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HomeServices

Montana Properties

TRAPPER'S CABIN RANCH



Montana is known as “The Last Best Place” - an appropriate term for one of the least developed and least populated states in the Lower 48. Within Montana, there are incredibly beautiful places, untouched by development, such as the Bob Marshall, Great Bear and Lee Metcalf Wilderness areas.

In particular, the Lee Metcalf Wilderness, is part of the Greater Yellowstone Ecosystem (GYE), which is one of the few remaining, nearly intact ecosystems left on the Earth. Strategically located, Trapper’s Cabin Ranch is a complete section of land (640+/- acres) totally surrounded by public land, and is within one mile west and north of the boundary of the Taylor Hilgard unit of the Lee Metcalf Wilderness.

The ranch was purchased the 1930’s, from what is now the Burlington Northern Railroad, by Dr. Caroline McGill, the co-founder of the Museum of the Rockies, which is located on the campus of Montana State University in Bozeman. Subsequently ownership passed to the Dr. McGills family, until it was purchased in 1965 by the present owners.

Trapper’s Cabin Ranch offers one of the most authentic connections to nature that exists in the entire country, with solid buildings reminiscent of an earlier time, in a place that cannot be duplicated.



Often the term “legacy” is used when describing a property - in reality not many places qualify, but this is a legacy property where four generations of the same family have loved, laughed, recreated and created a place almost untouched by anything except nature.

Lightning Creek, a major tributary to the West Gallatin River begins in the high elevations of the Lee Metcalf Wilderness and flows for over a mile through the heart of Trapper’s Cabin Ranch. An incredibly beautiful mountain stream with a almost pure strain of westslope cutthroat trout, is just across the meadow from the building compound.





Trapper's Cabin is home to almost every specie of animal that lives within the Greater Yellowstone Ecosystem. Moose are abundant in the area, as are elk, mule deer, mountain goat and big horn sheep. Coyotes, black bear, bobcats and beaver are seen in the meadows and forest canopy at Trappers. More reclusive species also found in the area, such as lynx, wolverines and gray wolves. In the late summer and early fall, grizzly bears can be seen in the whitebark pine forests in the area.

The unspoiled character of Trappers and diverse character of the land creates an ideal habitat for many bird species, including upland bird, raptors and songbirds. It has been reported in publications that approximately 296 bird species are found in this type of habitat.





Approximately 20% of Trappers consists of sunny alpine meadows, several of which have been historically used to pasture horses, kept at the ranch for the personal use of the owners.

Over the years of ownership the current owners have developed a series of improved trails on the deeded property and have discovered and mapped out a diverse number of trail rides both in and out of the wilderness and surrounding national forest land - all centered out of Trappers.

Riding or hiking through the forest canopy of Trapper's Cabin, an amazing diversity of trees are noted, among them are: Quaking Aspen, Englemann Spruce, Douglass Fir, Subalpine Fir, Limber Pine, White-bark Pine and Lodgepole Pine. This biodiversity of tree species is just another amazing facet of the property and the GYE.

It is uncommon to find a remote alpine property that offers as much recreation as is found at Trappers. While the eastern and western portions of the property gain elevation, in the central core of the deeded property are alpine meadows, water features and trails providing opportunities for hiking, fishing, or simply sitting back around playing horseshoes - decompressing with friends and relatives.

Simply stated, Trappers Cabin Ranch offers a property with a sense of place not commonly found. Here, nature provides the show, from spectacular sunrises and sunsets unmarred by civilization. There are no roads, except for the access to the building compound. Once there, it's time to park, leave the keys in the ignition and never get back into the vehicle until civilization calls and it is time to return to the rest of the world.

Trappers Cabin Ranch - a legacy found.









BROKER'S COMMENTS:

Trapper's Cabin is a one of a kind property, carefully preserved by both previous owners to blend into the landscape and to keep the land as the central focus of the property. Protected by a conservation easement held by the Gallatin Valley Land Trust, there is a 30 acre parcel excluded from the easement terms. Guest Ranches and certain commercial recreational activities are permitted. Offered at \$15,000,000.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Sited on a small bluff overlooking much of the building compound at Trapper's Cabin is an original cabin constructed sometime between 1905 and 1910, by Tom Lincoln. There are also the remains of several other cabins as well as an old tie-cutter dam on Lightning Creek.

LOCATION: Trapper's Cabin Ranch is located along Lightning Creek, about 19 miles due south, as the crow flies, of Big Sky's Mountain Village. If leaving Big Sky by vehicle, you travel about 14 miles south along US Highway 191, then turn to the west taking the Taylor's Fork Road, for about 11 miles to a locked gate. Once through the gate it's about 2 miles to the building compound.

Currently this is a seasonal road for traditional vehicles, due to the heavy snowfall this area receives, it would be difficult to provide all-season access for cars and trucks. The current owners have accessed the property during the winter but it has been with snowmobiles or in a snow coach

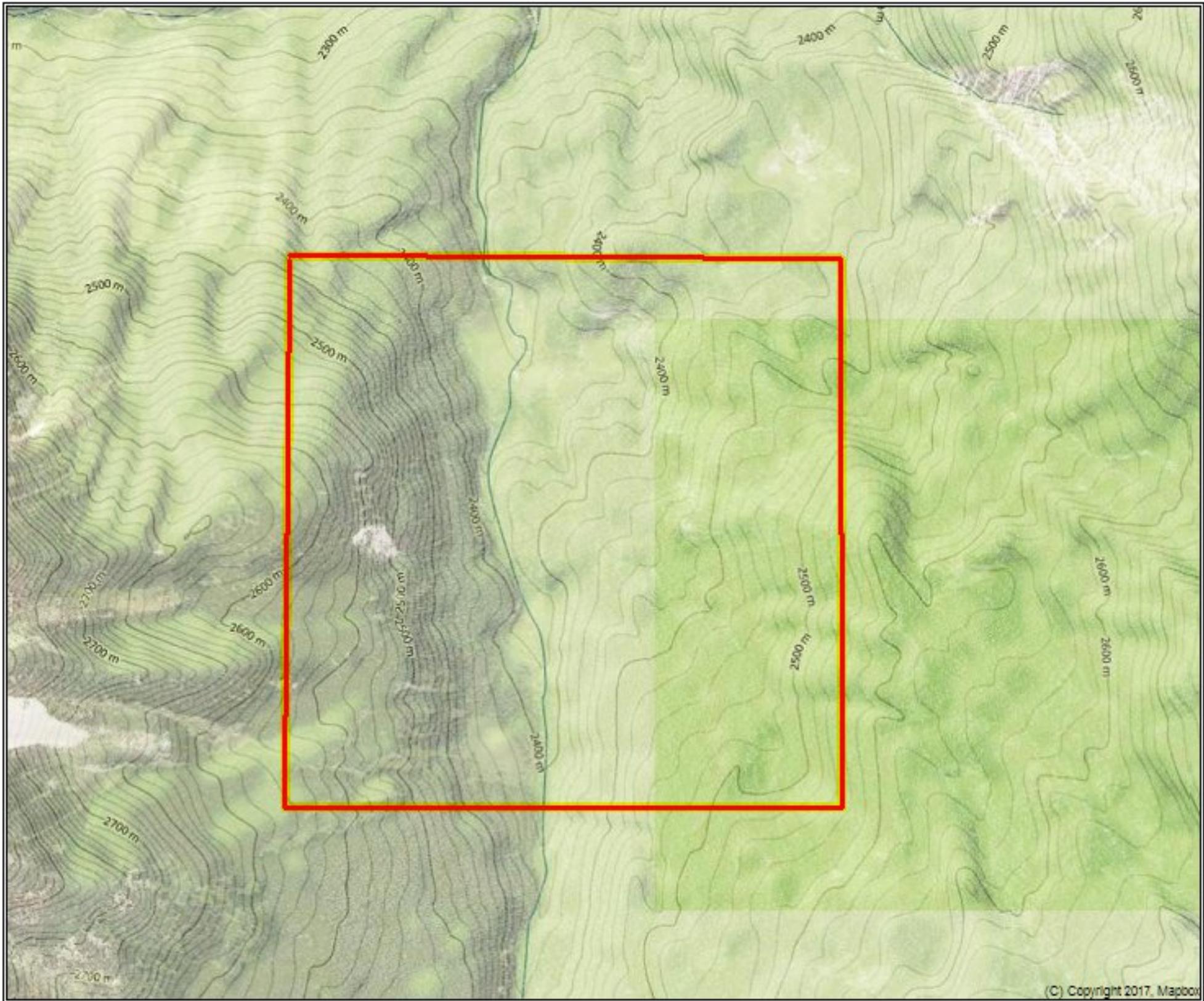
The property is completely surrounded by national forest, the Lee Metcalf Wilderness boundary is one mile west and one mile south of Trappers. By heading southeast there is no private land before reaching Yellowstone National Park.

To the west of Trappers are the Taylor Peaks, including Nutters Cathedral Peak (10217 FT), Koch Peak (11290 FT), and Woodward Mountain (10670 FT) which is only a mile and a quarter from the southwest boundary of Trapper's Cabin Ranch. Moose Butte (9401 FT), Imp Peak (11212 FT), Sentinel Peak (10874 FT), Pyramid Point (10641 FT) are all nearby, as are Carrot Basin, Sunlight Basin, Sage Basin, Shedhorn Mountain (9934 FT) and numerous alpine lakes and streams.

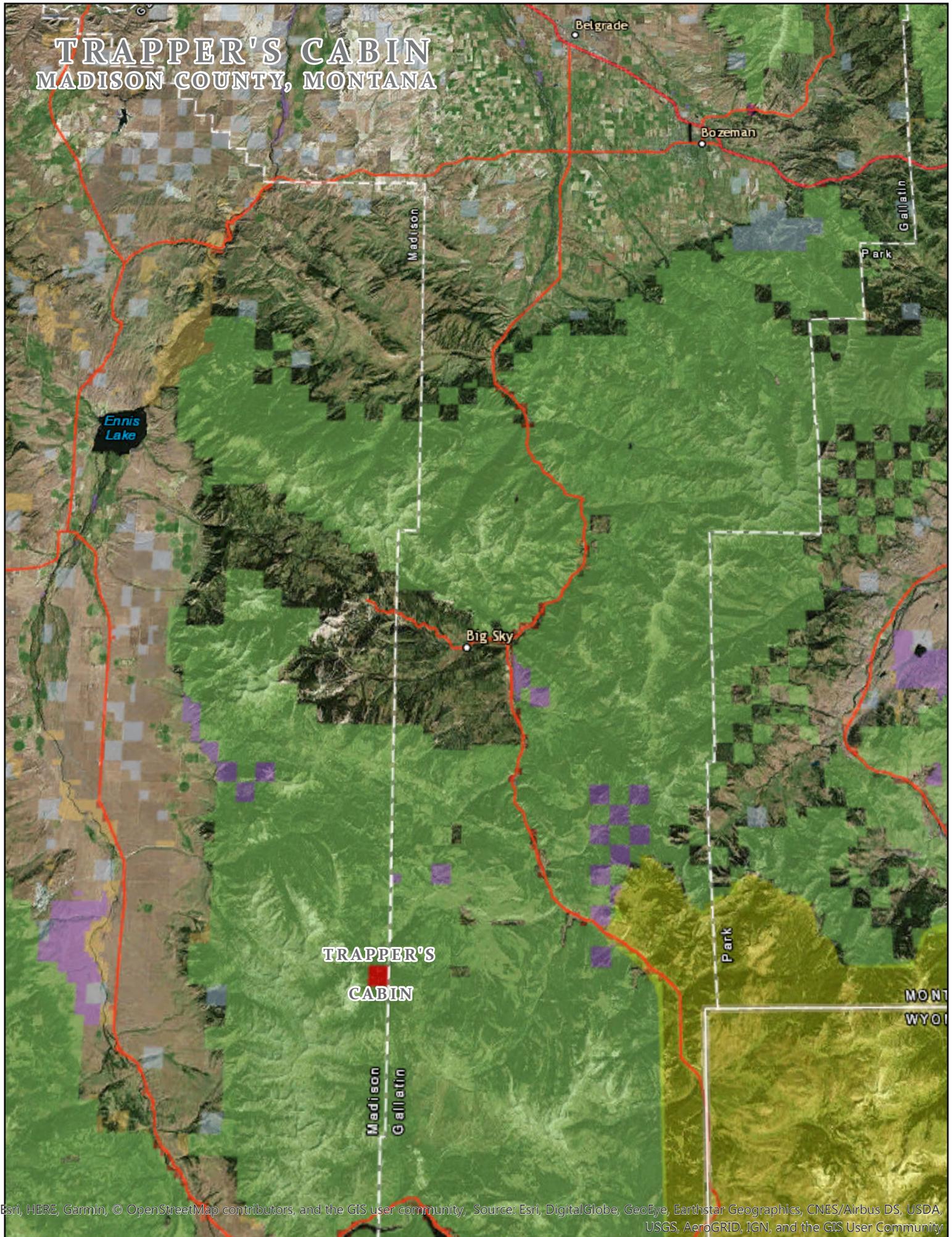


GENERAL DATA: Trapper's Cabin Ranch is a full section of land, approximately 640 acres, protected by a conservation easement held by the Gallatin Valley Land Trust, except for about 30 acres which are not covered by the easement, copies of which can be obtained from the listing broker.

- Elevation: Approximately 7,740 to 8,600
- Location: Madison County, Montana Section 29, 9S, 3E.
- Annual precipitation: 25 - 55 inches, about 50% from snow, snowfall will range between 100" and 350" on the Taylor Peaks.
- Taxes: \$981 (2017)
- Improvements:
 - Main House: 1836+/- SF main floor & 480+/- SF loft
 - Highlight guest home: 936+/- SF main floor and 384+/- SF loft
 - Sunshine guest home: 600+/- SF main
 - Foreman's house: 610+/- SF main
 - Shop: 704+/- SF
 - Bunkhouse: 396+/- SF
 - Barn: 672 +/-SF main & 672+/- SF loftAdditionally there are a number of support buildings including a generator shed, wash house, old generator shed and misc buildings.
Several fenced pastures
Underground electric service to improvements.
Trapper's cabin is off-grid and power is supplied by two generators with ample capacity to handle loads required by residents.
Septic service to homes
Spring box gravity feed water to homes

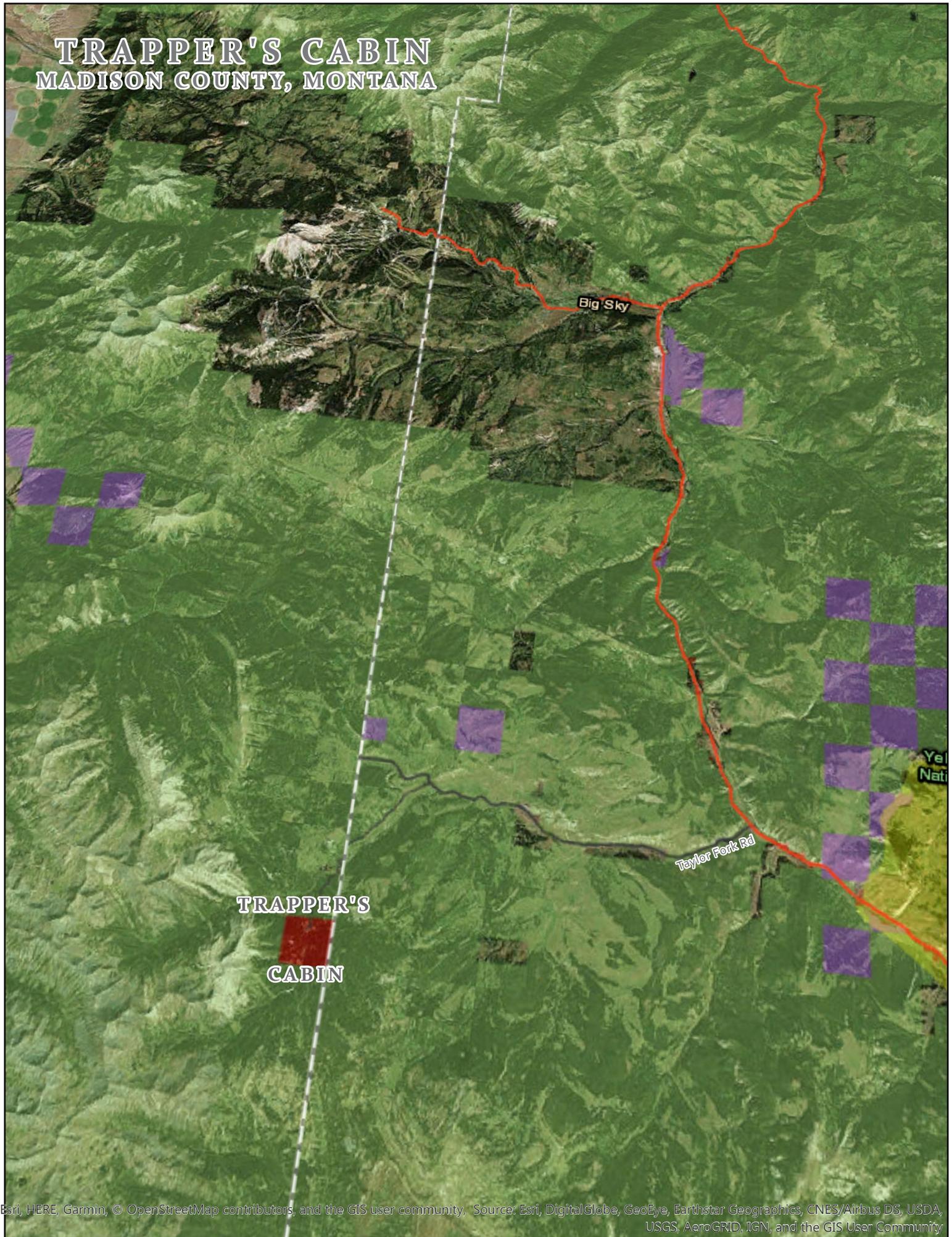


TRAPPER'S CABIN MADISON COUNTY, MONTANA



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TRAPPER'S
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Big Sky

Taylor Fork Rd

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