

Real Estate and Personal Property Included and Not Included in the Sale of Ford Creek Guest Ranch

Permits	Included*
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USFS Resort Permit 245 - 4.1 acres unlimited day use and overnight cabin guests for traditional western outdoor activities for four seasons per year

USFS Special Use Permit at Ayres Creek in Bob Marshall Wilderness (18 mile ride) Permits summer riding and fly fishing starting September 1st and Bugle Season Rifle Hunting for Elk and Deer Sept 15 to October 20

USFS Special Use Permit at Green Fork in the Scapegoat Wilderness (10 mile ride) Permits summer riding in Jul, Aug and Sept, Archery Elk and Deer Hunting in Sept and rifle Elk and Deer hunting late Oct thru end of Nov

USFS Special Use Permit at Observation Pass in the Scapegoat Wilderness (10 mile ride) Permits archery Elk and Deer hunting in Sept and rifle Elk and Deer hunting Sept 15 thru end of Nov

* Any prospective purchaser of Ford Creek Guest Ranch will need to be qualified to assume the Resort and Special Use Permits by the USFS. Because the holders of these permits are trusted agents of the USFS, only prequalified buyers with active offers and earnest money deposit will be introduced to USFS personnel responsible for qualification of prospective permit holders. Background and credit checks may be required prior to any transfer of permits.

Buildings

All of these structures are located on the north side of Ford Creek

Newer Ranch House and Kitchen ---40 x 36 and 12 x 20 = 1440 + 240 total of 1680 sq/ft	1680		Incl
Old West - cooks cabin, guest cabin, rod room ---22 x 56 = 1232 sq/ft	1232		Incl
Dining Tent Cabin -----20 x 30 = 600 sq/ft	600		Incl
Washouse / 2 Bath / 2 Shower -----18 x 38 = 684 sq/ft	684		Incl
Falls Cabin -----15 x 24 = 300 sq/ft	300		Incl
Creekside Cabin -----10 x 12 = 120 sq/ft	120		Incl
Flush Outhouse -----6 x 6 = 36 sq/ft	36		Incl

All of these structures are located on the south side of Ford Creek

Travis' Cabin + Adjoining Guide Cabin + 5 adjoining cabins 48 x 20	960		Incl
and 75 x 20 total of = -----2460 sq/ft	1500		Incl
Outlaw -----18 x 26 and 10 x 10 loft total of = 568 sq/ft	568		Incl
Frontier -----16 x 30 = 480 sq/ft	480		Incl
Saddle Room / Shop Combo -----26 x 34 = 884 sq/ft	884		Incl
Total of all structures -----9044 sf	9044		

Main Lodge Fixtures

(1) 24 x 36 Inch Kitchen Grill			Incl
(1) 6 Burner Propane Range and Oven			Incl
(1) Dish Washer			Incl
(1) Refrigerator			Incl
(1) High Capacity Water Heater			Incl
(1) Walk Around Phone System			Incl
(1) Netgear 600 Router in office			Incl
(1) Kitchen Air Conditioner			Incl
(1) Microwave			Incl
(All) Cookware			Incl
(All) Flatware			Incl
(All) Maple Cabinets			Incl

(1) Safe				Incl
Dining Tent Cabin Fixtures				
(1) Refrigerated Sandwich Station				Incl
(1) Refrigerator				Incl
(2) Serving Tables				Incl
(5) Dining Tables				Incl
(24) High Back Chairs				Incl
(1) Commercial Coffee Maker				Incl
Supply House Fixtures				
(2) Stand Up Freezers				Incl
(1) Chest Freezer				Incl
(1) Clothes Washer				Incl
(1) Clothes Dryers				Incl
(1) Ice Machine				Incl
Cabin Fixtures				
All Beds, Mattresses, Pillows, Linens,				Incl
Room Heaters, Water Heaters, Lighting, Wood Flooring, Carpet, Air Conditioners				Incl
Refrigerators				Incl
(1) Safe				Incl
Creek Bridges				
(1) Foot Bridge				Incl
Underground Infrastructure				
(1) 400 Amp Electricity Supply				Incl
(1) High Speed Fiber Optics				Incl
(1) Spring Fed Water Supply System				Incl
(3) Leach Fields				Incl
(All) Propane Supply Lines				Incl
(All) Electricity Supply Lines				Incl
Above Ground Infrastructure				
(1) 1000 Gallon Propane Tank				Leased
(3) 500 Gallon Propane Tanks				Leased
(All) Fine Gravel On Walks and Drives				Incl
Personal Property sold with Business				
Corrals				
(1) All Steel Hay Corral				Incl
(2) All Steel Horse Corrals				Incl
(1) All Steel 55' Round Pen				Incl
(4) All Steel Hay Mangers				Incl
(5) All Steel Horse Hitch Rails				Incl
(2) Log Hay Mangers				Incl
(All) Beach Sand in Round Pen				Incl
(All) Fine Gravel in Corrals				Incl
Stock				
(5) Super Gentle Quarter Horses				Incl
(6) Superb Pack Mules				Incl

Brand Inspections To All Stock				Incl
Tack				
(11) All Steel Saddle Racks				Incl
(15) Adult Western Riding Saddles				Incl
(20) Riding Saddle Pads				Incl
(5) Youth Western Riding Saddles				Incl
(15) Pack Saddles				Incl
(15) Pack Saddle Pads				Incl
(30) Horse and Mule Halters				Incl
(20) Horse Bridles				Incl
(12) Rifle Scabbards				Incl
Shop Accessories				
(5) Gorilla Racks with Accessory Jars				Incl
(1) Extensive Socket Sets				Incl
(1) Extensive Wrench Sets				Incl
(1) Stainless Tool Chest on Rollers				Incl
(1) Air Compressor				Incl
(1) Long Wood Shop Bench				Incl
Countless Valuable Operational Accessories				Incl
Landscaping Equipment				
(2) Stihl Grass Trimmers				Incl
(2) Stihl Chain Saws				Incl
(1) Cub Cadet Riding Lawn Mower				Incl
Countless Rakes, Shovels, Nippers, etc				Incl
2003 Model 4630 Kubota Tractor with Air Cond Cab, loader, loader bucket8 bale front mounted hydraulic hay clamp, front snow blower, snow blower under carriage, 1500 rear box blade with hydraulic scarifier, front mounted round bale hay spear, pallet forks and 8 ' rear mounted landscape rake				Incl
Vehicles				
Chevy 3500 Dually (vin)				Incl
Chevy 3500 4x4 (vin)				Incl
Trailers				
Gooseneck Horse Trailer 7x24 foot				Incl
Gooseneck Flatbed Hay Trailer 8x24 foot				Incl
Benchmark End Of The Road Camp				
(1) 8x20 Foot (stationary) Tack Trailer				Incl
(1) All Steel Horse / Mule Corral System				Incl
(4) Hay Mangers				Incl
(1) Gravity Water System				Incl
Backcountry Equipment				
(3) Wall Tents				Incl
(3) Quality Wood Stoves				Incl
(12) Aluminum Sleeping Cots				Incl
(12) Mantie Ropes				Incl
(1) Electric Horse Corral and Charger				Incl
(2) Crosscut Saws				Incl

(3) 40# Propane Bottles				Incl
Managerial Inclusions				
(All) Advertising Photos with Releases				Incl
(All) Video Footage with Releases				Incl
(All) Check Lists				Incl
(All) Info On Successful Trade Show Locations				Incl
Personal Property Not Included in Sale of Ford Creek Guest Ranch				
Artwork				Not Included
Trophies				Not Included
Office Accessories				Not Included
Liz's Solid Cherry Furniture				Not Included
Liz's Solid Oak Rolltop Desk				Not Included
Liz's Bookcases and Books				Not Included
Liz's Temperpedic Mattress/Bed				Not Included
Horse Brand E bar B				Not Included
Travis' Temperpedic Mattress				Not Included
Liz and Travis bedrooms furniture and personal items				Not Included
Living room furniture and personal items				Not Included
Reloading Equipment				Not Included
Guns				Not Included
Foodstuffs				Not Included
Hay				Not Included
Propane (at move out a modest price will be fixed)				Not Included