive away. Also Chet Huntley's famous resort, BIG SKY, is only 45 minutes away, offering many tourist attractions ranging from gondola rides, golfing, etc. to the ever-thrilling WHITE WATER RAFTING experience. Such Rafting is also available outside the North entrance to Yellowstone Park (90 minutes away) and on the Snake River near the South entrance (120 minutes away).

Another set of tourist opportunities is also available near the South entrance - the world renowned beauty of the GRANT TETON mountain range and the rustic "glitz" of JACKSON HOLE, WYOMING. Part of a larger area made famous by (and donated to the nation by ) the Rockefeller family, these two popular tourist destinations offer everything from spectacular 14,000 foot mountains (and their gondola rides) to very upscale art galleries and other fine shopping opportunities. For those with the time, this is a "must see" second only to Yellowstone Park itself.

Closer to home, there are many traditional tourist activities available without additional travel time. For example, on or near the ranch there is horseback riding, boating and water skiing on Hebgan Lake, hiking and nature observation, swimming and sunning by naturally heated waters, and much, much more. During certain times of the season, there is berry picking (be sure and save some for Chef Lois' homemade ice cream) and natural watercress picking. And - of course - the occasional local RODEO!!

Finally, in nearby West Yellowstone, there is wonderful daytime and early evening shopping for Western art and clothing, Indian jewelry, local handmade crafts, deluxe leather goods, and all manner of souvenirs for loved ones back home. There's even a Montana Christmas Store! For the more adventurous, there is also a very unique nightlife featuring LEGAL GAMBLING, live country music

and dancing, and plenty of interesting characters and "honky tonks". For the somewhat less adventurous, there is a local live theater featuring classic Broadway musicals and Western melodramas from the 1890's, plus the usual movies, video arcades, etc. Best of all, you can relax at home and see more stars in the sky than you ever dreamed possible.

And, all of this is not to mention fishing, fishing, and more fishing! These opportunities must, of course, be experienced, and are outlined in the sample fishing map.

For more tourist and travel information, contact our travel expert, Vicki Goff of Gil Tours at 1-800-223-3855.

**Completely Modern Housekeeping Cabins**

*"We furnish everything but food."*

---

**FISHING**

*Trout on the famous Madison River*

**HUNTING**

*Deer - Elk - Moose - Antelope - Bear  
Upland Game Birds*

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**MODERN TRAILER SPACES — CONCRETE PATIOS**

**REST ROOMS — SHOWERS — LAUNDRY**

**Directions:** Take "West Fork Madison River" exit from Hiwy 287 north 6.1 miles of junction with Hiwy 87 — cross the bridge and be welcome.

# West Fork Cabin Camp

**Bob, Betty & Tish Kelly**

**Winter:**

2633 Clay Rd.  
Arcata, CA 95521  
(707) 839-1117

**Summer:**

P.O. Box 545  
Cameron, Montana 59720  
(406) 682-4802



**Fishing**



**Hunting**

**(over)**





# INDIANA UNIVERSITY

DEPARTMENT OF INTERCOLLEGIATE ATHLETICS

ASSEMBLY HALL

BLOOMINGTON, INDIANA 47405

PH. 812/335-2794

*answered  
5/21/87*

April 24, 1987

Bud Lilly  
2007 Sourdough Road  
Bozeman, Montana 59715

Dear Bud:

It was great of you to take the time to drop me a note.

I am planning a long stay in Montana that will encompass the entire month of August as well as the last two weeks of September. I will give you a call in the middle of July and let you know exactly when I will be there. There isn't anything I would enjoy more than spending some time fishing with you. I am very appreciative of your invitation to do so and am looking forward to taking you up on it.

I hope all is well with your family and I will be calling you in the middle of the summer.

Sincerely,

Bob Knight  
Basketball Coach

BK:md



[Sept. 25, 2008]

Bud,

Many thanks for a great afternoon at Baker Springs. I think Bob helped me a lot with my casting.

Thanks again good friend.

Kent

[KASTING]





1124107

6124107

Dear Bud,

I enjoyed meeting you last Monday and want to thank you for showing me the ranch and taking time to share some of your story with me. You have a beautiful - and so appropriate place, out there with the fish and birds, meadows and streams.

I know Montana Senior News readers will enjoy reading about you. I hope they'll also learn some good things about conserving our own planet Earth. ☺

Thanks so much.

Sincerely,

Leenie Karnop

"Morning Chickadees" by Dave Maloney embraces the warmth of a serene winter morning. The Great Falls, Montana artist has gained national recognition with his work.