



BERKSHIRE HATHAWAY

HomeServices

Montana Properties



Riverstone

Riverstone is one of the finest sporting and retreat properties in Montana.

Located in the Boulder River Valley, about 20 miles south of Big Timber, Montana, Riverstone has approximately a mile of combined frontage on the East Boulder and Main Boulder Rivers.

Set up as a high end sporting retreat along with complete conference facilities, it is the perfect property to host small conferences, retreats or to be used as a family compound. Riverstone has hosted groups from the Wounded Warrior Project, Warriors & Quiet Waters as well as corporations seeking a chance to connect with nature while hosting business meetings and retreats.

Whether floating and fishing on the Boulder Rivers, to shooting trap or sporting clays, fishing, archery or hiking, Riverstone is set up to handle all of these activities on-site. It is also a Shooting Preserve licensed by the state of Montana to allow upland bird hunting.



There are four 3 bedroom, 3 bathroom homes located within Riverstone. Each home has a small efficiency kitchen and living room. Adjacent to three of the guest homes is a recreation building with a commercial kitchen, bar, fireplace and gaming areas offering pool, shuffleboard and a host of other activities to round out a day of fishing, sporting clays, trap shooting, hiking or hunting.



The peaceful character of the Boulder Valley, the privacy within Riverstone and the views of the surrounding mountains create a restful environment that makes you never want to leave.

In addition to fishing on the rivers, there are two large ponds at Riverstone as well as numerous other fishing opportunities within the boundaries of Riverstone.





Whether hosting guests, family or business groups, the convention center is set up with state of the art electronic capabilities. While cell services are not generally available in the Boulder Valley, Riverstone is an exception, each building has a cell booster allowing good cell connectivity - however, after grabbing a fishing rod as you leave the proximity of the buildings you don't need to bring your phone.





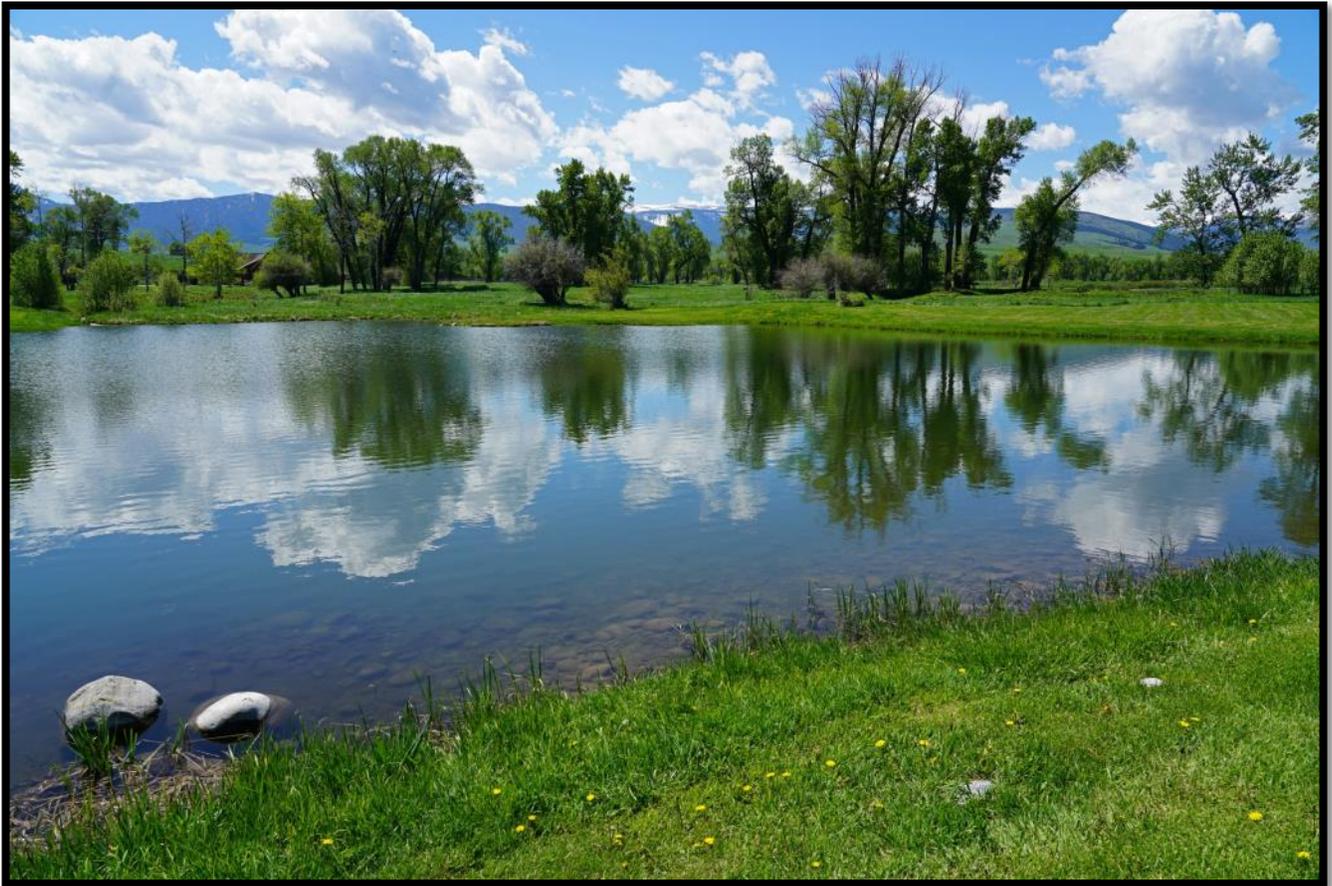
The recreation center has a full commercial kitchen and two large rooms set up for entertaining and gaming.

Centrally located next to the fireplace is a freestanding bar - convenient to both rooms and designed to accommodate conversation.

As with the rest of Riverstone the building is being sold virtually turn-key. The design of the building will also accommodate meetings in a smaller format than the convention center.

Three of the guest homes are located in the same sun-filled grassy meadow so it is a short stroll from any of these homes to the recreation center. The fourth guest home is located close to the recreation center, but many of the guests simply hop on one of the numerous side-by-side vehicles as it is only a short drive (going past two of the larger ponds at Riverstone) before arriving at the recreation center.





Riverstone offers the best of Montana when it comes to recreation. On-site, there are stocked trout ponds, direct access to fishing and floating on the East and Main Boulder Rivers. There is an outstanding sporting clays course, trap range, archery and Riverstone is licensed as a Sporting Preserve, offering upland bird hunting. Waterfowl hunting is also excellent; nearby lakes offer lake fishing and the Absaroka-Beartooth Wilderness is close by.



The AB Wilderness is one of the crown jewels of the of our nation's wilderness areas with over 1,000 alpine lakes and 944,000 acres.





Riverstone offers a complete set of facilities to support guests while they enjoy genuine Montana hospitality.

In addition to a commercial kitchen, several open bars, a complete laundry facility, there is a full mechanic's shop as well as a large multi-doored storage garage.

There is an on-site manager's house that is strategically located to monitor all incoming traffic.

The ranch has four back-up generators in the event of a power loss; the buildings have cell boosters to enable guests to have excellent cell phone connections.

There are defibrillators in several locations on the ranch.

In summary, Riverstone not only offers excellent recreation and a great amenity package, but the "bones" of Riverstone are rock-solid.

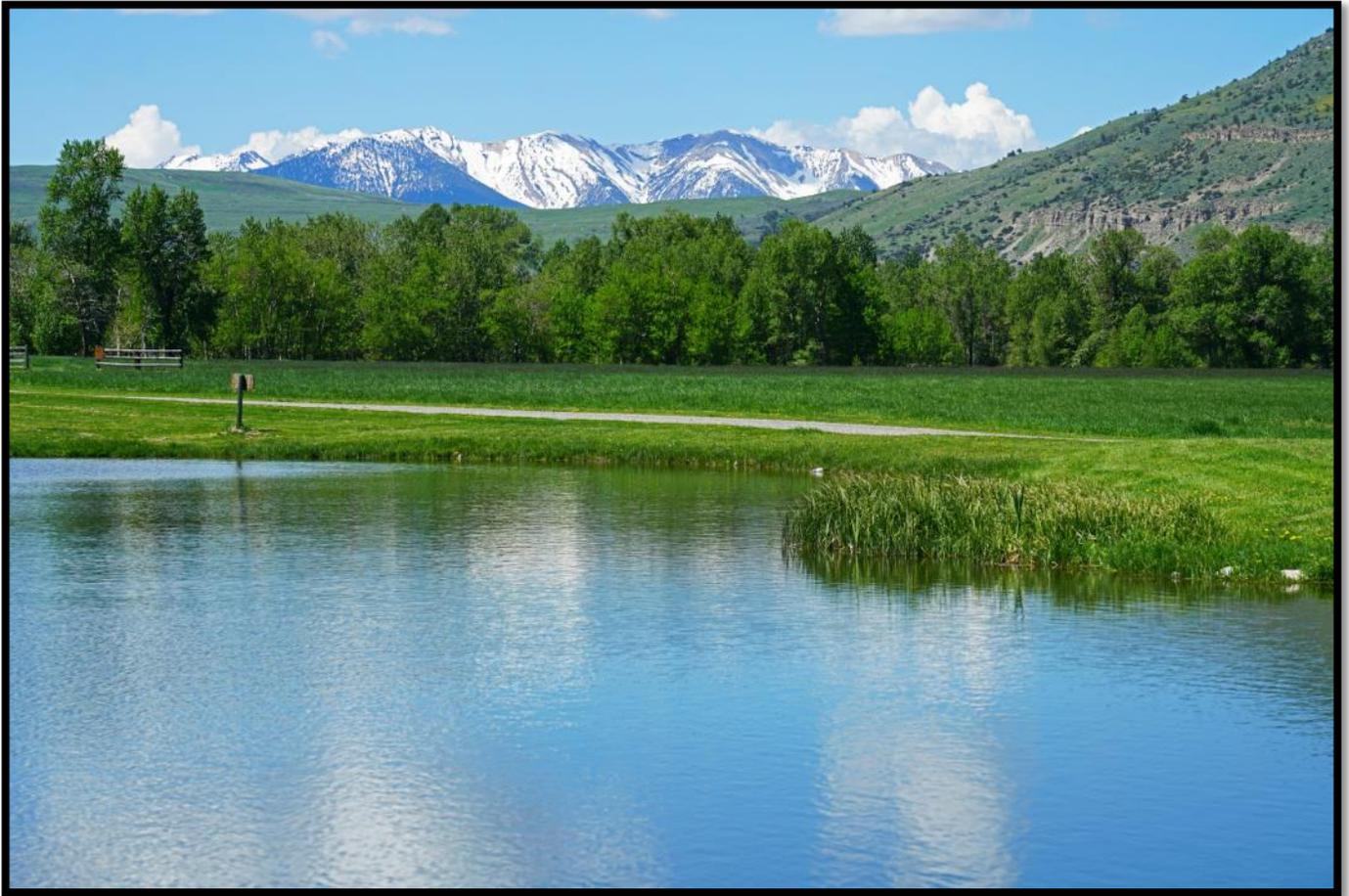




World class views, privacy, recreation and a convenient location to several major airports as well as I-90 (about 20 miles away) combine to create one of the most exceptional recreational properties in Montana.

Featured on this page are interior photos from one of the guest homes to provide a overview of the guest accommodations and of course, a photograph of one of the ponds at Riverstone.





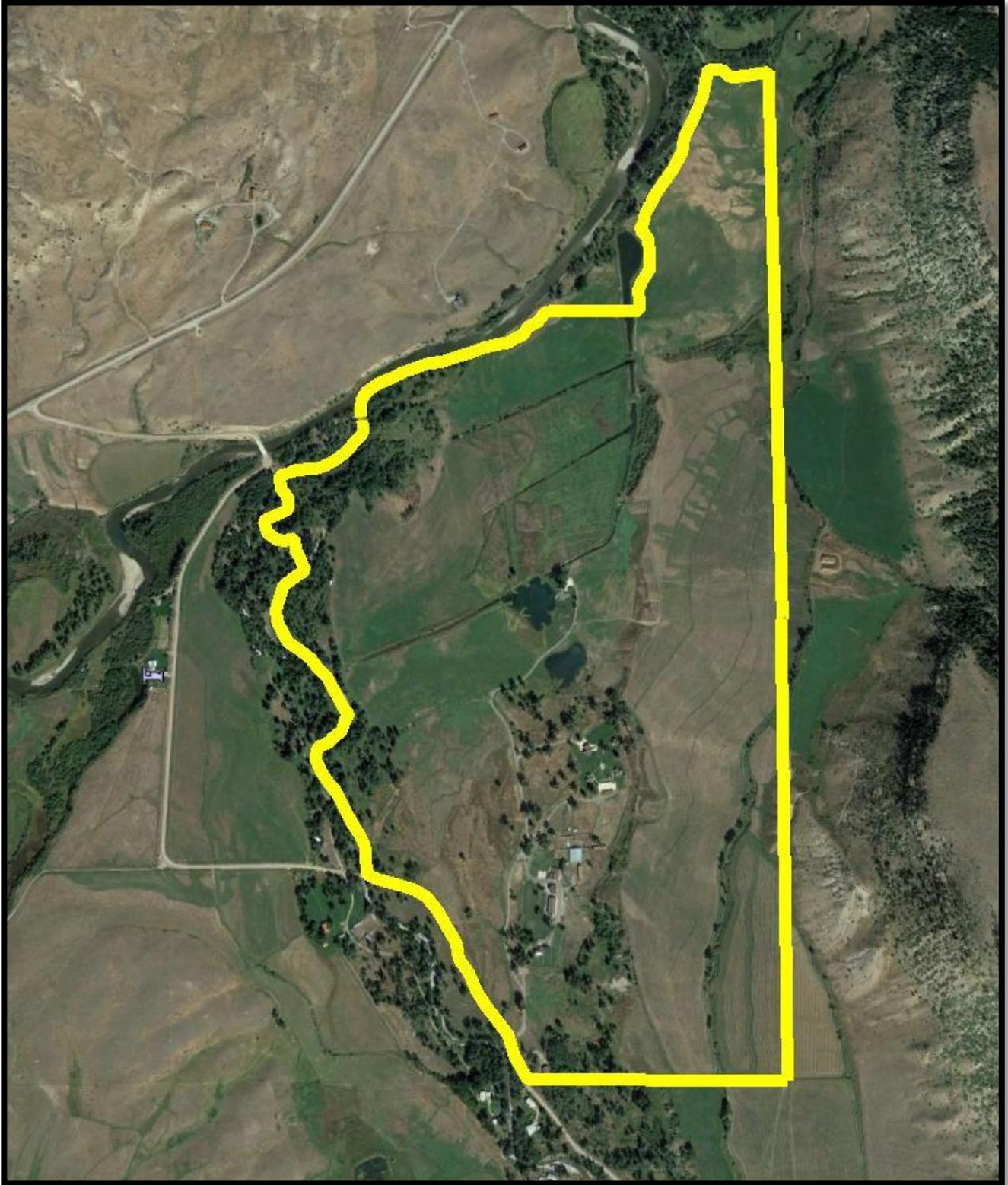
Riverstone is 337.55+/- acres and is sited on two different legal parcels. According to public records approximately 178 acres are irrigated, a complete list of water rights can be obtained from the listing broker. Water rights in Montana are currently undergoing review and a final decree for this basin has not yet been completed.

Three of the guest homes are approximately 1,342 SF and were constructed between 2010 and 2011. The larger guest home, sited on one of the ponds was constructed in 1983, since remodeled and is approximately 2,421 SF. The recreational building was built in 2010 and is approximately 2,090 SF. The convention center is approximately 3,037 SF and has recently been remodeled and expanded to its present size. The manager's home was built in about 1960, has had recent renovation and is approximately 2,380 SF.

The metal garage is approximately 4,158 SF and was completed in 2012. The shop is approximately 1,600 SF and was built in 2005. Additionally there are several other smaller support buildings, as well as a large barn, corrals and stock handling facilities. Rail fencing is in place and several pastures are fenced for horses. There is active farming on the ranch with hay fields on the eastern side of Riverstone.

The four back-up generators each have a 20K capacity to provide ample power to handle the needs of Riverstone in the event of a power failure. There are four 1,000 gallon buried propane tanks at Riverstone.

Several of the ponds are at least 20 feet deep to insure over-wintering of fish; the ranch manager has indicated that natural spawning occurs in the ponds. There is easy access to both the East and Main Boulder Rivers from Riverstone. Large drainage canals lace through Riverstone adding additional recreational water systems.



Riverstone is located about 20 miles south of Big Timber, Montana. Big Timber is a thriving smaller town offering an airport with two runways: **6/24** is a 5,290' x 75' asphalt strip while **18/36** is a 3,934' x 110' turf strip. Big Timber is about 60 miles from Bozeman and about 70 from Billings, Montana. Both of those towns have excellent commercial air service; Livingston, Montana - about 40 miles from Big Timber - has an airport capable of handling smaller corporate jets. Access to Riverstone is all season and easy!



Riverstone is being offered as a turn-key property. The inventory list is extensive, from multiple side-by-side RV's, even down to bathrobes and linens.

This represents an incredible opportunity for a variety of buyers - from a family looking to acquire a first rate legacy property, a business person who would like to step into the hospitality business, or a corporate buyer who would continue to use the property to host in-house conferences and entertain business associates. Riverstone would also be the perfect location for a charitable group in search of a recreational property or as a site for a chapter or group to purchase as a headquarters for their organization.

Riverstone is being offered at \$7,750,000.

To set up a private tour of the property or for further information please contact:

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