



Sagegoat Wilderness

SINCE EB 1955  
**FORD CREEK**  
OUTFITTERS & DUDE RANCH

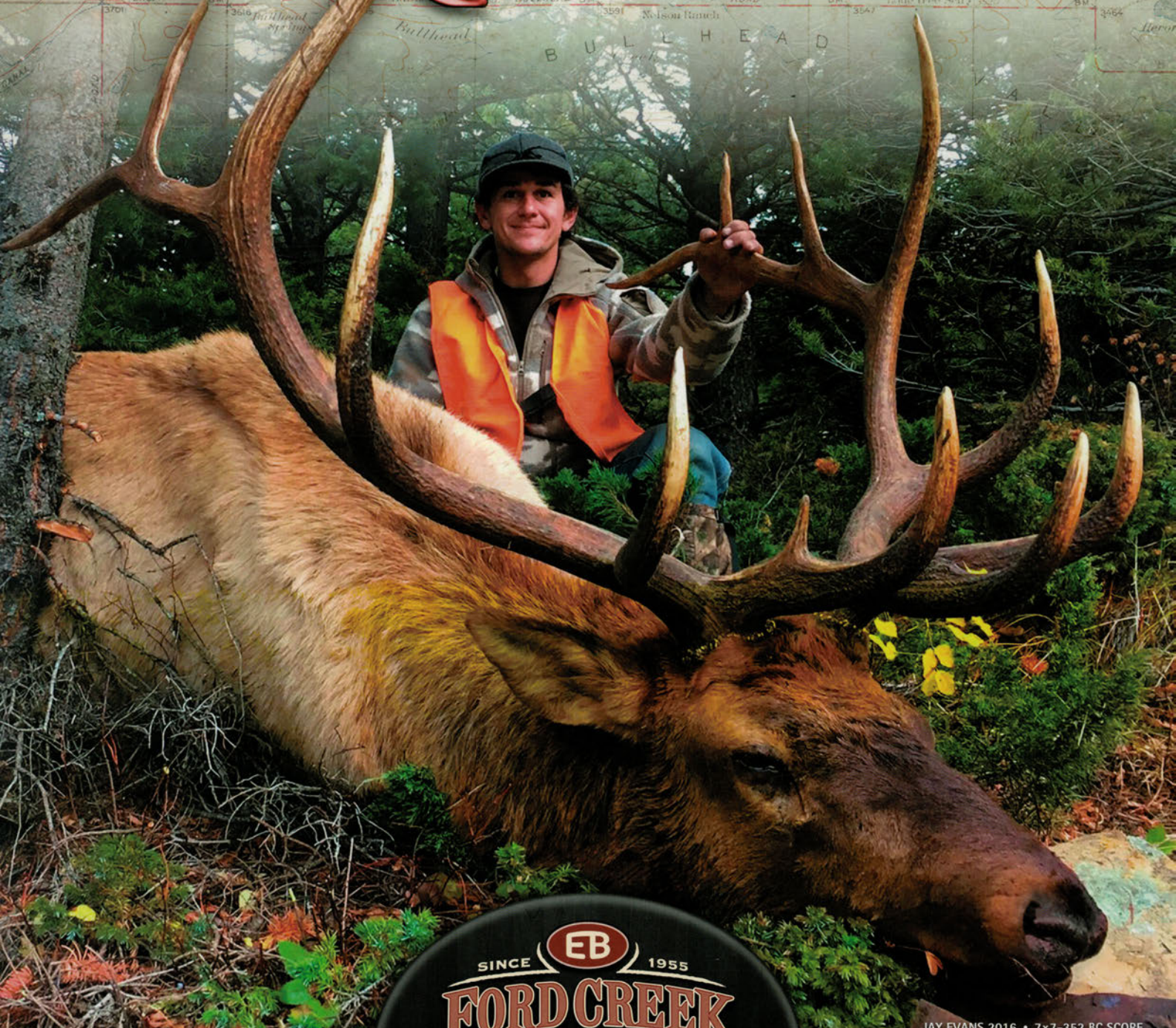
Benchmark Road

# FORD CREEK OUTFITTERS

# TROPHY

BIG GAME HUNTS

OFFERING FAIR CHASE HUNTING EXPERIENCES



SINCE **EB** 1955

## FORD CREEK

OUTFITTERS & DUDE RANCH

JAY EVANS 2016 • 7x7-352 BC SCORE

ELK • MULE DEER • WHITETAIL DEER • BIGHORN SHEEP  
MOUNTAIN GOAT • MOUNTAIN LION

MT Outfitter #26177 • Travis Barker Cell: (406) 781-9333 • Ranch Office: (406) 562-3672





  
**2012 FIRST PLACE**  
**TYPICAL ELK 7 X 7**  
**SCORE: 378 0/8**  
HUNTER - MICHAEL STRICKLAND  
GUIDE - TRAVIS BARKER  
OUTFITTER - LIZ BARKER,  
FORD CREEK OUTFITTERS  
Sponsored By  
Safari Club International





DELICIOUS DINNERS





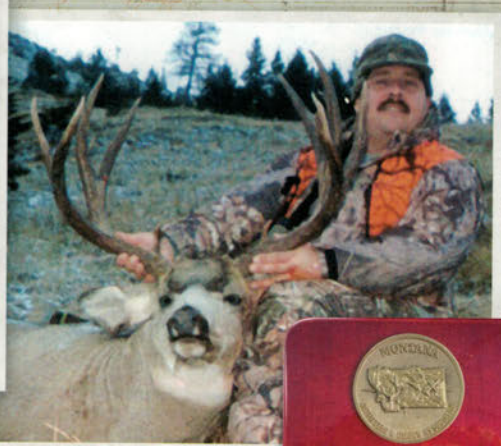


FAIR CHASE BIG TROPHIES





HEAVY ANTLERED NATIVE BILLS



  
**2004 FIRST PLACE**  
**NON-TYPICAL MULE DEER**  
**SCORE: 220 4/8**  
 HUNTER - DONALD COX, JR.  
 GUIDE - NICK STUBBLEFIELD  
 OUTFITTER - LIZ BARKER,  
 FORD CREEK OUTFITTERS  
Sponsored By  
 Safari Club International

BULLHEAD 3591 Nelson Branch  
 BULLHEAD  
 Creek



**LONG TINED MULE DEER**



EXTRADIMENSIONAL MULE DEER

# COMBO HUNTS FROM HEATED CABINS

## Your Hunting Trip Includes 25 Items

- First class heated cabins with comfortable mattresses
- Cabins have either an attached bath or walk-to bath house
- Housekeeping
- Full time cook preparing delicious entrees and desserts
- Dinner on your arrival night after settling into your cabin
- Three daily meals during your six day hunt
- Breakfast two hours before daylight
- Lunch packed fresh each morning for the field
- Dinner after your day is done, later when you kill
- Licensed guides with sharp eyes and excellent ears
- Photography of your game and you after you kill
- Trophy capping, dressing, quartering at kill site
- Antler and meat packing to the ranch by pack mule
- Hanging of meat in cold storage until you leave
- Skinning of your quarters while hanging
- Freezer storage of your capes until departure
- Trucking of your meat to the butcher in Augusta
- Backbone and brain removal to comply with laws
- Scull and antler preparation for hunters who fly
- Plastic bagging of your meat for trucking to your home
- Gentle saddle horses and pack mules
- Comfortable saddle with wide stirrups for pack boots
- Rifle scabbard large enough for most scopes and barrels
- Light breakfast before your early departure
- Assistance loading your trophies and meat into your truck

## License Information

Your primary licenses are (1) Bull Elk and (1) Buck Deer. This is known as a Big Game Combo License (March 15 Deadline)

We mail you this application in mid February. Our prior success is 100% for these licenses.

(1) Cow Elk can be taken with additional licensing to your Big Game Combo License. Apply for this in May.

## How Do I Book and Secure My Hunt Dates?

\$1000 deposit is required to book your hunt per person.  
 \$1000 is due April 1st as your second payment.  
 Total balance is due June 1st of your hunt year.  
 Payments may be made by credit card, check or cash.

## Arrival at Ford Creek Ranch

Plan to arrive at the ranch no earlier than 3:00 p.m. Mountain Standard Time and no later than 5:00 p.m. the day before your beginning hunt date.

Example dates of Nov 5 thru Nov 10: Arrive Nov 4 at 3:00 p.m. and depart Nov 11 at daylight or before.

GPS Coordinates: N47°24'55.66"  
 W112°41'28.11"

## FAIR CHASE RIFLE OR HANDGUN HUNTS TROPHY BULL ELK • BUCK MULE DEER • BUCK WHITETAIL DEER

Common Guide Ratio (2) Hunters (1) Guide \$5900 each  
 Relatives Guide Ratio (3) Hunters (1) Guide \$5500 each  
 Single Hunter Ratio (1) Hunter (1) Guide \$8500 each

### 2017 COMBO HUNT DATES

#### TROPHY BULL ELK • TROPHY BUCK DEER

Hunt #1	October 21–October 26	Saturday–Thursday
	Elk–Deer Combo	6 Guided Days
Hunt #2	October 28–November 2	Saturday–Thursday
	Elk–Deer Combo	6 Guided Days
Hunt #3	November 5–November 10	Sunday–Friday
	Elk–Deer Combo	6 Guided Days
Hunt #4	November 13–November 18	Monday–Saturday
	Elk–Deer Combo	6 Guided Days
Hunt #5	November 20–November 25	Monday–Saturday
	Elk–Deer Combo	6 Guided Days Thanksgiving Hunt

### 2018 COMBO HUNT DATES

#### TROPHY BULL ELK • TROPHY BUCK DEER

Hunt #1	October 20–October 25	Saturday–Thursday
	Elk–Deer Combo	6 Guided Days
Hunt #2	October 27–November 1	Saturday–Thursday
	Elk–Deer Combo	6 Guided Days
Hunt #3	November 4–November 9	Sunday–Friday
	Elk–Deer Combo	6 Guided Days
Hunt #4	November 12–November 17	Monday–Saturday
	Elk–Deer Combo	6 Guided Days
Hunt #5	November 19–November 24	Monday–Saturday
	Elk–Deer Combo	6 Guided Days Thanksgiving Hunt

### 2019 COMBO HUNT DATES

#### TROPHY BULL ELK • TROPHY BUCK DEER

Hunt #1	October 26–October 31	Saturday–Thursday
	Elk–Deer Combo	6 Guided Days
Hunt #2	October 2–November 7	Saturday–Thursday
	Elk–Deer Combo	6 Guided Days
Hunt #3	November 10–November 15	Sunday–Friday
	Elk–Deer Combo	6 Guided Days
Hunt #4	November 18–November 23	Monday–Saturday
	Elk–Deer Combo	6 Guided Days
Hunt #5	November 25–November 30	Monday–Saturday
	Elk–Deer Combo	6 Guided Days Thanksgiving Hunt

Non-Hunters riding out each day with hunters in your personal group @ \$4,000 each. Non-Hunters not riding out each day with hunters but staying at camp @ \$2,500 each. It may be possible to book extra pro rated days at either end of a hunt to gain additional advantages.



Travis Cell: 1 (406) 781-9333  
 Ranch Office: 1 (406) 562-3672  
 Email: [travis@fordcreek.com](mailto:travis@fordcreek.com)  
 Web: [www.fordcreek.com](http://www.fordcreek.com)



P.O. Box 329 • Augusta, MT 59410

# PROFESSIONAL GUIDES

## A SPORTSMAN'S AND HORSEMAN'S ULTIMATE PARADISE

Trophy big game hunting is our specialty. Since 1955, our reputation has grown steadily for smoothly run fair chase hunts. Our goal is to provide each of our hunters with an unequalled hunting adventure.

We are experienced professional outfitters, serve delicious home-cooked meals, use the finest outdoor equipment and provide gentle horses for your comfort and safety.

Ford Creek Outfitters and Dude Ranch is located 18 miles west of Augusta, Montana just south of the Sun River Game Range on the Rocky Mountain Front.

The Game Range is a National Treasure of magnificently antlered trophy elk.

Take your pick of our (5) rifle hunts offered throughout the 37 day general rifle season. Late October through November taking in both Mule Deer and Whitetail ruts.



P.O. Box 329 • Augusta, MT 59410

Your Host and Montana Licensed Outfitter  
Travis Barker #26177, Insured

Travis Cell: 1 (406) 781-9333

Ranch Office: 1 (406) 562-3672

Email: [info@fordcreek.com](mailto:info@fordcreek.com)

Web: [www.fordcreek.com](http://www.fordcreek.com)

Members Montana Outfitters and Guides Assoc.  
Montana Professional Wilderness Outfitters Assoc.

GPS Coordinates: N47°24'55.66"  
W112°41'28.11"

References and Equipment List  
available online at [www.fordcreek.com](http://www.fordcreek.com)



Ford Creek Guest Ranch is located on the Lewis and Clark National Forest  
Permitted on Lewis and Clark and Flathead National Forests

### FLYFISHING • CABINS HORSEBACK RIDING

We offer spectacular summer vacations for  
Couples • Singles • Groups  
Fly Fishermen • Riders • Corporations • Retreats

## Resident and Migratory Bulls and Bucks

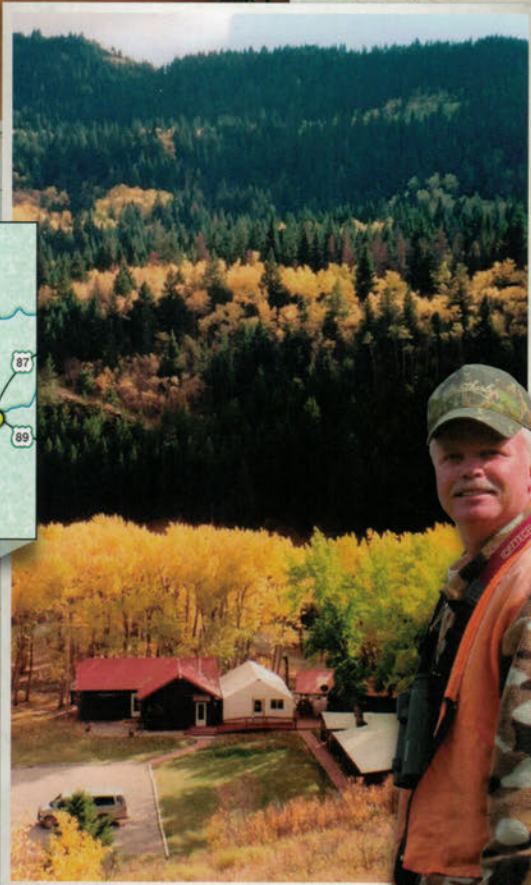
Hunt heavy rutting Whitetail and Mule Deer along with heavy-tined migrating Bull Elk. Expect long range shots in open country or right up close on the edge of scattered timber pockets.

Bulls aged 5-9 and scoring 300-385 are migrating from the Wildernesses to Winter Range mid to late October and November.

Every hunt has excellent potential for Great Bulls while they are traveling to Winter Range on both sides of our Ranch.

Mule Deer aged 5-8 and scoring 160-220 start rutting in the first few days of November and rut into December.

Whitetails aged 3-6 and scoring 130-150 are seen on virtually every hunt. Heavy rut activity is from mid November on.



#### Ford Creek Guest Ranch Booking Policy and Refund Policy

Booking deposits, secondary deposits and balances are not refundable or transferable. Hunters failing to make payments on or before the dates agreed upon and listed in this literature will forfeit all monies paid and their reservation will be cancelled without notice. Acceptable forms of payments are credit card, check or cash.

We will not refund any monies or re-book you on a future hunt for the following reasons: 1. Cancellation of your hunt or early departure by the hunter for any reason. This includes friends, returning hunters and first time hunters; 2. Changes in camp location due to weather, water, drought, fire or any consequences of natural process; 3. Changes in hunt dates made by policy or order of the Dept. of Fish, Wildlife and Parks, the U.S. Forest Service, Fish and Game Commission, Governor or other ranking authority; 4. Price increases for license, airfare, insurance, vehicular transportation, equipment, etc.; 5. To protect your investment we suggest that you buy an Adventure Insurance Policy to cover initial deposits, secondary deposits and balances made to this outfitter; 6. We act only as your outfitter not your outfitter and insurance company; 7. We do not guarantee the health or ability to arrive and participate in the activity of any person for any reason; 8. Injury or acute sickness of any second or third party to the hunter is no basis for a refund to the hunter; 9. Pandemic outbreaks, civil insurrection or terror threats offer no basis for refunds to hunters.

10. Insurance is recommended for all hunters on every hunt to protect your deposits if something un-foreseen happens to you, your family or staff; 11. A 5% resort fee is applied to all hunt payments and covers; bed taxes, Forest Service day use fees, credit card fees, etc.

Your Host and Montana  
Licensed Outfitter  
Travis Barker

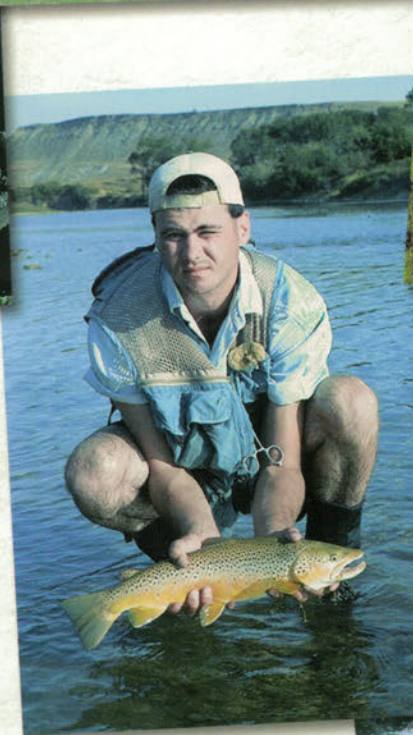
FORD CREEK OUTFITTERS

# DUDE RANCH

OFFERING EXPERIENCES IN FLY FISHING • RAFTING AND WESTERN HORSEBACK RIDING

### EXPERIENCE A VACATION OF A LIFETIME!

The Ford Creek Dude Ranch began in 1955. Since then our unique success has grown from our reputation for exciting, smoothly run adventures. We invite you to experience our spectacular location, exceptional personal service and western hospitality. Special attention is given to you during your stay to ensure that your vacation is comfortable and relaxed. The ranch is located on the Lewis and Clark National Forest, where we are remotely situated yet easily accessible by automobile. We are an hour and a half drive from the Great Falls International Airport. Private aircraft can land just 12 miles from the ranch on a beautiful 6000' paved runway. Our staff will meet you and shuttle you to your cabin.



SINCE **EB** 1955  
**FORD CREEK**  
OUTFITTERS & DUDE RANCH

P.O. Box 329 • Augusta, MT 59410

Email: [info@fordcreek.com](mailto:info@fordcreek.com)

Web: [www.fordcreek.com](http://www.fordcreek.com)

Phone: 1-888-463-5934

Dude Ranch Office: 1-406-562-3672

\* Travis Cell: 1-406-781-9333

BOOK YOUR VACATION TODAY: 1-888-463-5934



**OUTSTANDING SERVICE AND MEMORABLE ADVENTURES  
AWAIT YOU AT FORD CREEK DUDE RANCH!**

Look no further for your next premium Montana Dude Ranch Vacation! We offer the finest Montana vacations. Our horses are gentle and responsive so you can sit back and enjoy the scenery and let your favorite horse do the work while you enjoy breathtaking scenery in every direction. 19 prime horse trails meander from the Ranch and Benchmark Trailhead. Experienced horsemen and beginning horse lovers can ride for days and not see a person or cross the same trail twice.

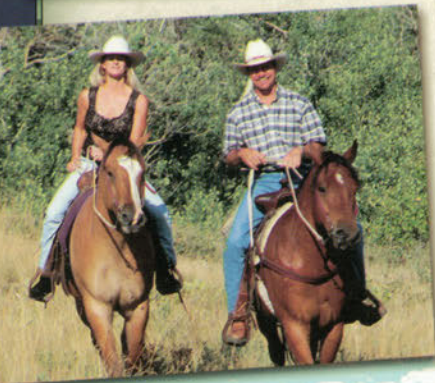
Big breakfasts are prepared to satisfy you until early afternoon when you can tie your horse along the trail and enjoy a take along trail lunch tailored to your liking by our chef. Nothing better than enjoying a great lunch with your horse beside you high in Montana's Rockies.

Back at the Dude Ranch, we feature authentic log cabins with queen beds, dresser and bedside stands with reading lights. Every cabin has air conditioning for those warm summer days and whisper quiet propane heat for those crisp nights. Relax under your covered sitting porch facing Ford Creek and Ford Reef.

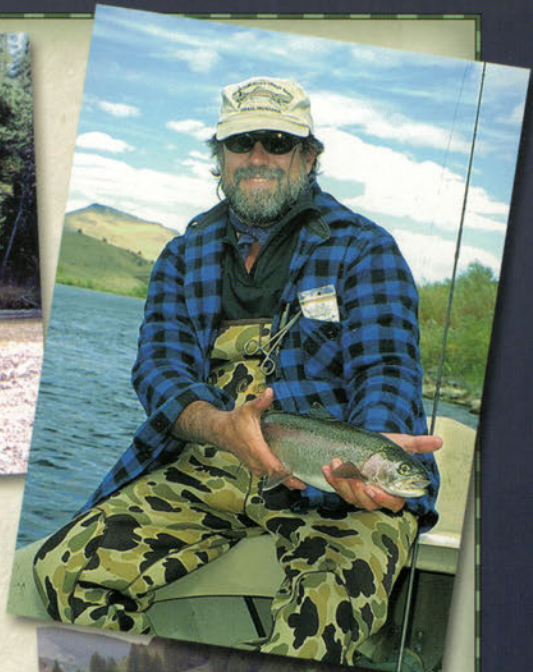
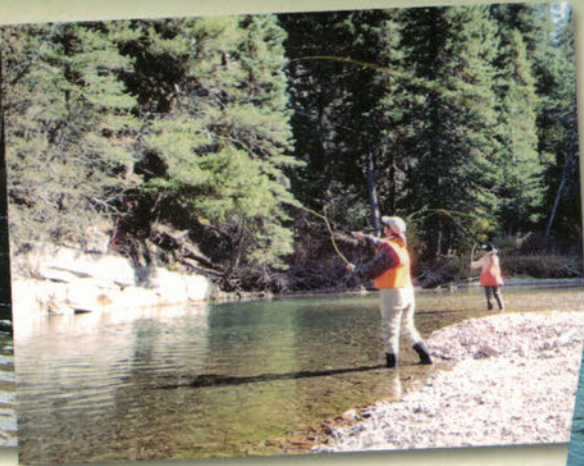
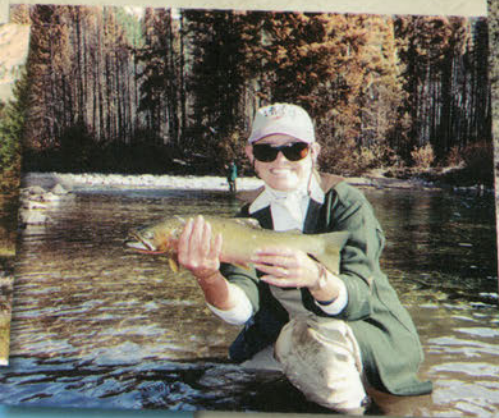
Enjoy all you can eat country-style meals with all the trimmings. We do all the cooking so you can savor every minute of your Montana vacation. Nothing beats a sizzling streamside barbeque with you in mind...a true western experience.

Enjoy a variety of other activities like trap shooting, archery, evening campfires, hiking and wildflower photography - put it all together and you have the makings for the vacation of your dreams. First timer? Personal instruction for horsemanship, fly casting, clay pigeon shooting, and target archery is available for all of our guests.

We look forward to serving you on your Montana Dude Ranch Vacation this summer or fall, please give us a call to book your vacation today!



**BOOK YOUR VACATION TODAY: 1-888-463-5934**



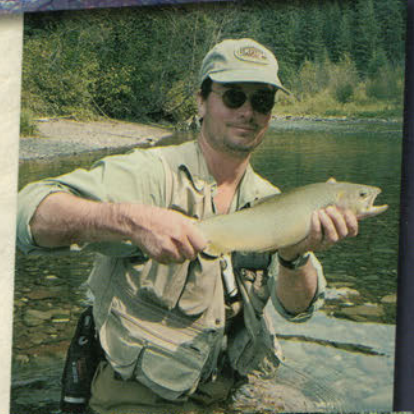
**JOIN US FOR A WEEK OF UNFORGETTABLE FISHING AND ROD-BENDING EXCITEMENT!**

When you come to Ford Creek Dude Ranch you can expect huge, hard fighting wild Montana trout – just what every angler envisions when planning a fly fishing expedition on blue ribbon freestone streams. The solitude of having a seldom fished stream to yourself is every angler's dream. Fly-fishermen catch Rainbow, Cutthroat, Brown and Brook Trout in Ford Creek right outside of your cabin. Plentiful streams, rivers and lakes are just a short drive or ride from the Ranch.

Ford Creek Dude Ranch is the premier Rocky Mountain destination for fly-fishermen who have already fished all of the "big name waters with big crowds". We specialize in large, healthy, hard-fighting wild trout on remotely located freestone streams and stillwater lakes. Look no further for that secluded and uncrowded place you've only dreamed about. We have it waiting for you.

We are your one stop lodge for an incredible mixed bag of fully guided angling adventures and expeditions. Experience wade fishing the crystal clear streams of the Bob Marshall and Scapegoat Wilderness or horseback deep into the Wilderness for West Slope "Cutts" on the beautiful South Fork of the Flat-head River at our deluxe tent camp.

Also available to guests are drift boat trips on the Missouri River for great dry fly action and raft trips on beautiful and under-fished rivers for large browns and rainbows.

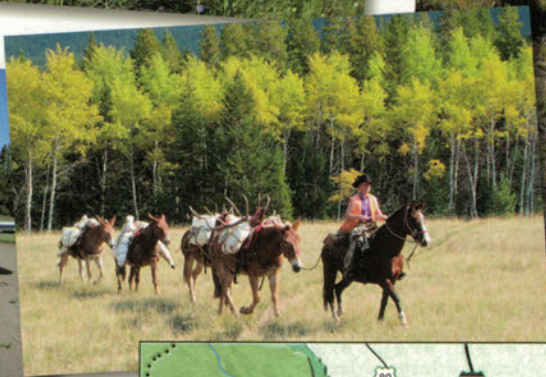
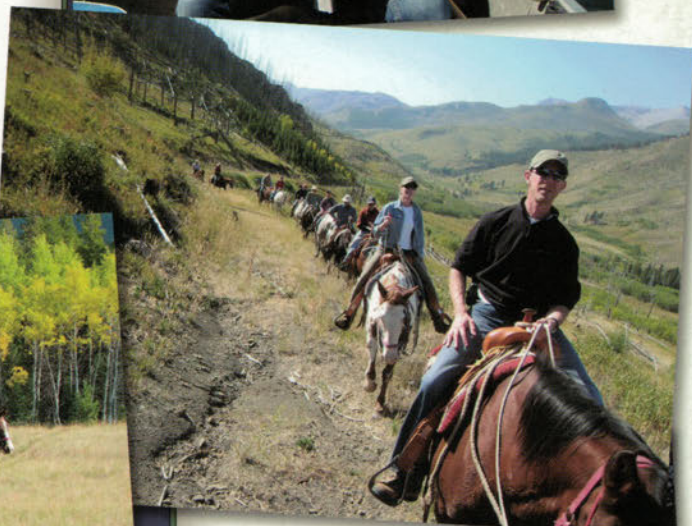


Tell us the kind of fishing you prefer and we will help you design an unforgettable vacation with great variety, plenty of solitude and terrific fishing.

Every week long trip we offer includes round trip transportation from Great Falls International Airport to Ford Creek Dude Ranch and back, one Professional Guide for each small group of anglers, 3 meals daily, accommodations at the Ranch or tent camps, an extensive lineup of support equipment, rods, terminal tackle, and all flies.







SINCE **EB** 1955

# FORD CREEK

## OUTFITTERS & DUDE RANCH

P.O. Box 329 • Augusta, MT 59410

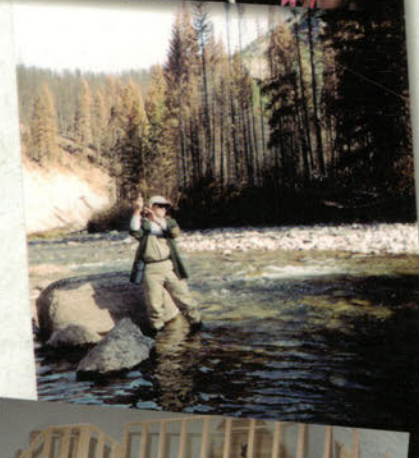
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Phone: 1-888-463-5934  
 Dude Ranch Office: 1-406-562-3672  
 \* Travis Cell: 1-406-781-9333

Liz Barker - Licensed Outfitter #493, Insured  
 Member of MT Outfitters and Guides Association  
 Travis Barker - General Manager/Pro Guide #1842

 Ford Creek Guest Ranch is located on the Lewis and Clark National Forest.



### FLYFISHING - WHITEWATER HORSEBACK RIDING - CABINS

As a licensed Montana outfitter, we offer big game hunts for individuals and groups.

Fly Fishing - Horseback Rides - Corporate Retreats

References and Equipment List available online at [www.fordcreek.com](http://www.fordcreek.com)

Ford Creek Outfitters and Dude Ranch Refund Policy:

**Booking deposits and deposit balances are not refundable or transferable.** Guests failing to make payments on or before the dates agreed upon and listed in this literature will forfeit all monies paid and their reservation will be cancelled without notice to said guest. We prefer all payments be made in a timely manner by personal check, cash or credit card.

To protect your investment we suggest that you buy an Adventure Travel Insurance Policy from [www.travelguard.com](http://www.travelguard.com) - 1-800-826-4919 (toll free international 1-715-345-0505) to cover initial and secondary deposits made to this outfitter, balances, attire, etc. In case something unexpected happens to you, pandemic outbreaks, civil insurrection or terror threats. Highly suggested for all guests.

# Start Download - Update Windows® 10 Drivers

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driverupdate.net



## Outfitting and dude ranch big business in Montana

Peter Johnson, [pjohnson@greatfallsribune.com](mailto:pjohnson@greatfallsribune.com) Published 10:08 p.m. MT March 6, 2017 | Updated 9:59 a.m. MT March 7, 2017



(Photo: Courtesy Photo)

It's not unusual for tourism-related businesses to combine services, such as the dude ranch stays, pack trips and guided hunting trips offered by JJJ Wilderness Ranch out of Augusta, said Norma Nickerson, director of the Institute for Tourism & Recreation Research at the University of Montana.

Providing a blend of related offerings, which all revolve at least partly on providing horses for riding and pack trips, "allows such businesses to be a little less seasonal," she said. "They also get a different clientele in the summer enjoying dude ranch activities or scenic pack trips than those who might relish hunting trips in the fall."

[Great Falls, MT - Home](#)

[\(w.greatfallsribune.com/story/money/2017/03/07/outfitting-business-dude-ranch-year-round-job/98835352/\)](http://w.greatfallsribune.com/story/money/2017/03/07/outfitting-business-dude-ranch-year-round-job/98835352/)

Those sorts of services – dude ranches, pack trips and outfitter-guided hunts – are common throughout Montana and contribute a lot to state and local economies, Nickerson said.

Overall Montana, a state of 1 million residents, experienced 12.3 million travelers from out of state in 2016, according to ITRR surveys. Those visitors spent an estimated \$3.5 billion in the state last year and directly supported some 38,300 jobs, up to 52,630 jobs counting a ripple effect.

### Outfitting business 'robust'

The bureau study projected that out of state visitors spent about \$268 million on outfitter and guide services alone in Montana in 2015, or about 7 percent of the total. Such travelers dropped \$18.4 million on outfitters and guides in the 13-county Central Montana tourism region, which includes Cascade County, or about 4 percent of their total spending.

"Our business is robust," said Mac Minard, executive director of the Montana Outfitters & Guides Association. "We ranked sixth in the category of spending by nonresident travelers to Montana, a category topped by fuel; restaurants and bars; retail sales; lodging, and groceries and snacks. And nobody comes to Montana just to drive, eat and drink and stay in motels. Outfitter and guide led trips are one of the main drivers bringing tourists to the Big Sky State."

There are about 550 active licensed outfitters in Montana, split between hunting and fishing roles, with some doing both, he said. They employ an estimated 1,600 seasonal guides, with many of those spending the rest of the year in such roles as teachers, college students and even winter ski instructors.

Outfitters do not have to be licensed for other increasingly popular roles, such as leading hiking trips, trail rides and tours of national parks, Minard said.

It's hard to give a typical price that outfitters charge, he said, since they provide a whole range of services and fees that can vary by the number of days in a trip, how fancy the services provided are and whether the guests are responsible for lining up their own lodging and meals.

But in general, guided Montana elk hunts can vary from \$2,500 to \$18,000 a person per week, while anglers might pay from \$2,500 to \$7,000 for a week's guided fishing.

### **Chinese Wall a goal for some Montanans**

A vast majority of sportsmen taking part on guided hunting and fishing trips are not Montana residents, but there is some growing interest by Montanans in related trips, Minard said.

"Most Montana hunters and fishermen figure they are knowledgeable and equipped well enough to take care of their own trips," he said. "But there some Montanans who seek help to fulfill a bucket list goal, such as taking a pack trip to the Chinese Wall in the Bob Marshall Wilderness Area, because figure they don't have the horses or background knowledge to do it themselves."

Front outdoors experience wins over New Hampshire family

(<http://www.greatfalltribune.com/story/money/2017/03/07/front-outdoors-experience-wins-new-hampshire-family/98836090/>)

The small towns located near the mountains, rivers and forests that draw outfitted pack trips or dude ranch stays benefit greatly from those services, Minard said.

"There's hardly a business in towns like Augusta that doesn't benefit from outfitters and dude ranches, which buy most of their supplies locally and hire seasonal wranglers, house keepers and other workers," he said. "And the tourists stop in town for fuel, groceries, burgers and beer and maybe a peak at an art gallery or T-shirt shop."

### **Dude ranch stays provide western flavor**

The state tourism institute does not have current research available about the economic impact of Montana's dude ranches.



**Pam Gosink, executive director of the Montana Dude Ranch Association, said visitors come to capture some western flavor. (Photo: Courtesy Photo)**

But Pam Gosink, executive director of the Montana Dude Ranch Association estimates it to be well over \$13.7 million a year, for the association's 19 guest ranch members. She bases her calculation on a survey by the national dude ranch association that showed Montana dude ranches averaged nearly 300 guest per year, paying an average weekly rate of \$2,434 to capture some of the cowboy flavor of Montana.

In addition, there are another 54 guest ranches listed on the state of Montana's Visit Montana website that are not members of the Dude Ranch Association, Gosink noted. If they were factored in the \$13.7 million estimate of the economic impact would be considerably greater, she said.

Weekly fees for dude ranches range from about \$1,800 to \$4,400 per adult for a six- or seven-night stay, she said.

The Montana Dude Ranches Association classifies its 19 member ranches into three categories:

- Five working dude ranches in which some of the activities center around experience as a cowboy, such as helping with a cattle drive or roundup or doing ranch work such as checking fences or making sure the livestock has water.
- Eleven dude ranches that offer horseback riding, but have other recreational activities, such as fly fishing, guided hikes, rafting and campfires.
- Three resort dude ranches that offer western activities with higher-end amenities and experiences.

Operating dude ranches can help working ranchers diversify their operations, Gosink said.

Read or Share this story: <http://gftrib.com/2mz7u0q>

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No one builds a better fire  
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# Real Estate and Personal Property Included and Not Included in the Sale of Ford Creek Guest Ranch

## Permits Included\*

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
Washhouse / 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
<b>Total of all structures -----9044 sf</b>	<b>9044</b>			

## 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
<b>Dining Tent Cabin Fixtures</b>				
(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
<b>Supply House Fixtures</b>				
(2) Stand Up Freezers				Incl
(1) Chest Freezer				Incl
(1) Clothes Washer				Incl
(1) Clothes Dryers				Incl
(1) Ice Machine				Incl
<b>Cabin Fixtures</b>				
All Beds, Mattresses, Pillows, Linens,				Incl
Room Heaters, Water Heaters, Lighting, Wood Flooring, Carpet, Air Conditioners				Incl
Refrigerators				Incl
(1) Safe				Incl
<b>Creek Bridges</b>				
(1) Foot Bridge				Incl
<b>Underground Infrastructure</b>				
(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
<b>Above Ground Infrastructure</b>				
(1) 1000 Gallon Propane Tank				Leased
(3) 500 Gallon Propane Tanks				Leased
(All) Fine Gravel On Walks and Drives				Incl
<b>Personal Property sold with Business</b>				
<b>Corrals</b>				
(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
<b>Stock</b>				
( 5 ) Super Gentle Quarter Horses				Incl
( 6 ) Superb Pack Mules				Incl

<b>Brand Inspections To All Stock</b>				Incl
<b>Tack</b>				
(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
<b>Shop Accessories</b>				
(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
<b>Landscaping Equipment</b>				
(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
<b>Vehicles</b>				
Chevy 3500 Dually (vin)				Incl
Chevy 3500 4x4 (vin)				Incl
<b>Trailers</b>				
Gooseneck Horse Trailer 7x24 foot				Incl
Gooseneck Flatbed Hay Trailer 8x24 foot				Incl
<b>Benchmark End Of The Road Camp</b>				
(1) 8x20 Foot (stationary) Tack Trailer				Incl
(1) All Steel Horse / Mule Corral System				Incl
(4) Hay Mangers				Incl
(1) Gravity Water System				Incl
<b>Backcountry Equipment</b>				
(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
<b>Managerial Inclusions</b>				
(All) Advertising Photos with Releases				Incl
(All) Video Footage with Releases				Incl
(All) Check Lists				Incl
(All) Info On Successful Trade Show Locations				Incl
<b>Personal Property Not Included in Sale of Ford Creek Guest Ranch</b>				
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





Bench Mark Rd

Bench Mark Rd

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Ford Creek

Ford Creek

Ford Creek

Ford Creek

**PANEL**  
**30049C0600E**  
**eff. 9/19/2012**

Zone D



# Unmapped Areas on Flood Hazard Maps

## Understanding Zone D

### BACKGROUND

Flood hazard maps, also known as Flood Insurance Rate Maps (FIRMs), are important tools in the effort to protect lives and properties in communities across the nation. By showing the extent to which areas of a community and individual properties are at risk for flooding, these flood maps help residents and business owners make better financial decisions about protecting their property.

However, flood risks are dynamic and can change over time. Water flow and drainage patterns can be altered dramatically due to surface erosion, land use, and natural forces. As a result, flood maps for those areas may no longer accurately portray the current flood risks. Consequently, the Federal Emergency Management Agency (FEMA) has been updating the nation's flood maps using the latest data gathering and mapping technology and new flood maps are being issued nationwide.

### UNDERSTANDING ZONE D

The level of flood risk is indicated on the flood map by a letter. For example, flood zones labeled with the letters B, C or X represent moderate- and low-risk areas. Flood zones identified by the letters A or V represent high-risk areas, known as Special Flood Hazard Areas (SFHAs). On some flood maps, there may also be a zone labeled with the letter D. The Zone D designation is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. The designation of Zone D is also used when a community incorporates portions of another community's area where no map has been prepared.

Flood insurance is available in Zone D and property owners should be encouraged to purchase it. However, flood insurance is not federally required by lenders for loans on properties in these zones. Although these areas are often undeveloped and sparsely populated when designated as Zone D, lenders may become aware that new development in such areas has increased the possibility of property damage from flooding. Consequently, they may require coverage as a condition of their loans, even though it is not federally required.

Flood insurance rates for properties in Zone D are commensurate with the uncertainty of the flood risk. Consequently, as seen in the table below, the Zone D premiums can be higher than a standard low-risk X zone premiums and significantly higher than the Preferred Risk Policy (PRP) premiums. If an area is being remapped and properties are going from Zone B, C, or X to Zone D, the insurance agent should determine if grandfathering the existing low-risk zone for future rating will provide a lower premium than using the new Zone D premium. Also, since Zone D is not considered an SFHA, a property that was designated in Zone D on the previous map and is newly designated in an SFHA by a map revision effective may be insured under the PRP based on the 2-year PRP eligibility extension. More details on grandfathering and PRP Extension can be found at [www.fema.gov/library/viewRecord.do?id=3745](http://www.fema.gov/library/viewRecord.do?id=3745).

**Premium Comparison (October 1, 2011 Rates)**

FIRM Date*/Building Type	Preferred Risk Policy (Zone B, C, X)	Standard Rates (Zone B, C, X)	Standard Rates (Zone D)
Pre-FIRM Home**	\$211	\$778	\$575
Post-FIRM Home**	\$211	\$778	\$952
Pre-FIRM Manufactured Home***	\$211	\$778	\$575
Post-FIRM Manufactured Home***	\$211	\$778	\$1,197

\*Pre-FIRM buildings are constructed prior to 12/31/74 or the effective date of the initial flood map; Post-FIRM buildings are constructed on or after the effective date of the initial flood map

\*\*Based on \$50,000 in building and \$20,000 in contents coverage; single family home on a slab with no garage; \$1,000 deductible for building and for contents for Zone B, C, X and post-FIRM D; \$2,000 deductible for pre-FIRM Zone D

\*\*\*Based on \$50,000 in building and \$20,000 in contents coverage; permanently affixed to a lot with no enclosure; \$1,000 deductible for building and for contents for Zone B, C, X and post-FIRM D; \$2,000 deductible for pre-FIRM Zone D

To learn more about flood insurance coverage and options, visit [www.FloodSmart.gov](http://www.FloodSmart.gov). For more information about FEMA's latest mapping initiatives, visit [www.fema.gov/plan/prevent/fhm/index.shtm](http://www.fema.gov/plan/prevent/fhm/index.shtm).