

# MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



## O'Dell Spring Creek Ranch Ennis, Montana

**\$2,600,000 | MLS #330673**



## INTRODUCTION

O'Dell Spring Creek Ranch is located in the world famous Madison Valley known for its exceptional trout waters and majestic mountain views. Situated just minutes from the charming western town of Ennis and surrounded by three stunning mountain ranges, O'Dell Spring Creek Ranch consist of 100± acres, featuring 1+/- mile of both sides of O'Dell Spring Creek as well as .6 miles of Bear Creek. Both are world class trout fisheries and tributaries to the legendary Madison River. Adjacent to this ranch to the west is state land offering direct access to the Madison River. Incredible wildlife includes white tail deer, moose and waterfowl.



## LOCATION

The O'Dell Spring Creek Ranch is located just outside the lively town of Ennis. This area is known for primary tributaries to the Madison and a home to a variety of wildlife including both mule and whitetail deer, elk, moose and a variety of birds. The Madison River is a popular destination for avid anglers. It is classified as a blue ribbon fishery in Montana and is one of the most productive streams in Montana for brown trout and rainbow trout.

## ENNIS

Located just outside the authentic western Montana town of Ennis. (Population 853, elevation 4,591') Ennis offers a variety of amenities, including a small hospital, a kindergarden-12th grade public school, a public library, a senior community center, an airport with a 6,600' lighted runway, fly shops, restaurants, galleries and more. Ennis is also popular for several local events including the famed Fourth of July rodeo and parade, the Ennis Fly Fishing Festival, the Hunters Feed/Wild Game Cook-Off and the Christmas Stroll. The main attraction in Ennis however is the "river that runs through it".





*Enjoying the nearby Big Sky Ski Resort*

## **BIG SKY**

O'Dell Spring Creek Ranch is conveniently located approximately 25 miles from Big Sky Resort using private access via Jack Creek Road. This private access is currently available to Big Sky Season Pass holders and Madison Valley Ski Club members for the ski season. Of course Big Sky can also be accessed through the Gallatin Canyon on either the north or south side, approximately an hour and a half drive. Big Sky is known as "The Biggest Skiing in America", offering the most vertical drop in the United States and 5,750± acres of skiable terrain, making it the largest ski area in the U.S.

## **WEST YELLOWSTONE**

Located approximately 70 miles from O'Dell Creek Spring Ranch is one of the most popular National Parks in the United States, Yellowstone National Park. Founded in 1872, Yellowstone National Park is the first National Park in the United States and it offers a variety of wildlife, colorful hot pots, waterfalls, geysers and geologic wonders hard to find anywhere else in the world.

## **VIRGINIA CITY**

Virginia City, less than 20 minutes northwest of the property, is the county seat of Madison County. Virginia City is a national historic landmark and during the summer months, Virginia City and Nevada City open their historic doors to anyone wishing to learn a bit more about the violent, gold mining days of the 1800's. There are two tremendous variety shows playing during these warmer months. One is the Brewery Follies located at the old Brewery and the other is the Virginia City Players located in the Opera House. Several restaurants and bars, an ice cream shop, museums, old west photography studio, historic candy store, tours in a stagecoach and historic fire engine, along with many other fascinating events create a varied and bustling culture during the lazy days of summer. Winter finds many of the historic artifacts and buildings collected by Fred Bovey closed, with only the courthouse and Pioneer Bar remaining open to stave off winter chills and conduct business.

## BOZEMAN

O'Dell Spring Creek Ranch is also conveniently located just under 55 miles southwest of the vibrant university town of Bozeman (population 39,000). Bozeman has been dubbed a “Dream Town” by [bizjournal.com](http://bizjournal.com) and honored for offering high quality of life by National Geographic Adventure. These are just a couple of the many accolades Bozeman has received for its scenic location, limitless outdoor activities and historic downtown. Surrounded by mountains, it's easy to understand why people want to live, work and play in Bozeman. The cultural amenities of a local symphony and ballet, the vibrancy of a college community, and an energetic downtown make Bozeman a complete package.



*Bozeman, Montana*

## AIRPORTS

Approximately 9 miles southeast of Ennis is the **Ennis Big Sky Airport**, with a paved and lighted runway of 6,600' ([www.airnav.com/airport/KEKS](http://www.airnav.com/airport/KEKS)).



Located just west of Bozeman is the Bozeman Yellowstone International Airport, the busiest airport in Montana, which is served by Delta and United Airlines with direct flights to and from Denver, Salt Lake City, New York, Chicago, Los Angeles, San Francisco, Seattle, Portland, Phoenix, Atlanta, Minneapolis and Las Vegas ([www.bozemanairport.com](http://www.bozemanairport.com)).

## IMPROVEMENTS

A modest duplex and a completely remodeled cottage are included in the offering of this beautiful fly fishing ranch. Good rental history.

Duplex: 1,672 square feet. 2bed/2bath and a 1bed/1bath. Fully Furnished.

Cottage: 980 square feet. 2bed/1.5bath



## ACREAGE

THE O'DELL SPRING CREEK RANCH CONSISTS OF 100± LUSH RIVER BOTTOM ACRES AND A VARIETY OF BUILDING SITES.



# FLY FISHING HATCHES

## MADISON RIVER HATCHES

Insect hatches on the Madison are similar to those found throughout the Rockies, with some variations in time. Spring Baetis or "Blue Winged Olives" kick it off sometime in later March or early April. The first significant hatches of these mayflies appear on the Lower Madison and work their way upstream through the entire river system. We usually see some very good dry fly action on the Lower Madison during this hatch. Cloudy and generally crappy weather conditions tends to produce the best BWO hatches and the best surface activity.

The "Mother's Day Caddis" is the next big event in the natural world. It is predictable and prolific, usually beginning right around the end of April or early May depending on weather conditions. This hatch is most predictable on the Lower Madison where we like to spend as many evenings as possible while this hatch is happening. Once the sun goes off the water, the big fish will often begin to rise. In recent years however, we have been seeing these same prolific hatches of Spring Caddis on the Upper Madison also. Best action occurring from Varney Bridge down to Ennis Lake.

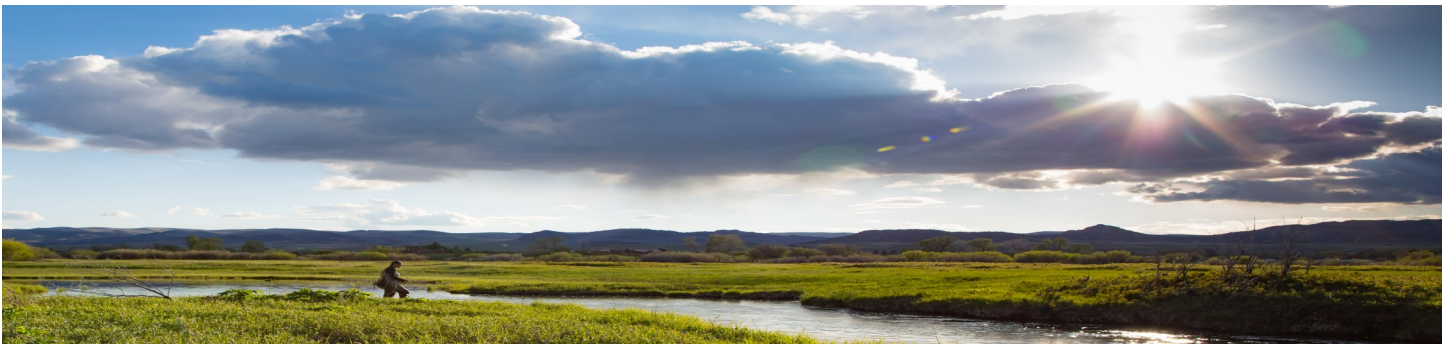
The Upper Madison has a decent March Brown hatch that seems to have increased in recent years. This tends to be about a 2-3 week hatch in early to mid-May. Although not really known as a Skwalla river, the Madison does have Skwalla stoneflies and this hatch also seem to be proliferating in recent years. The tan rubber leg nymphs pretty much always produce, but we also occasionally have some good Skwalla dry fly fishing too.

Spring runoff usually comes to Montana and the Madison sometime in the Month of May. The timing and intensity of the runoff varies widely over time depending on a number of weather related factors. Although the river levels will often rise significantly, we usually have good nymph fishing throughout most of this period each year. By late June the runoff is usually well on its way to subsiding and the river is clearing daily.

Dropping and clearing water gives way to "The Hatch." The most significant event in the natural world of Trout is unquestionably the annual Madison River Salmon Fly hatch. These giant stoneflies are found on many are rivers, but the intensity of the hatch and the nature of the fishing during the hatch can vary widely. It usually begins around June 25th on the Madison and last for 2-3 weeks or more as it works its way up-river to the Slide area. On the Upper Madison the Salmon Flies also hatch concurrently with a prolific hatch of giant Golden Stones. Sometime the best dry action will be had by using the slightly smaller Golden Stone patterns instead of the Sammies. This is a great time on the Madison and it's a spectacle that all anglers should witness at least once. In addition, it's the one time of year when you know every big fish in the river will rise to a dry fly!! We have see some true giants on the big bug over the years.

After the Sammy hatch we ease into the mid-summer period on the Madison. This tends to be the most popular time of year for traveling anglers, probably due to the excellent climate and weather of the Rocky Mountains in the summertime. Fishing is consistently good too. We will have good hatches of PMD's, Yellow Sallies, and Caddis during July. Then the next big thing starts to happen with the emergence of the Nocturnal Golden Stones. This large stonefly hatches at night, and the males have a mutated wing so they don't fly. You won't typically see very many of the adults, but you will see many shucks left behind each morning on the stream bank and river rocks. This hatch brings fish up to the Chubbies and also offers some good nymph fishing. By mid to late August the Nocturnal Golden hatch is waning and we come into a relatively hatchless time of year for aquatic insects. This is when the terrestrials come into play. Though once a great hopper river, the trout of the Madison don't respond to hoppers like the once did. However, flying ants are another story. There are genuine Flying Ant hatches that are awesome to witness. These little bugs will drive trout crazy like few other things. It is not easy to predict exactly when and where these hatches will occur, but generally they will happen on late August and early September afternoons whe it is pretty warm and muggy. Often following or preceding thunderstorms. These bugs hatch from trees so the best action is usually in the reach of the Madison from the first cottonwood trees downstream to Ennis Lake. Trust me, you don't want to get caught in a Madison River flying ant hatch without the right flies!! Fish will rise with abandon for these little morsels.

**\*\*Information provided from Madison River Fishing Company Website\*\***





**Climate**

The Madison Valley is known for its pleasantly cool summer days, and very low humidity. Fall is punctuated by the change in Nature's colors as the aspen trees turn to gold, and the pasture land to beige. The nights and mornings are crisp, and the days filled with sunshine. Wintertime brings snow and cold weather, but the sun continues to shine throughout the season, creating a unique and quiet beauty. Spring rains herald the warming trend, and the completion of Nature's cycle of life for the flowers and the abundant wildlife... in paradise.

Annual Averages

Precipitation: 12.3"    Snowfall: 36"    Temperature: 43.1\*

Elevations

Ennis	Nearby Foothills	Peaks	West Yellowstone
4,985'	6,000'	11,300'	6,644'

Prevailing Winds: South, Southwest

Frost-Free Period: May 31 to September 15

**\*\*Information provided from Ennis Chamber of Commerce website\*\***





## QUICK FACTS

- Location... the world famous Madison Valley, exceptional trout waters and majestic mountain views
- 100± deeded acres
- 1± mile of both sides of O'Dell Spring Creek
- .6± mile of Bear Creek
- Borders State Land offering direct access to the Madison River
- Within 1.5 hours from the Jefferson, Ruby, Beaverhead, and Big Hole Rivers
- Minutes from the charming western town of Ennis
- Multiple building sites
- Close to Yellowstone National Park
- Less than an hour to Bozeman- Yellowstone International Airport
- MLS # 330673
- All this offered competitively priced at **\$2,600,000**





This map is intended to be used for informational purposes, and is not to be used for legal, surveying, or engineering purposes.



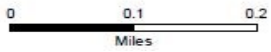
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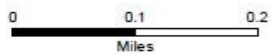
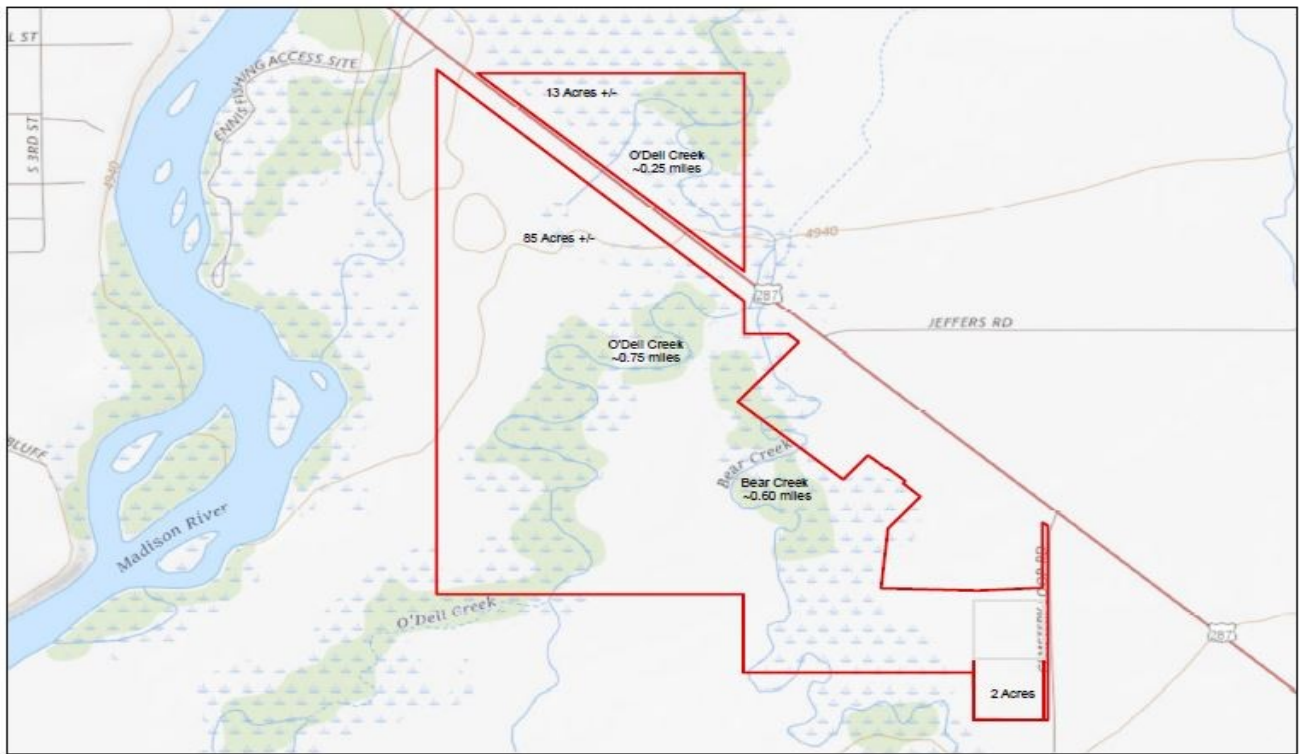
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## **PRICE**

\$2,600,000

## **TERMS**

CASH

## **CONTACT**

Please call Rikki Dilschneider, Broker at (406)581-5155 to schedule a showing. An agent from Berkshire Hathaway must be present at all showings.

## **NOTICE**

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.