

Family or Cooperative Compound in Western Montana House and Land Available

Twenty acres, 4,500 sq ft house, and a well-organized building complex



Our *twenty-acre* Montana property is available! We would have enjoyed having others join us here but we are now planning on turning the project over to others and relocating. Regardless of our decision, this beautiful location is capable of supporting a substantial “family and friends” compound or retreat center. In terms of land, it feels more like 40 or 80 acres and is in the most mild climate area in all of Montana. The property is already set-up to provide plenty of home-grown food with a large surplus to sell or share. *See website link: WWW.GNN-1.NET for details.*

Inside and outside, it is near picture-perfect in so many ways. We enjoy being in Western Montana's Bitterroot Valley with mild summers and mild winters as well as the self-sufficiency in a safe living environment. This unique area features a hundred mile long, wide valley, dotted with small towns and protected on the West and East by the Sapphire and Bitterroot mountain ranges. It is nearly idyllic with fishing and wildlife, wilderness and national forests, rivers and streams. Urban amenities are within 40-45 minutes drive including a highly accessible international airport while the small town centers offer local convenience. Local initiatives include a food cooperative and community food sustainable economic project.



The main house includes approximately 4,500 square feet, including fully finished basement. Preparations have been made for a second residence in the range of 4,000 to 8,000 + sq ft. There are excellent quality outbuildings that can be adapted for additional living space, shop/studio, commons room, etc. There are structures set-

up for horses, chickens, goats, llamas, etc. and include car garages, insulated steel horse barn, 7-bay garage/shop building, greenhouses, and much more.



We could be of assistance with financing, such as lease with “option to buy”. The entire 20 acre property is available. If interested and financially qualified, please contact us by **E-mail: info@pfcn.net - Subj: “Montana”.**

Fall of 2008 aerial photo showing 145ft horse riding ring and organization of the north section.

In addition to the main residence on the north section, there are over 2000 sq ft of outbuildings that could be converted for use in a retreat center. The north section includes a 44 ft greenhouse, goat and chicken house, loafing sheds, fenced raised bed garden area, horse barn, paddocks, turnout areas, and a riding arena. If you do not have horses, the insulated steel horse barn with clerestory skylights could be converted into a shop or studio and the 145 ft riding arena converted to additional raised bed growing space for flowers or vegetables. Formerly, the property hosted llamas, goats, chickens, and horses.

On the south portion there is already in place the foundational work needed for a 4000 to 8000 sq ft house, ample propane, power, and water system. In addition, there are two new 100ft x26ft extended season grow-frames over raised beds, an excellent start for berries and asparagus beds, a modest fruit orchard area and a new 60ft x18ft split environment greenhouse with alcove. A steel-clad, heated utility building with bathroom, sinks and counters is located adjacent to the greenhouse patio area.

Overall, the property has nearly two micro-climates.

While Tish and I would love to stay here as part of a small cooperative community, we are also considering turning the entire property over to others and relocating ourselves. In the event we relocate, an enormous amount of equipment, furnishings, stored food, and more would be available to the newcomers.

If we were to stay on, we would complete the new residence on the south portion and relocate there. If we were to stay on, we would enjoy sharing what we have learned and various ideas with you. A new guest house/rental could be built on that portion of the property for others, we would be willing to share the new growing capacity as part of a cooperative arrangement. The possibility of shared infrastructure including maintenance, off-grid/sell-back wind or solar power, water and food storage, etc. are all things we would anticipate sharing in if there was an interest.

To assist your thought process, you could consider the following:

Leasing/purchase arrangement with sufficient money up-front to us. We have a favorable mortgage on the property and could carry this note until you have made other arrangements to assume or remove our obligations. This process could be adapted to the entire property or as part of cooperative arrangement with us.

Two or more households could form a common agreement and apportion responsibilities privately. (We would be pleased to



coordinate discussions and a meet-up with others who have expressed interest in some form of a cooperative arrangement.)

In the event you choose a more direct purchase proposal for some or all of the property, we would do all we can to facilitate a discounted “short sale” with the bank.

One possibility for a cooperative arrangement would be to use the existing large utility buildings for a commons that could include shop, materials and equipment storage, value-added food or herb products, a meeting center, and shared office with computers, server, T-1 Internet, and printing equipment that could be used for producing publications, etc.

Additional space could be adapted for interim guest accommodations until a more dedicated facility is built, perhaps with additional guest units. The existing residence on the north portion could be adapted for guests and meeting commons, including a private suite on its second floor.

The south portion could accommodate guest facilities as well as a new main residence.

Many improvements, equipment, supplies, furnishings, and related are to be negotiated separately.

There is no better time than now to take steps to establish a relatively safe haven location, to attend to genuine self-sufficiency for food, power, and water and to enjoy living in an area of such beauty.

Did we mention the views?

More...

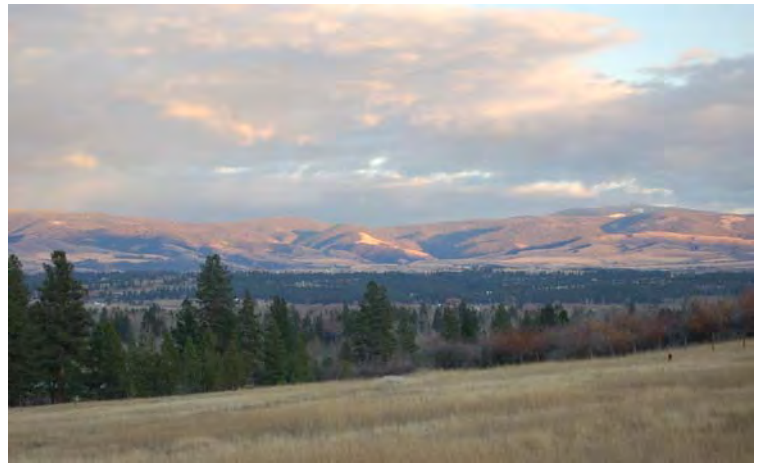


Views...



Looking South along the Bitterroot Mountains

The Sapphire Mountains to the East



...and looking North

See website link: WWW.GNN-1.NET for details on the property.

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