

## **The following information about the 1880's Dude Ranch was provided by the owner.**

I bought the property in 2000 and began moving buildings, making improvements and opened for business in 2001. I operated 1880's for the first three years and then leased it out for the following two years. We opened it again for the 2008 season. It is presently closed.

We operated 1880's May thru October, but I have had guests in December. I believe 1880' could work as a bed and breakfast the rest of the year. The area draws people for winter activities, hunting and Discovery ski basin is less than thirty minutes away. Most of our vacationers were from the United States but we did have customers from England, Sweden, France and Italy.

We served breakfast and dinner in our saloon and a packed lunch for those who requested it. We did not serve liquor but allowed visitors to bring there own.

I owned the horses that I used for the vacationers. If the next operator did not want to own horses, they can be rented locally and kept here. Some of our pastures are fenced, but more fencing may be needed depending how many horse are kept on the ranch.

There is a barn where we stored tack and such. You could put a couple stalls there. There are pens outside the barn which can be used for feeding and tacking up. There is a good sand footing arena.

All of the FF&E is included with the sale, furniture, bedding, towels, wall decor, kitchen utensils, plates, silverware, player piano, bar in the saloon, chairs and tables, and some tack.

In creating the 1880's Dude ranch concept I moved 12 buildings in from the local area. Some I put together to create a larger building. These buildings consist of the Teepee(housing), Sheep Wagon(housing),the Saloon(housing with brothel and bordello than downstairs is kitchen eating facilities and bar), the Jail(housing), Boarding House(housing), Laundry Room (as it says)', Bath House( not completed inside), small Log Cabin(empty), Merchantile( gift store with some merchandise), Log Cabin(housing), Cordwood(housing), Sodhouse(housing), Barn, Indian Bark Lodge(housing), Church(housing and conference center).

There are no reservations pending, no leases, rights or deed restrictions

Within four miles is a hospital, food store, police and fire, other amenities and a Jack Nicklaus (sp) golf course. Butte airport is about 30 minutes away. There is a small airport with in 6 miles.

Zoning for 1880's Dude Ranch is Ag, and a small portion is zoned recreational.