

LF RANCH  
AUGUSTA, MT | LEWIS & CLARK COUNTY  
*PRESS KIT*





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The LF Ranch has all the attributes of a national park, the best private fishing and hunting in America—and it's on the market for just the second time in more than a century

*Lewis and Clark hunted and fished here in 1805. Not much has changed since.*

Bozeman, MT. June 6, 2018 Swan Land Company of Bozeman, MT announced today that it has listed the LF Ranch for sale. This is only the second time in more than a century it has been available. It is one of the most magnificent Western ranches to come on the market and is offered at \$52,500,000.

With its incomparable beauty, diversity of wildlife, miles of trout streams and wild, untamed wilderness along the Rocky Mountain Front, the LF Ranch has all the attributes of a national park. "The Rocky Mountain Front is the wildest place in America and the LF Ranch is arguably the wildest ranch on the Front," said Jaime Williams, President of The Wilderness Society. "Its beauty rivals any national park."

The Ranch borders the Bob Marshall Wilderness near Augusta, MT, 88 miles from Helena, the capital of Montana. The Ranch encompasses 42,400 acres that rise 3,300 feet from lush prairie grasses through riparian zones, past the iconic Haystack Butte, and into the Lewis and Clark National Forest.

The Ranch has the richest collection of wildlife in North America including elk, deer, antelope, bighorn sheep, grizzly bears, moose, wolves, and mountain lions. About 1,000 head of elk with trophy bulls call the ranch home. The Ranch has America's finest private trout fishing, with over 37 miles of trophy fisheries with healthy populations of large rainbow and brown trout. Browns of more than 20 inches are common.

The Ranch is the largest block of non-conserved land on the Front, has a ranch-style, square-cut timber home, a variety of ranch homes and fishing cabins, and barns for horses and cows. The Ranch has consistently maintained profitability for its 1,300-head rated AU cattle operation.

"This is the jewel in the Crown of the Continent," said Mike Swan, Broker/Owner of Swan Land Company. "With more than 37 miles of trophy trout fisheries, virtually every mammal known to the American Rockies, and stunning views—it is simply incomparable."



## *THE LF RANCH: FAST FACTS*

**PRICE:** \$52,500,000

**ACREAGE:** Approximately 42,400 acres—22,226 deeded and 20,174 leased

**OWNER:** The Pierce Family

**LISTING BROKERAGE:** Swan Land Company, Bozeman, Montana

### **LOCATION:**

The Headquarters of LF Ranch borders the Bob Marshall Wilderness, 12 miles west of Augusta, MT

- 69 miles from Great Falls, MT
- 88 miles from Helena, MT, the state capital

### **HISTORY:**

The LF has had only two owners since Montana rancher J.B. Long first assembled the property in the early 1900s. Over the last 30 years, the current owners have enhanced the holding with additional strategic land acquisitions.

### **IMPROVEMENTS (HOUSE/BARN):**

- A main cabin
- Three functional ranch homes
- Four simple sleeping/hunting cabins
- A historic working ranch compound with a horse barn, calving barn, and other historical structures
- Efficient cattle handling facilities capable of working more than 1,000 cows
- Improvements include modern amenities, such as fiber optic internet access

### **CATTLE:**

- The Ranch has consistently maintained a profitable 1,300-head cattle operation

### **NATURAL RESOURCES:**

- WILDLIFE
  - Extensive collection of wildlife and fish including elk, white tail and mule deer, pronghorn antelope, bighorn sheep, moose, wolves, grizzly bears, mountain lions, waterfowl, upland birds, and rainbow and brown trout





## *THE LF RANCH: FAST FACTS*

- FISHING ACCESS
  - Five spring-fed streams offer over 37 miles of incredible private fishing for trophy trout

### CONSERVATION EASEMENTS:

- There are currently no conservation easements on the property
- The new owner has the opportunity to place a conservation easement on a footprint of more than 40,000 acres in an ecologically-significant region, that is located in one of only two intact ecosystems in the lower 48 states
- Conservation-minded Buyers can leave a legacy of unsurpassed beauty and biodiversity that also presents an attractive land and conservation investment
- Buyers should first consult with their accountants and financial advisors, but the tax benefits to a high-net worth buyer from an easement are compelling

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## *THE LF RANCH: FREQUENTLY ASKED QUESTIONS*

### **Who is the owner of the LF Ranch?**

The Pierce Family has owned the LF Ranch since 1989 and is only the second owner of the Ranch in more than a century.

### **Who is Swan Land Company?**

Swan Land Company, based in Bozeman, Montana with offices in Buffalo, Wyoming and Salt Lake City, Utah, is the premier brokerage focusing exclusively on ranches located in the Rocky Mountain West. They draw upon years of successful experience in representing premier ranching, farming and recreational properties in Montana, Wyoming, Utah, Idaho, New Mexico and Nebraska.

### **When was the LF Ranch established and who was the original owner?**

Montana rancher J.B. Long assembled the LF from five homesteads he acquired in the early 1900s, drawn to the property by the exceptional fishing resource, stunning landscape, and productive livestock operation.

### **What makes the LF Ranch like a national park?**

Like all other real estate, it's a case of location, location, location. The LF Ranch brings together a rare combination of wildlife and vistas in the wildest, untamed part of the Rocky Mountain Front in an intact ecosystem. And the land is gorgeous. The LF Ranch borders the Bob Marshall Wilderness Area and the Crown of the Continent—the spine of the Rocky Mountain Front and the eastern edge of the Continental Divide, which extends from the northern Canadian Rockies in British Columbia and Alberta southward into Montana through Glacier National Park to Rogers Pass. The Rocky Mountain Front wraps around the Ranch on the south and west, forming what is, in effect, a privately-owned preserve with all the attributes of a national park. Additionally, abundant fisheries and home to nearly every mammal in the American Rockies, the LF serves as its own wildlife preserve.

### **What are the LF's fishing resources?**

The LF Ranch has over 37 miles of private access from five spring-fed streams. Trophy brown and rainbow trout call the waters of the LF Ranch home. It is not uncommon to catch brown trout that exceed 20 inches.

### **What are the five streams within the LF Ranch?**

|               |      |       |
|---------------|------|-------|
| Ford Creek    | 10.6 | miles |
| Smith Creek   | 11.8 | miles |
| Elk Creek     | 3.0  | miles |
| Goss Creek    | 9.4  | miles |
| Blubber Creek | 2.7  | miles |



## *THE LF RANCH: FREQUENTLY ASKED QUESTIONS*

### **What is the makeup of the wildlife on the LF Ranch?**

Virtually every mammal known to the American Rockies – elk, mule deer, white tail deer, pronghorn antelope, bighorn sheep, grizzly bears, mountain lions – lives here, as well as grouse and Hungarian partridge.

### **What type of hunting is available on the LF Ranch?**

In addition to upland and waterfowl wing shooting, the LF is home to moose, elk, bighorn sheep, mule and white-tailed deer, wolves, coyote, and antelope. The elk season extends from September into February due to a burgeoning elk population in the area.

### **What is the Rocky Mountain Front?**

The Rocky Mountain Front is an ecosystem area along the eastern slopes of the Rocky Mountains. It is where the plains meet the peaks and spans the continent. The Rocky Mountain Front has been identified by numerous conservation organizations as a top priority due to it being one of the most biologically diverse regions in the U.S.

### **What is the Crown?**

The Crown – aptly named for its majestic geology – forms the spine of the Rocky Mountain Front and the eastern edge of the Continental Divide. It extends from the northern Canadian Rockies in British Columbia and Alberta southward into Montana through Glacier National Park to Rogers Pass. Rugged limestone peaks, sheer walls, protrusive reefs, and deeply cut canyons provide a view scape like nothing else in North America. Some of the nation's most important protected wilderness areas are here. The LF Ranch is the jewel in the Crown and possesses its own special geological features. Haystack Butte, an ancient volcanic plug, stands sentinel in the midst of the LF Ranch. At 6,800 feet above sea level, the peak is an iconic regional landmark, first remarked upon by Meriwether Lewis.

### **What is the status of conservation easements on the LF Ranch?**

There are no easements on the LF Ranch providing the next owner a singular opportunity.

### **What's the climate like on the LF Ranch?**

The average annual precipitation in the area is 12 to 13 inches with a typical growing season of approximately 129 days. The long hours of summer sunshine combined with the majority of the rainfall in May and June provide a favorable climate for dryland farming.

Average high temperatures in June, July, and August range from 72° to 81° Fahrenheit. In December, January and February average high temperatures are between 32° and 41°. Summer average minimum temperatures range from 45° to 51°. Winter average minimum temperatures are typically between 11° and 16°. There is plenty of sunshine throughout the year.



## *THE LF RANCH: FREQUENTLY ASKED QUESTIONS*

### **Any interesting historical facts about the surrounding area?**

Lewis and Clark and their expedition camped near present-day Augusta in 1805. Captain Meriwether Lewis made several references in his journal to “Shishequaw,” the peak known today as Haystack Butte, and rightly noted the “extensive, beautiful and level bottom” of the prairie surrounding the area.

The area was eventually settled as the rich grasslands enticed many settlers to the West. In the 1860s, cattlemen were arriving in this area to take advantage of the prairie grasses to feed their herds. Around this time, it is said there were more than a half a million cattle in the immediate vicinity. In May 1893, a town site was surveyed and dedicated near the confluence of Elk Creek and the Sun River and soon named Augusta after Augusta Hogan, the daughter of rancher D.J. Hogan and first child born in the town.



*The LF Ranch was assembled in the early 1900s by J.B. Long and it remained in his family until 1989 when it was purchased by the current owners. Select sportsmen, conservationists and notable people have had a chance to experience the ranch. They have expressed their thoughts and experiences to the owners over the years in the quotes below.*

Select quotes:

“I’ve enjoyed outstanding hopper fishing for big browns. I’ve followed pointers riveted to the scent of 30+ sharptails. I’ve done nothing for timeless spells mesmerized by the backdrop of the Rocky Mountain Front. I’ve watched 80 elk grazing high on Haystack. These are the daily treats that the LF doles out to its guests.”

Perk Perkins, CEO, The Orvis Company

“With its 30+ miles of private spring creeks, the LF is truly a unique fishing experience....Complementing the big fish experience are the awesome scenery and the sense of timeless remoteness. There is no place quite like this. Close your eyes and think of Montana 150 years ago.”

Charles F. Gauvin, President and CEO Emeritus, Trout Unlimited

“The Rocky Mountain Front is a land that has changed very little since Lewis and Clark hunted there during the summer of 1805.”

The Wilderness Society

“I believe the Rocky Mountain Front is the wildest place in America and that the LF is arguably is the wildest ranch on the Front. Its beauty rivals any national park. Its elk, grizzly bears and other wildlife are exceptional—and it certainly has the best fishing on the entire front. There is just no place like it! If I were going to buy a wilderness ranch in the lower 48, this would be it!”

Jaime Williams, President, The Wilderness Society





“The LF is a crown jewel of the Northern Rockies....The LF offers the lucky owner a private national park, stunning topography replete with all that makes the Rocky Mountain Front wild and wonderful.”

Will Price, Founder and General Partner, Next Frontier Capital, Bozeman, MT

“I’ve been fortunate to fish, hunt, and photograph all over the world. To this day, the LF Ranch remains one of the most enclosed, impressive and untouched ecosystems I’ve seen.”

Nick Kelley, Photographer, Outside Magazine

“While I’ve had the good fortune of hunting and fishing a lot of properties in the Rocky Mountain West, I can say the privilege of pursuing upland birds and casting to trout on the LF Ranch is singular. The stunning beauty of the Rocky Mountain Front, diversity of habitats, and tradition of sound land management combine to make it a memorable event.”

Whitney Tilt, Land and Wildlife Conservation, The Arthur M. Blank Family Foundation

“The LF is among the most amazing hunting properties in America. Backing up to the Scapegoat Wilderness, it offers hunters the rare opportunity to test their mettle against huge trophy elk in amazing settings that range from high ridgelines and forest cover to bottoms and open range.”

Grayson Schaffer, Editor at Large, Outside Magazine

“Days are filled with intimacy with the wildlife. Bow hunts just yards from what seems like endless elk. Fishing yields unbelievably sized browns....There is no place more special than the LF—anywhere.”

Sam Schwerin, Managing Partner, Millennium Technology Value Partners

“I have been fortunate enough to guide anglers all across the world in the world’s best fisheries and there’s no place I would rather fish for trout in Montana. It offers New Zealand, Argentina and Montana on one piece of property.”

Dan Vermillion, Owner, Sweetwater Travel Company



### *About Swan Land Company*

Swan Land Company is the premier brokerage for ranches in the Rocky Mountain West. With its headquarters in Bozeman, MT and offices Buffalo, WY and Salt Lake City, UT, Swan Land Company is the “go-to” brokerage for premium ranch properties in Montana, Wyoming, Utah, Idaho, Nebraska and New Mexico. Founded by Mike Swan in 2012, Swan Land Company combines expertise in ranch sales and marketing with the highest level of customer service.

“We are there with our clients from the kitchen table to the closing table,” said Mike Swan. “We’re the only brokerage to provide the personalized, flexible support to guide clients through complex sales throughout the entire process.” And this is the case whether the property is a working farm or ranch or recreational property and everything in between.

As a result, Swan has become the brokerage of choice for buyers and sellers who demand expert technical knowledge of ranching and real estate, the highest-level marketing skills and, of greatest importance, the integrity, flexibility, and intimate client interaction that makes for unparalleled service.

Past notable sales include:

- Broken O Ranch, Augusta, MT (124,000 acres offered at \$132,500,000)
- Forked Lightning Ranch, Jane Fonda’s Ranch on the Pecos in Santa Fe (offered at \$19,500,000)
- Lazy J Ranch, Bozeman, MT (offered at \$40,000,000)
- Three Peaks Ranch, Livingston, MT (offered at \$16,500,000)

### THE SWAN LAND COMPANY TEAM



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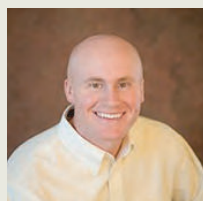
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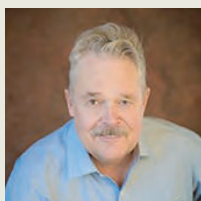
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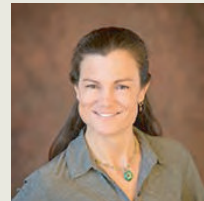
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