

Baker Springs

A Private Fly Fishing Community

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Telephone: 406-586-4810

Baker Springs

A Private Fly Fishing Community

Welcome to Baker Springs

Meet Baker Springs, an exceptional fishery within a quality residential community. This is exclusive living designed for people who enjoy country living within a spectacular natural environment. Baker Springs encompasses 232 acres and 11 home sites. Each homeowner has a building envelope for a primary residence, guesthouse, and access to all common areas. The project is located close to Bozeman, Montana, one of the most attractive mountain communities in the west.

You'll find more information in the following resources:

- Magazine Feature: "Cast Away" *Forbes* *fyi*
- Baker Springs brochure
- Baker Springs website: www.bakersprings.com
- Price List
- Platt Map

Fly-fishing legend, Bud Lilly serves as the Resident River Keeper and Senior Fisheries Advisor for Baker Springs. Bud has been a celebrated fly-fishing guide, teacher, and major icon in fishery conservation. He received the Wild Trout VII A. Starker Leopold Award and has been profiled on CNN's *Portrait of America*, ABC's *20/20*, and the *Wall Street Journal*.

As the project nears completion, we are contacting interested parties. The sites are currently priced between \$400,000-\$600,000; once the construction phase is completed, there will be a price increase.

If you need more information or have any questions, please contact me at strategiesdud@mcn.net or call 406-586-4810.

Sincerely,

M. Dudley Lutton

Donald E. DuBeau

enc

MDL:pt

Baker Springs

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Project Profile

Meet Baker Springs, an exceptional fishery within a quality residential community. This is exclusive living designed for people who enjoy country living within a spectacular natural environment. Baker Springs has restored and enhanced valuable fisheries to create a unique living experience. Baker Springs has been featured in *Forbes fyi* and *ABC Evening News* with Peter Jennings.

Country Living

Baker Springs encompasses 232 acres 11 home sites. Each homeowner has a building envelope for a primary residence, guesthouse, and access to all common areas. The project is located close to Manhattan, Montana. Design Guidelines and Covenants are in place to protect and manage the open space and important fishery resources at Baker Springs.

Great Water

Baker Springs is a planned community concept that places priority on the restoration and enhancement of fisheries resources. Urbani & Associates has designed and manages the development of Baker Springs fisheries resources. The fisheries amenities include 4 spring fed ponds, 2 small spring creeks, Baker Creek and the West Gallatin River.

Bud Lilly

Serving as Baker Spring's Resident River Keeper and Senior Fisheries Advisor is Bud Lilly, legendary western fly-fishing expert and conservationist.

Ideal Location

Ten minutes from Gallatin Airfield, Baker Springs is situated in a beautiful riparian area between the West Gallatin River and Baker Creek with outstanding views of surrounding mountain ranges.

Trout Fishing Capital of the United States

Not only does Baker Springs have great fishing on the property, but it is located in the center of the best trout fishing in the United States.

Broadband Access

We have incorporated a state-of-the-art broadband network at Baker Springs, which provides residents with high-speed Internet access and point-to-point connect.

Call 406.586.4810 for more information or to schedule a site tour.

Web page: www.bakersprings.com

Email: coldwatergroup@onemain.com



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Price List For Baker Springs Home Sites

Site # Prices:

1. \$475,000
2. **Sold**
3. \$575,000
4. **Sold**
5. **Sold**
6. \$650,000
7. **Sold**
8. **Sold**
9. \$595,000
10. \$425,000
11. \$425,000

March 2002

Prices are subject to changes

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Cold Water Group

Cold Water Group LLC was established in Bozeman, Montana, to create strategies for preserving and enhancing fish and wildlife habitats in the context of innovative residential developments. The group brings together expertise from the fields real estate law, conservation, marketing and development.



photo: Denver Bryan

For a preview of the property and a choice of parcels, please contact:

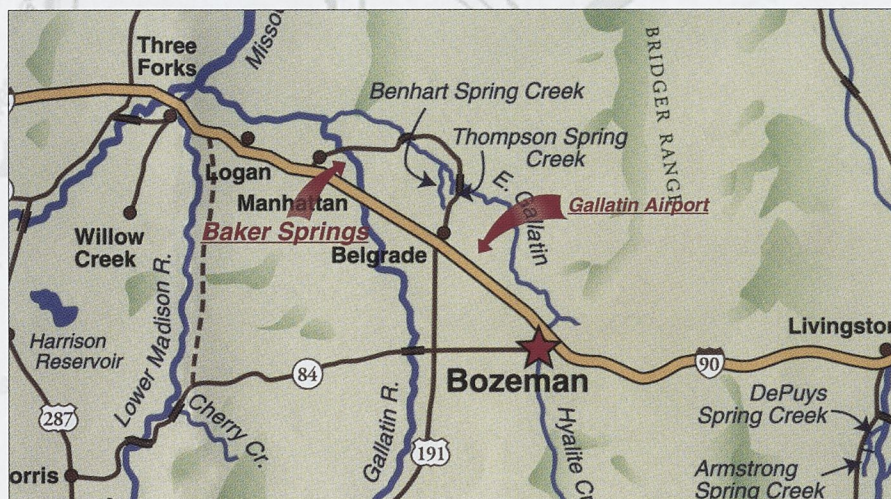
Don DuBeau or Dudley Lutton
1807 West Dickerson #D
Bozeman, MT 59715
406-586-4810



The Location

One of the greatest assets of Baker Springs is its location. The area is considered the trout capital of the US, with numerous blue ribbon trout rivers and spring creeks.

Baker Springs is located in the Gallatin Valley near Bozeman, Montana, one of the most attractive and popular communities in the Rockies. Baker Springs is close to interstate transportation (I-90) and an excellent airport serviced by Delta, Northwest, United, Alaska, and Horizon Airlines. Direct flights are available to Salt Lake City, Minneapolis, Denver, and Seattle.



Vicinity map courtesy of The River's Edge

Invitation

We invite you to become a Member of the Baker Springs Community. There are a limited number of sites available, so we encourage you to take a look at what we believe is a very special place.

At Baker Springs, you may design and build your own home. We work with a number of outstanding architects and custom builders who can assist you. Covenants and restrictions, as well as architectural guidelines, are in place to protect the value of your investment.



Baker Springs



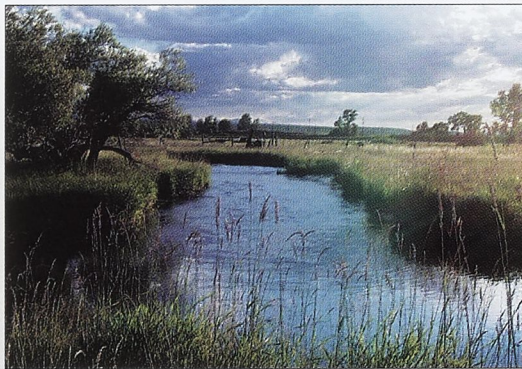
A Private Fly Fishing Community

Baker Springs is a private, two hundred and thirty-two acre community designed for people who dream of living within walking distance of great fly fishing. The property offers a unique combination of spectacular scenery, including a 360-degree mountain view under Montana's Big Sky, and unsurpassed fly fishing.

Fishing opportunities range from historic Baker Creek, which has been restored to the condition that made it a legend among Montana anglers, and Trout Creek, to spring fed ponds and the

Dream of having a home within walking distance of great fly fishing water and the splendor of Montana's mountains rising from your backyard.

beautiful West Gallatin River. All are surrounded by a natural buffer of open fields, agricultural land, riparian forests and wetlands.



Restoration and Enhancement

Baker Springs possesses a unique abundance of fishery resources. These priceless assets have been restored and enhanced by renown fishery experts, Joe Urbani and Associates.

a. Baker Creek

The objective is to enhance approximately one mile of Baker Creek creating additional large trout habitat.

b. Trout Creek

The objective is for the reconstruction and enhancement of approximately one mile of Trout Creek creating additional spawning habitat for Baker Creek, creating cover and holding water for large trout and making Trout Creek into an excellent small spring creek fishery.

c. Middle Pond

The objective is to develop a one acre spring fed pond.

d. Baker Creek Pond

The objective is to develop a one acre spring fed pond near Baker Creek with an outflow of spring water into Baker Creek.

e. West Gallatin River

The objective is to create additional spawning habitat from the West Gallatin River Pond and outflow creek.

f. West Gallatin River Pond and spawning channel

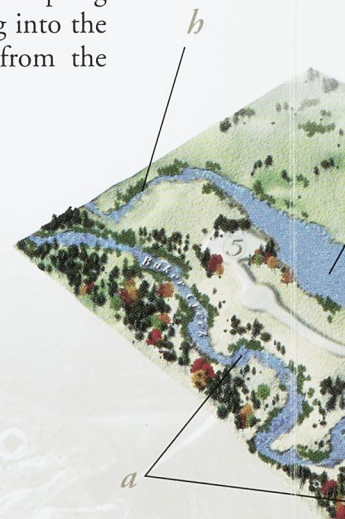
The objective is to develop a one acre spring fed pond in the heavily forested riparian area of the West Gallatin River. The outflow from the pond will provide additional spawning habitat for the river.

g. North Pond

The objective is to develop a three acre spring fed pond with a spring creek flowing into the pond and a spring creek flowing from the pond into Baker Creek.

h. Baker Springs Creek

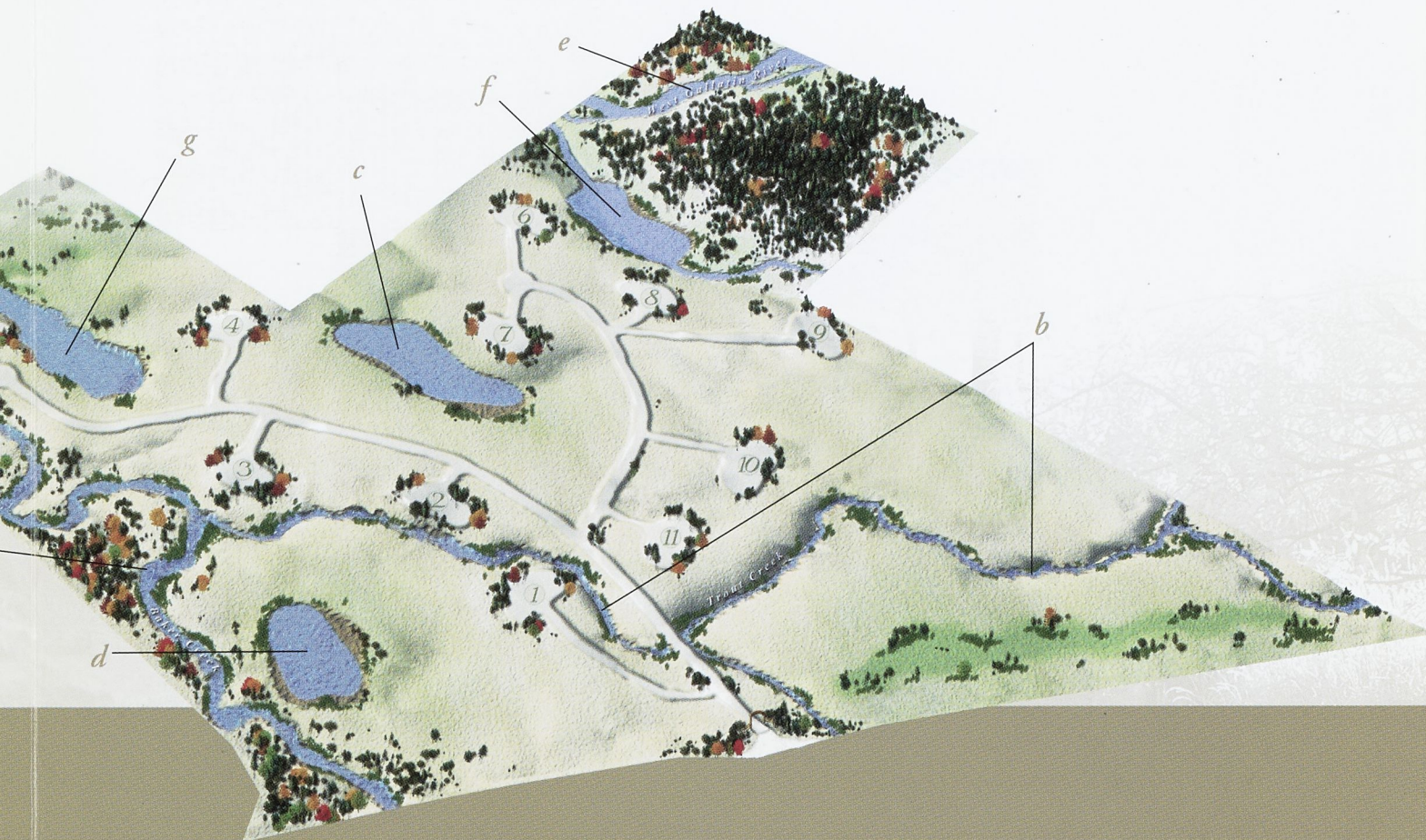
The objective is to develop the spring creek (outflow from the north pond) into an excellent spring creek fishery and to create additional spawning habitat for Baker Creek.



Homesites

Baker Springs' eleven homesites have been situated to take maximum advantage of the property's topography and natural beauty, and to minimize their impact on each other. Every site offers a naturally framed, unobstructed view of the picturesque scenery.

The Architectural Review Committee recognizes and respects that each parcel of land is unique and different, as are the personality and desires of each owner. The Committee encourages the individual expression of each owner which will be harmonious to the overall concept of Baker Springs.



The Land

The land is located in a beautiful river bottom, rich with wildlife. Numerous streams and springs have created extraordinary bird and trout habitat.

Surrounded by open fields, agricultural land, streams, riparian forests, wetlands and mountains, Baker Springs is unique in location and spectacular scenery while providing unsurpassed fly fishing and recreation.

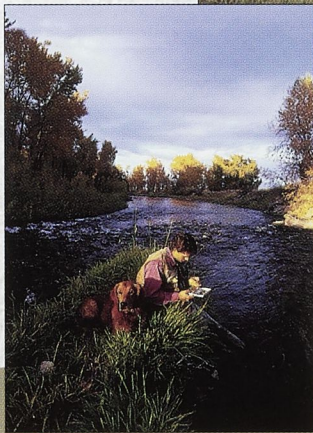
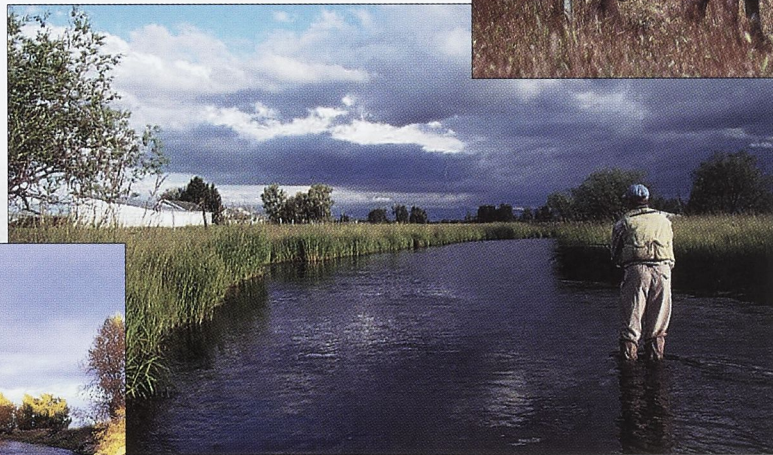
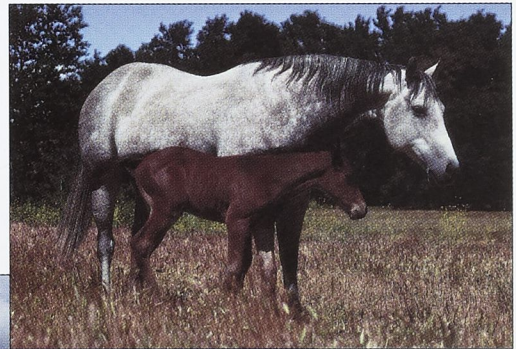


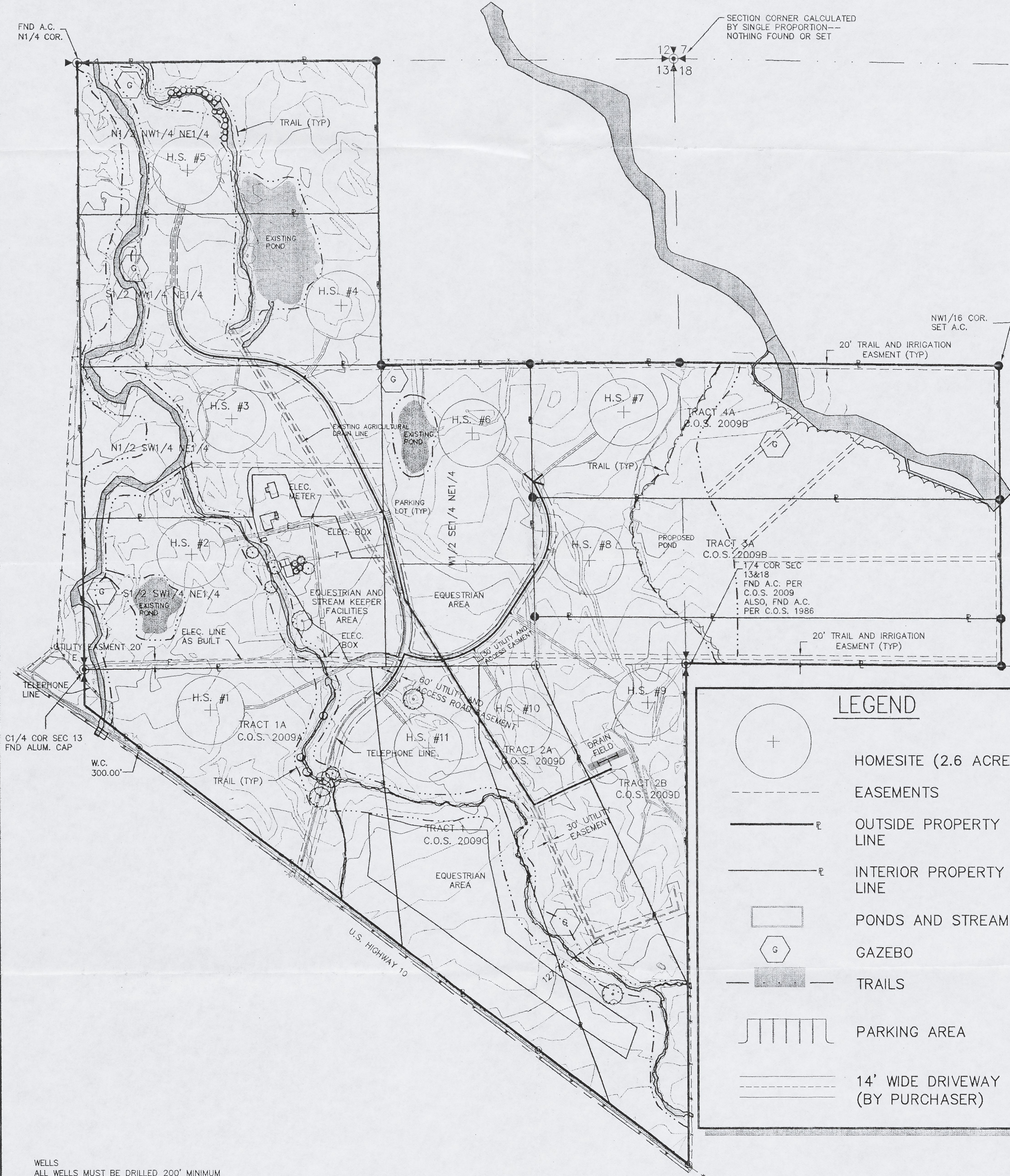
photo: Denver Bryan

BAKER SPRINGS OFFICIAL SITE PLAN

A TRACT OF LAND SITUATED IN THE E1/2 SECTION 13, T1N, R3E, AND THE SW1/4NW1/4 SECTION 18, T1N, R4E, P.M.M., GALLATIN COUNTY, MONTANA
 SCALE: 1"=300'

FOR: BAKER SPRINGS, LLC
 BY: GASTON ENGINEERING AND SURVEYING

NOVEMBER, 2001
 MANHATTAN, MONTANA



LEGEND

- HOMESITE (2.6 ACRES)
- EASEMENTS
- OUTSIDE PROPERTY LINE
- INTERIOR PROPERTY LINE
- PONDS AND STREAMS
- GAZEBO
- TRAILS
- PARKING AREA
- 14' WIDE DRIVEWAY (BY PURCHASER)

WELLS
 ALL WELLS MUST BE DRILLED 200' MINIMUM DISTANCE FROM THE MIXING ZONE AS SHOWN. ALL WELLS SHALL BE DRILLED 50' FROM PROPOSED SEPTIC TANK, AND SEWER LINES. A 100' ISOLATED ZONE IS SHOWN ON THE SITE PLAN. EACH WELL SHALL BE DRILLED IN A LOCATION WHICH SETS THE WELL AND ISOLATION ZONE WITHIN THE PROPERTY BOUNDARIES AND OUTSIDE FLOOD ZONES.

SEPTIC TANKS
 SEPTIC TANKS AND WELLS SHALL BE LOCATED OUTSIDE FLOOD ZONE AREAS.

FND IRON PIPE SEC. COR. PER C.O.S. 2009. ALSO, FND A.C. PER C.O.S. 1986 S60°03'13"W 25.96'

GASTON ENGINEERING SURVEYING & SOILS TESTING

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CONSULTING ENGINEERS
 LAND SURVEYORS
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P.O. BOX 961
 BOZEMAN, MT 59715
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SHEET 1 OF 1
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 NOVEMBER, 2001

Forbes ^{the good life®} **fyi**

Christopher Buckley
Cruises the Scottish Isles

Hunting
Hungary's Wild Boar

Montana Trout Fishing

Unlicensed Driver: Callaway's New Outlawed Club

P.J. O'Rourke Explores The New **Celebrities**



The Travel Issue: Dogged Pursuits

CAST

MONTANA'S BAKER CREEK WAS GIVEN UP FOR DEAD.

AWAY

TODAY ITS "TROPHY WATERS" FLOW ONCE MORE. BY PHILIPP HARPER

Bud Lilly, legendary fly-fishing guide

and stalker of wild trout, measures the fallen cottonwood with practiced eyes, his face framed by the peaks of his upturned collar and shielded from the sun by the brim of his Stetson. • "I used to sit under that tree all day and catch fish," says Lilly, 75, who was raised just a few miles up the road in Manhattan (Montana, not New York). • Lilly caught those remembered fish, mostly brown trout, many in the 20-inch range, more than 50 years ago in the briskly flowing bend of Baker Creek now spanned by the cottonwood. In the decades since, the creek has suffered the ravages of agricultural use—grazing cattle breaking down its banks, water diversion—and no longer is the fishery it once was. But that figures to change, and soon. • Just a few hundred yards

from where Lilly contemplates his boyhood fishing hole, earth is being moved. Trout ponds, configured to hold monsters, are being dug, and feeder creeks are being restored—and in some cases created—to serve as prime spawning grounds. By spring work will be completed on Baker

Creek itself, a hidden treasure in the catalogue of Montana's spring creeks and the central attraction of a residential development, Baker Springs, that is being marketed as a "private fly-fishing community."

• The claim is true. It would be difficult to find a greater concentration of world-class trout fishing than on Baker Springs' 232 acres, which lie hard by Interstate Highway 90 about 15 miles west of Bozeman in Montana's Gallatin Valley. Much of the \$1 million being spent to develop the property and its 11 home sites has been earmarked for creek rehabilitation and pond creation. Additionally, the West Gallatin River, itself a blue-ribbon trout stream, flows across one corner of the development. • Admittance to this fishing feast will not be cheap: When the 20-acre home sites go on the market sometime this summer, they'll be priced from \$450,000 to \$600,000.

Photograph by Denver Bryan

If the multiresidential scope of Baker Springs represents something of a new wrinkle in the development of southwestern Montana's water resources, the underlying equation is familiar. Since the early 1980s, wealthy individuals with a passion for fly-fishing have been buying their private slices of trout heaven, roughly defined as the waters within a 100-mile radius of Bozeman. Streams formerly described as "trophy waters," to denote the size

alchemy practiced by Urbani and others has won the approval of state officials who manage Montana's water resources. As long as restorations stay within the stream's original footprint, says state fisheries biologist Pat Byorth, the result is "by and large positive." In some cases, he acknowledges, owners are "taking a spring creek with very little habitat and improving it dramatically."

More controversial than the work itself is the idea of

FISH-LOVING, WELL-HEELED LANDOWNERS SEEM TO BE SIGNIFICANTLY IMPROVING THE WATER THEY ACQUIRE.

of the trout they held, have themselves become the trophies. Already on Baker Creek, for instance, Bob Emery, CEO of investment banker Robertson Stephens and an avid fly fisher, has restored several miles of the stream for his personal use.

The trend is being driven, says Bozeman attorney Tom Anacker, by the "power of the fish." Referring to "clients who come here and buy property and like to make things perfect," Anacker, an officer of Trout Unlimited's Montana chapter, adds, "the common denominator is the fishing experience."

These fish-loving, well-heeled landowners may not be achieving perfection, but they do seem to be significantly improving the water they acquire. By hiring one of the half dozen or so Montana-based restoration firms, it is possible to take a degraded stream and return it to near pristine condition in a few fishing seasons. The process, says Joe Urbani, a kind of *éminence grise* among Montana stream restorationists, is all about "digging it and pitching it"—taking away here, augmenting there—with the goal of creating a habitat that not only attracts trout but allows them to prosper and grow fat.

Urbani, who is overseeing the work at Baker Springs, says spring creeks have an inherent advantage as habitats because their underground water sources ensure a constant temperature, generally in the vicinity of a trout-friendly 50 degrees Fahrenheit—a characteristic that confers the added benefit of allowing spring creeks to be fished year round. Water flow and quality are other critical variables, as is creek-side vegetation, which provides both food, in the form of insects, and cover from predators.

Put the right ingredients together in the right measures, says Urbani, and the result is a "primordial soup" in which fish thrive. Referring to the work Urbani's eponymous Bozeman-based firm is doing at Baker Springs, Dudley Lutton, a principal in the development, says, "You can take a piece of property that has been tampered with and leapfrog 50 years of evolution."

For the most part, and somewhat counterintuitively, the sort of aquatic

taking a finite state resource (water) and severely limiting access to it. Byorth estimates there are no more than 20 major spring creeks—supplemented by "50 to 70 minor trickles"—within the celebrated 100-mile radius of Bozeman.

Some of that water, such as the renowned Armstrong-Nelson-Depuy's spring creeks in Montana's Paradise Valley near Livingston, is open to the public on a fee basis. And, Byorth concedes, even when fisheries are effectively removed from public use—most famously the miles of streams restored by Ted Turner—a greater good results because privately restored streams often serve as incubators for trout that will migrate to the state's larger, publicly accessible rivers.

In any event, a case against the privatization of Baker Creek is difficult to make because the ten-mile-long stream never was fished very heavily. Still, it has loomed large in the lives of some of Montana's most celebrated fly fishers. Tom Morgan, who would gain fame as a maker of premium fly rods, guided on Baker until acquiring the R.L. Winston Rod Co. in the mid-1970s. He remembers Baker as a "terrific" stream with several big fish "in every pool you came to," but can't recall ever seeing another angler on the stream.

If he'd been on the stream in the 1930s and '40s, Morgan likely would have seen Lilly, who, though most famous as a Yellowstone River guide, is linked to Baker in some personally memorable ways.

When two scouts for the Cincinnati Reds arrived in Manhattan to check out Lilly's skill as a second baseman—a possible pro career was preempted by World War II—he took them fly-fishing on Baker. And he was on the stream duck hunting when he first learned of the attack on Pearl Harbor. Perhaps most indelible, though, was the day in the mid-1930s when he watched his father battle a nine-pound brown, finally landing the fish in the dark with the aid of a flashlight.

Lilly does not rule out a return to those glory days. When Urbani's restoration is complete, he predicts, "some spots may fish better than when I first started here." •

