



# BERKSHIRE HATHAWAY

HomeServices

## Montana Properties



**Montana Children's Center**  
TBD MT HWY 41 S.  
Twin Bridges, Montana



## INTRODUCTION

The Montana Children's Center served the needs of support and care of dependent or neglected children who required the separation from their families or foster families or for whom foster care could not be obtained. The Children's Center is rich with history dating back to the late 1880's until its closure in 1975. The 27.5 acre offering includes 22 contiguous parcels and lots which are situated along the banks of the Beaverhead River across from the town of Twin Bridges. The Montana Children's Center is the essential property for the expansion of the town and the growth of the local economy. The offering is central to endless recreational opportunities within the Ruby Valley.





# HISTORY

The Montana Children's Center was very important facility for Madison County, and the children that benefited from its operation. On September 29, 1894 the construction of the first structure was completed; the historic Victorian (still standing today). 5 children were admitted that same month, and were referred to as inmates. The property continued to be improved and expanded as the population of inmates grew reaching up to as many as nearly 700 children by 1907. The orphanage continued to house a large populace of child inmates until the foster care programs became the popular alternative to the orphanage system and the facility closed forever in 1975.

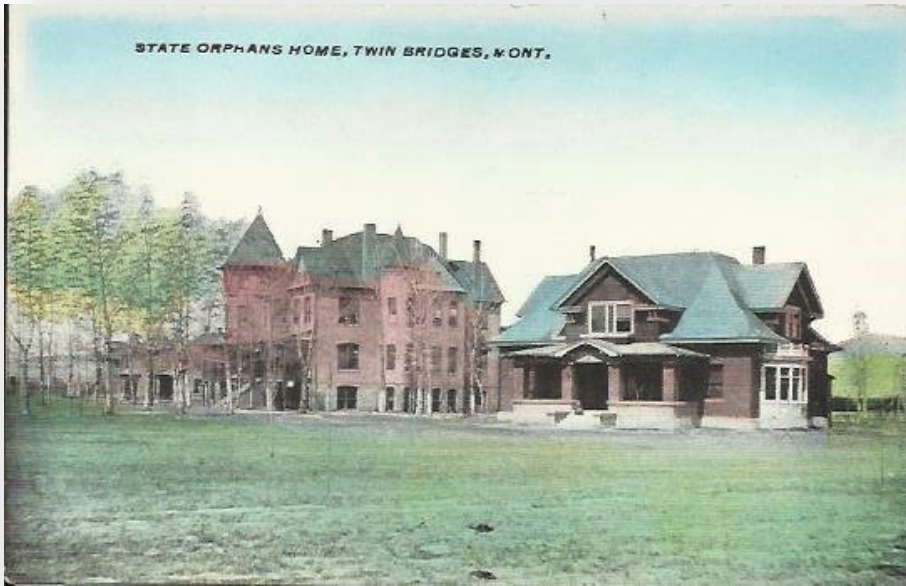




The original two room schoolhouse and 1905 built theater we're combined into a ten room schoolhouse in the 1940's.



# ARCHIVED PHOTOS



# PARCELS

MT Cadastral Reference COS Parcel	Legal Description	Acreage
Parcel 2E	S27 T03 s R06 W 2/269BA	18.59
Block 30, Lots 2-17	Normal Add TB S27 T03 R06 W COS7/1787	3.52
Block 20 Lot 18	Normal Add TB S27 T03 R06 W COS7/1787	0.169
Parcel 8B	S27 T03 s R06 W 2/269BA	1
Parcel 9B**	S27 T03 s R06 W 2/281BA	2.5
Parcel 10C	S27 T03 s R06 W 2/269BA	1.81
	<b>Total Acreage</b>	<b>27.59</b>

\*\* Includes blk 30 Lot 1

**AMENDED PLAT**  
**LOT 19 IN BLOCK 30 OF THE NORMAL ADDITION**  
**AND LOT 20B OF AMENDED PLAT 2/290**  
**AND RELOCATING BOUNDARIES ON TRACT 2E OF COS 7/2343**  
**LOCATED IN THE W<sup>1</sup>/<sub>2</sub> OF SEC 27 & E<sup>1</sup>/<sub>2</sub> OF SEC 28, T3S, R6W, P.M.M.**  
**MADISON COUNTY, STATE OF MONTANA**

BASIS OF BEARING FOR THIS SURVEY IS THE WEST BOUNDARY OF TRACT 2D OF CERTIFICATE OF SURVEY #291 FILED IN THE MADISON COUNTY CLERK AND RECORDER'S OFFICE. SAID LINE BEARS N00°14'56"E.

**SURVEYOR NOTES**  
 1. THIS SURVEY IS NOT MEANT TO ACT AS A TITLE REPORT OR GUARANTEE TITLE. ANY TITLE MATTERS SHOULD BE HANDLED BY A QUALIFIED AND LICENSED TITLE COMPANY.  
 2. IF THIS SURVEY DOES NOT CONTAIN ON ITS FACE THE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR IN CHARGE OF THE SURVEY IT SHALL BE CONSIDERED A PRELIMINARY PLAT.

**PURPOSE OF THE SURVEY**

WE, HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS THE RELOCATION OF FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION PURSUANT TO 76-3-207(2)(c) MCA WHICH STATES THAT DIVISIONS MADE FOR THE PURPOSE OF RELOCATING A COMMON BOUNDARY LINE BETWEEN A SINGLE LOT WITHIN A PLATTED SUBDIVISION AND ADJOINING LAND OUTSIDE A PLATTED SUBDIVISION, RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.

THIS SURVEY WAS COMMISSIONED BY LESLIE ADAMS.

THIS SURVEY IS EXEMPT FROM DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW PURSUANT TO 17.36.605(2)(i)-(j) ARM WHICH ALLOWS THE REVIEWING AUTHORITY TO EXEMPT PARCELS THAT HAVE NO EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, OR SOLID WASTE DISPOSAL OTHER THAN THOSE THAT WERE PREVIOUSLY APPROVED BY THE REVIEWING AUTHORITY UNDER TITLE 76, CHAPTER 4, PART 1, MCA, OR THAT WERE EXEMPT FROM SUCH REVIEW, IF NO NEW FACILITIES WILL BE CONSTRUCTED ON THE PARCEL, AND THE DIVISION OF LAND WILL NOT CAUSE APPROVED FACILITIES TO VIOLATE ANY CONDITIONS OF APPROVAL, AND WILL NOT CAUSE EXEMPT FACILITIES TO VIOLATE ANY CONDITIONS OF EXEMPTION.

LESLIE J ADAMS  
 ACKNOWLEDGED:  
 MADISON COUNTY: \_\_\_\_\_  
 STATE OF MONTANA: SS  
 SUBSCRIBED AND SWORN TO ON THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_ 2017.  
 NOTARY PUBLIC FOR THE STATE OF MONTANA  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 RESIDING IN BUTTE, MONTANA.

**CERTIFICATE OF SURVEYOR**

I, DANIEL J. BROWN, LICENSE NUMBER 11377.LS DO HEREBY CERTIFY THAT THIS SURVEY HAS BEEN CONDUCTED UNDER MY SUPERVISION, DURING THE MONTH OF OCTOBER IN 2017. FURTHER, THAT THIS SURVEY HAS BEEN PREPARED IN CONFORMANCE WITH THE MONTANA SUBDIVISION AND PLATTING ACT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

DANIEL J. BROWN, 11377 L.S.  
 PROFESSIONAL LAND SURVEYOR  
 1701 COBBAN ST-BUTTE, MT 59701

**LEGAL DESCRIPTION TRACT 2E**

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF SECTION 27 AND THE EAST 1/2 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 WEST, P.M.M. ALL IN MADISON COUNTY, STATE OF MONTANA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH POINT THE NORTHEAST SECTION CORNER OF SECTION 28, T3S, R6W, P.M.M. BEARS N13°27'03"E FOR 2628.86 FEET; THENCE FROM SAID POINT OF BEGINNING, S89°51'06"E FOR 762.15 FEET; THENCE, S14°17'10"E FOR 418.64 FEET; THENCE, N89°51'06"W FOR 110.61 FEET; THENCE, S00°08'38"W FOR 480.23 FEET; THENCE, S89°57'47"E FOR 170.48 FEET; THENCE, S62°43'42"W FOR 310.36 FEET; THENCE, N0°18'16"E FOR 138.34 FEET; THENCE, N89°43'40"W FOR 208.04 FEET; THENCE, S00°16'47"W FOR 208.80 FEET; THENCE, S89°41'11"E FOR 208.85 FEET; THENCE, S00°18'16"W FOR 124.40 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY OF MONTANA HIGHWAY #41 AND A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S61°36'57"W FOR 588.60 FEET AND A RADIUS OF 2352.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT FOR 580.15 FEET; THENCE, N00°04'03"W FOR 338.63 FEET; THENCE, N47°01'00"W FOR 282.63 FEET; THENCE, N02°30'16"E FOR 572.75 FEET; THENCE, S88°43'23"E FOR 102.96 FEET; THENCE, N00°4'56"E FOR 203.28 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 18.59 ACRES, TOGETHER WITH AND SUBJECT TO EASEMENTS EITHER RECORDED OR UNRECORDED.

**LEGAL DESCRIPTION TRACT 19-A**

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF SECTION 27 AND THE EAST 1/2 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 WEST, P.M.M. ALL IN MADISON COUNTY, STATE OF MONTANA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH POINT THE NORTHEAST SECTION CORNER OF SAID SECTION 28, T3S, R6W, P.M.M. BEARS N13°27'03"E FOR 2628.86 FEET; THENCE FROM SAID POINT OF BEGINNING, N28°58'57"E FOR 116.98 FEET; THENCE, S89°51'06"E FOR 679.36 FEET; THENCE, S14°17'10"E FOR 103.82 FEET; THENCE, N89°51'06"W FOR 762.15 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.70 ACRES, TOGETHER WITH AND SUBJECT TO EASEMENTS EITHER RECORDED OR UNRECORDED.

**LEGAL DESCRIPTION TRACT 20-C**

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF SECTION 27 AND THE EAST 1/2 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 WEST, P.M.M. ALL IN MADISON COUNTY, STATE OF MONTANA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH POINT THE NORTHEAST SECTION CORNER OF SAID SECTION 28, T3S, R6W, P.M.M. BEARS N11°57'27"E FOR 2404.23 FEET; THENCE FROM SAID POINT OF BEGINNING, S89°51'06"E FOR 630.18 FEET; THENCE, S06°41'01"W FOR 810.3 FEET; THENCE, S14°17'10"E FOR 124.9 FEET; THENCE, N89°51'06"W FOR 679.36 FEET; THENCE, N28°58'57"E FOR 117.01 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.54 ACRES, TOGETHER WITH AND SUBJECT TO EASEMENTS EITHER RECORDED OR UNRECORDED.

**CLERK AND RECORDER CERTIFICATION**

STATE OF MONTANA )  
 MADISON COUNTY )  
 I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED AT MY OFFICE  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017 A.D. AT \_\_\_\_\_ O'CLOCK.  
 ATTEST BY MY HAND:  
 \_\_\_\_\_  
 CLERK AND RECORDER FEE \$ \_\_\_\_\_

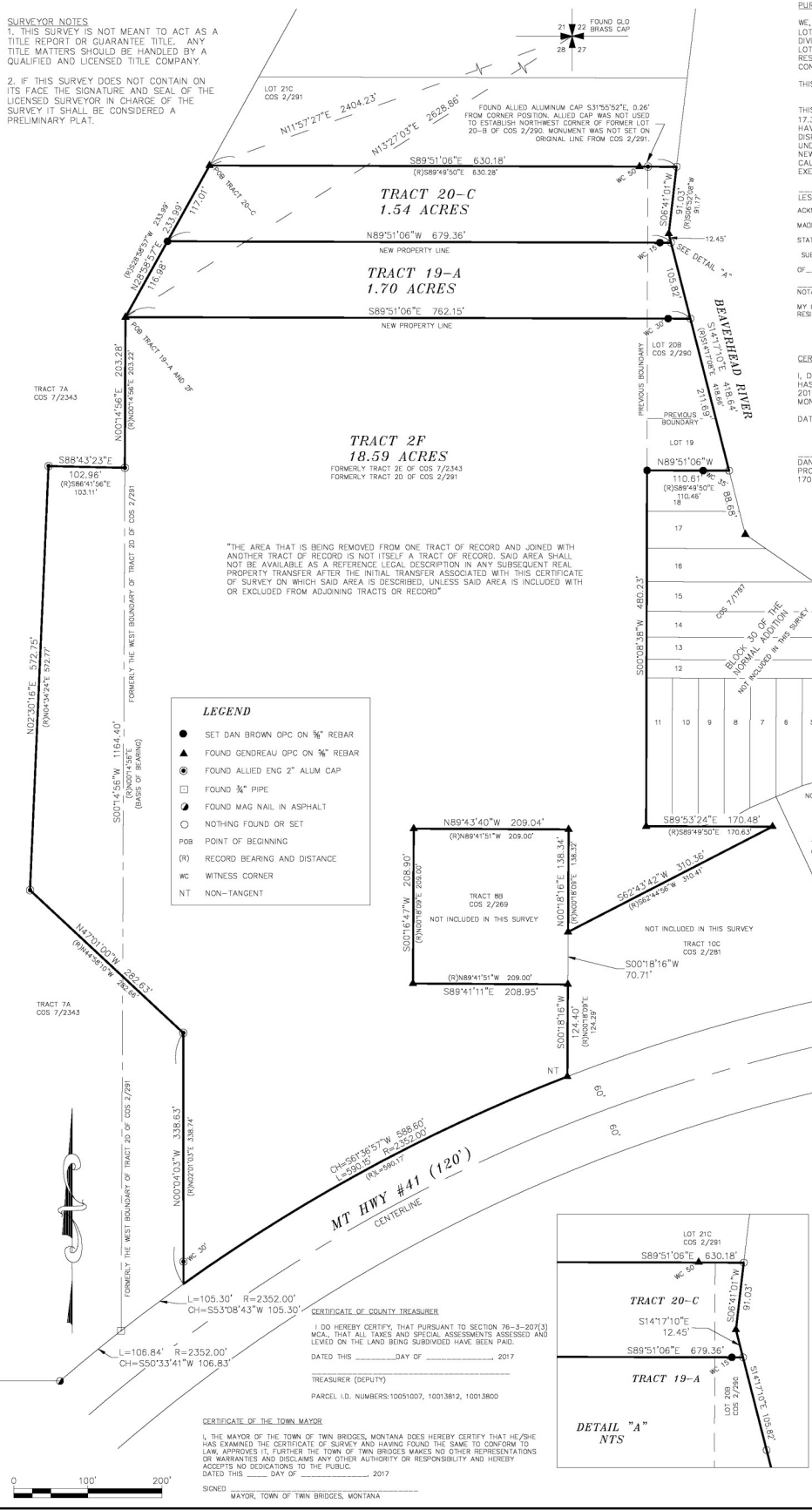
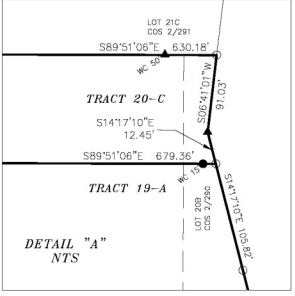
**BROWN AND ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 2000 Garrison Ave., Butte, MT. 59701 (406) 723-6574

AMENDED PLAT LOT 19 BLK 30 NORMAL ADDITION, LOT 20B 2/290 & BOUNDARY RELOCATION TRACT 2E OF COS 7/2343 W1/2 OF SEC 27 & E1/2 OF SEC 28, T3S, R6W, P.M.M. MADISON COUNTY, STATE OF MONTANA

Drawn by: C.B. Sheet No.: 1 of 1 Revised on: 10/27/17  
 Scale: 1"=100' Dated: 10/09/17 CERT. OF SURVEY NO.

"THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THIS CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OR RECORD."

- LEGEND**
- SET DAN BROWN OPC ON 3/8" REBAR
  - ▲ FOUND GENDREAU OPC ON 3/8" REBAR
  - FOUND ALLIED ENG 2" ALUM CAP
  - FOUND 3/4" PIPE
  - FOUND MAG NAIL IN ASPHALT
  - NOTHING FOUND OR SET
  - POB POINT OF BEGINNING
  - (R) RECORD BEARING AND DISTANCE
  - WC WITNESS CORNER
  - NT NON-TANGENT



**CERTIFICATE OF COUNTY TREASURER**  
 I DO HEREBY CERTIFY, THAT PURSUANT TO SECTION 76-3-207(3) MCA, THAT ALL TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND BEING SUBDIVIDED HAVE BEEN PAID.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017  
 \_\_\_\_\_  
 TREASURER (DEPUTY)  
 PARCEL I.D. NUMBERS: 10051007, 10013812, 10013800

**CERTIFICATE OF THE TOWN MAYOR**  
 I, THE MAYOR OF THE TOWN OF TWIN BRIDGES, MONTANA DOES HEREBY CERTIFY THAT HE/SHE HAS EXAMINED THE CERTIFICATE OF SURVEY AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT. FURTHER THE TOWN OF TWIN BRIDGES MAKES NO OTHER REPRESENTATIONS OR WARRANTIES AND DISCLAIMS ANY OTHER AUTHORITY OR RESPONSIBILITY AND HEREBY ACCEPTS NO DEDICATIONS TO THE PUBLIC.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017  
 \_\_\_\_\_  
 SIGNED MAYOR, TOWN OF TWIN BRIDGES, MONTANA



## IMPROVEMENTS

Since April of 2005 the current owners have invested considerable time and resources assessing the conditions and viability of the buildings, stopping degradation of the buildings, updating utilities and laying the groundwork for the facility to some day participate as a viable economic entity in the Twin Bridges community. New roofs were completed on 15 separate structures in 2005-2006. Additionally lead based paint has been removed, asbestos remediated, a Brown's Fields Test has been completed, and a flood plain analysis in 2007. Engineering reports to determine the feasibility and cost of water and sewer systems from the town of Twin Bridges facilities are in the process of being updated. There is currently some rental income.





Hospital and Cottages





The Shop



The Carpenters Shop



All electric Food Center kitchen, room to serve 400. Built in 1959.





1894 Victorian



## LOCATION

The Montana Children's Center is located in the heart of the Ruby Valley at the junction of Montana Highways 41 and 287. The property's North East boundary sits nestled along the Beaverhead River with main street of Twin Bridges just over the bridge. Across the highway is the famous Madison County Fair and Rodeo Grounds and to the South is the Melrose Cutoff road which sends you almost as the crow flies to all the reaches of the Big Hole. The offering is approximately 1 hour from Bozeman and 45 minutes from Butte for international airports and an abundance of amenities.





## COMMUNITY

The small southwest Montana agricultural community of Twin Bridges is described as “where the rivers run through” referring to the proximity of the Ruby, Beaverhead and Big Hole Rivers that merge to form the Jefferson River just north of Twin Bridges. If you’re looking for a piece of Montana real estate with numerous recreational opportunities, the seven surrounding mountain ranges including the Pioneer, McCartney, Gravelly, Tobacco Root, and Ruby Range offer thousands of acres of public lands and abundant wildlife habitat to satisfy any sports person tastes.

Brothers Judge M.H. Lott and John T are credited with founding the town in 1866 after building two bridges to cross the Beaverhead and Big Hole rivers, hence the town name. Cattle and agriculture are the backbone of the economy with increasing demand being applied towards recreation and entrepreneurial business.

Friendly folks, a laid back atmosphere, and sincere community pride is what you’ll find here in Southwest Montana. Twin Bridges with a population of 415 (2000 census), has an commendable K-12 school system and a full compliment of businesses including bank, grocery, pharmacy, medical clinic, fine dining, fishing guide services and more. Twin Bridges has an excellent county-maintained airport with fuel and mechanic available. Madison County Fairgrounds located in Twin Bridges hosts the annual County Fair, NRA rodeo, team penning, and other community and regional events. Riverside Park, adjacent to the Fairgrounds, is a recently developed multiplex with two ball diamonds, a soccer field, and walking path.



Annual Madison County Fair and Rodeo



Annual Floating Flotilla River Parade



## RECREATIONAL OPPORTUNITIES

Twin Bridges is the undiscovered heart of all things fly-fishing. I still can't believe people choose to live in the over fished over crowded towns by the Madison and Gallatin. Right out the back door is the Big Hole, Beaverhead, Ruby, and Jefferson Rivers. Close by are the Madison 45 mins, The Red Rock 45 mins, the Gallatin 45 mins, The Missouri 1 ½ hour, Rock Creek 1 ½ hours, the Clark Fork 1 ½ hours. Clark Canyon Reservoir 45 mins, Ruby Reservoir is 30 mins away, Willow Creek Reservoir 35 mins, and countless sub alpine lakes hardly ever touched by a fisherman's line. There is an infinite number of hiking trails, jeep trails, 4 wheeler trails, horse back riding trails, which you hardly ever see a soul on, the solitude of the woods is still to yourself around here. The hunting in the local area is nothing short of phenomenal with Elk, Antelope, Mule Deer, White-tails, black bear, coyotes, wolves, big horn sheep, and trophy Moose if your lucky enough to draw the tag. Chukar, pheasant, grouse, partridge, and snipe. Waterfowl of every variety including widgeon, teal, mallards, red-heads, buffalo-heads, golden eyes, giant and lesser Canadian geese, snow geese, tundra swan and trumpeter swan. The available camping is endless choose your spot in any of the local Mountain Ranges, we have the Tobacco Roots, The Highlands, The Pioneers, The McCartney's, The Ruby Range, The Black Tail, and The Gravel-lies all 30 mins or less of a drive away. And of Course the Famous Yellowstone National Park is just 2 hours from home.





## SUMMARY

The Montana Children's Center is rich in history and offers abundant further development opportunities for a myriad of uses. The Town of Twin Bridges, Madison County, and the State of Montana economic development entities have indicated their willingness to assist with plans and funding for viable future developments. The property would be ideal for a commercial campus or a multi-use development.

### PRICE

\$1,350,000

### MLS #

321572 & 319656

### For more information contact:

#### Frank Cowell

Office—406.842.5650 or

Cell—406.596.1076

[frank.colwell@bhhsmt.com](mailto:frank.colwell@bhhsmt.com)

#### Graham Murphy

Office—406.684.5686

Cell—406.559.0331

[graham.murphy@bhhsmt.com](mailto:graham.murphy@bhhsmt.com)

More information is available at <http://www.mcctb.com/>



**TWIN BRIDGES, MONTANA  
MONTANA CHILDREN'S CENTER  
SUMMARY OF BUILDINGS**

BLD #	EST. YEAR BUILT	TYPE OF CONSTRUCTION	BUILDING NAME	FOR LEASE 2010	NEW ROOF TYPE	ELECTRIC AVAILABLE TODAY	BUILDING SQUARE FT.	POTENTIAL DEVELOPMENT
1	1894	BRICKWOOD	ADMINISTRATION HOSPITAL		COMP		22,500	DEVELOPMENT
2	1913	BRICKWOOD	HOSPITAL		COMP		7,920	DEVELOPMENT
3	1915	BRICKWOOD	CINDERELLA COTTAGE		COMP		9,000	COMM'L/TRANSIENT
4	1915	BRICKWOOD	SUNSET COTTAGE		COMP		9,000	COMM'L/TRANSIENT
5	1912	BRICKWOOD	EAGLES NEST COTTAGE		COMP		6,840	COMM'L/TRANSIENT
6	1912	BRICKWOOD	RIVERSIDE COTTAGE		COMP		6,840	COMM'L/TRANSIENT
7	1923	BRICKWOOD	MEADOWLARK NURSERY		COMP		11,266	COMM'L/TRANSIENT
8	1922	BRICKWOOD	GYMNASIUM		COMP		10,120	COMM'L/TRANSIENT
9	1923	BRICKWOOD	SCHOOL		COMP/TPO		23,000	COMM'L/TRANSIENT
10	1894	BRICKWOOD	DETENTION BUILDING	SHOP/STOR			1,353	RESIDENTIAL
11	1910	OUTBUILDING	ROOT CELLAR	SHOP/STOR			1,216	RESIDENTIAL
12	1939	BRICKWOOD	MOLAR	SHOP/STOR			1,754	RESIDENTIAL
13	1926	BRICKWOOD	BUS GARAGE	LEASED	TPO	Y	1,952	RESIDENTIAL
14	1926	BRICKWOOD	SUPT. HOUSE	OCCUPIED 2007	COMP/TPO	Y	2,578	RESIDENTIAL
15	1937	BRICKWOOD	CARPENTER SHOP	SHOP/STOR		Y	1,419	OUTBUILDINGS
16	1931	OUTBUILDING	MISC STORAGE	SHOP/STOR			800	OUTBUILDINGS
17	1926	STUCCO, SIDED	HEATING PLANT	1/2 OCCUPIED	1/2 TPO	Y	1,715	OUTBUILDINGS
18	1931	BRICK	COW BARN				1,206	OUTBUILDINGS
19	1921	METAL	75,000 GAL 99' TOWER				0	OUTBUILDINGS
20	1962	BRICKWOOD	4 CAR GARAGE	OCCUPIED 2007	TPO		1,600	OUTBUILDINGS
21	1949	METAL	12 CAR QUONSET	LEASED			3,600	OUTBUILDINGS
22	1950	METAL	SINGLE QUONSET	SHOP/STOR			480	OUTBUILDINGS
23	1960	BRICKWOOD/STONE	HIGH BOYS COTTAGE	1/2 LEASED	TPO	Y	4,315	RESIDENTIAL
24	1960	BRICKWOOD/STONE	HIGH GIRLS COTTAGE	1/2 LEASED	TPO	Y	4,315	RESIDENTIAL
25	1958	BRICKWOOD/METAL	FOOD CENTER	LEASED	TPO		11,938	RESIDENTIAL
26	1972	BRICKWOOD	RECREATION BUILDING	OCCUPIED 2007	TPO		2,150	RESIDENTIAL

**TOTAL  
SQUARE FEET  
148,877**

Commercial/transient space are a combination of individual rooms and large common space  
Commercial space has large spaces in large buildings  
Residential space has cottages that lend themselves to residential development  
Outbuildings are shop and garage space