

# A Forest for Your Backyard



6350 Bear Claw Lane | Bozeman, Montana



## Sally Uhlmann Platinum Properties

PureWest, Christie's International Real Estate  
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PureWest

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

# 6350 Bear Claw Lane Bozeman, Montana

## Quick Fact Sheet

Asking Price:	\$749,000
MLS#:	179047
Square Footage:	5,348 Total
Main Home	4,844
Main Floor	2,664 Finished
Lower Level	2,180 Unfinished
Walk-Out Lower, plumbed, wired, insulated with pot-belly stove	
Guest Apartment	504
Full Kitchen, Full Bath, Bedroom, Balcony, and Open Floor Plan	
Bedrooms:	3 on Main Floor
Baths:	2 Full Baths, 1 ½ Bath on Main Floor
Heating:	Propane, Radiant, Hot Water Heat
Garage:	2 Car attached with third bay for additional garage, workshop or storage
Year Built:	2009
Garbage:	\$215/yr in garbage
Propane:	\$2100/yr
Electric:	\$1260/yr
HOA Dues:	\$1,000 Annually



All information contained herein is from sources deemed reliable, however, it is not guaranteed by PureWest—Christies International, seller or agent. Offering is subject to errors, omission, prior sale, change or withdrawal without notice, and approval of the purchase by seller. We urge independent verification of each and every item submitted to the satisfaction of any potential purchaser. Each office is independently owned and operated.

## 6350 Bear Claw Lane Bozeman, Montana

Imagine yourself living in a clean-lined, with Montana-rustic touches, newly completed, three bedroom (plus “mother-in-law” guest quarters) home on the top of a high forest bench. Frog Rock is prominently, amazingly, and breathtakingly residing above your own 20 acre yard. Imagine National Forest stretching to the rugged horizons out your master bedroom, living room, and dining picture windows and sliding glass doors. Imagine meadows and a year-round creek below your outside balconies, a major wildlife corridor ensuring that you’ll enjoy a variety of animals grazing amongst the wild-flowers. Imagine hours of snow shoeing, hiking and nature-observing right out your door. All of this—and more—is being offered for the “Let’s get this sold” price of \$749,000.



# 6350 Bear Claw Lane Bozeman, Montana

Enter the board and batten, walnut-stained front porch entrance into a wide, welcoming foyer with coat closet and room for a bench. Immediately you are captivated, mesmerized, awed by the view out the array of glass at the back of the home, encompassing the living, dining, and kitchen areas. The forests are massive with old growth Lodge Pole pines, fir, and spruce. From inside the home to the mountain vista of sky, it is a masterpiece of trees. And, always, Frog Rock is present. Nature and the tidy, cozy, welcoming home blend together. The reverse-sawn white oak floors amplify the solidness of wood. The crisp lines of white molding, neutral-toned walls, natural stone and other materials throughout meld with the world at large. Neutral colored carpeting is interspersed with the light-colored wood throughout the main floors, including the bedrooms and living room.



## 6350 Bear Claw Lane Bozeman, Montana

The kitchen is well-integrated into the public spaces, with high-end stainless appliances, granite counters, bar seating, a built-in banquette and a walk-in pantry that allows you to have a field day at Costco. Everyone will admire the pantry's sliding barn-styled door, hand-constructed out of reclaimed wood.



# 6350 Bear Claw Lane Bozeman, Montana

The living room is anchored by a stone fireplace. On one side of the mantle is another set of reclaimed lumber barn doors, this time opening into a built-in home office. The other side of the mantle frames nature, and the balcony overlooking all the elements of true wilderness. The open floor plan allows family and guest to freely circulate among the rooms, and to feel comfortable curling up with a book or enjoying conversation.

The main floor also contains two well situated and appointed bedrooms that have their own special views while sharing a “Jack and Jill” bathroom with double sinks and a vintage black and white mosaic tile theme which is unexpected, and just one more delightful detail.



## 6350 Bear Claw Lane Bozeman, Montana

Of course there is a powder room and the master bedroom suite is what you would imagine and hope for. The “his and her” sinks in the bathroom, large jetted shower with two showerheads, claw-footed old fashioned tub, and walk-in closet, are part of the staging for the dramatic views and balcony in the bedroom itself. There is also a surprise off the master bedroom—a semi-hidden, rather private alcove room, with a large picture window framing Frog Rock. It is currently an office, but could serve any number of functions.

The utility room is enormous and functional with a stained concrete floor, washer and dryer with large work counters, a tiled dog bath, laundry tub, and terrific storage. This room leads to a three car garage where the third bay—with a separate door to the outside and utility room—is large enough to also serve as a workshop or to store outdoor play equipment people living like this tend to acquire.



# 6350 Bear Claw Lane Bozeman, Montana

## Guest Quarters

From the back hall, and garage area, you walk up stairs to a decked-out, completely self-contained “Mother-in-law” quarters or suite. The full kitchen located in a spacious room, deluxe bathroom with stackable washer-dryer hookups, and bedroom, insure that anyone would love to live here, before they even look at the amazing mountain views or walk out to their own balcony.





# 6350 Bear Claw Lane Bozeman, Montana

The lower level, with 9 foot ceilings, pot-bellied stove, sliding glass door and a direct path into the meadows and woods, is wired, plumbed, insulated, and ready for you to decide your lifestyle, your needs, and your desires. You are left to the fun, creative, and very personal choices of how this space is best utilized by you and your family. It is an opportunity to truly personalize a home without going through the long process of designing and building a home.

The home is modern and efficient. All appliances and systems are nearly new. There is a propane gas, forced air heating system with separate zones for each floor, as well as a separate heating system for the guest quarters and garage. The 20 acre lot has the possibility of being sub-divided once per the Covenants. Close to Bozeman Deaconess Hospital, downtown, big box stores, Bridger Bowl Ski Resort and world class trout fishing, this is Montana as we have all imagined.



6350 Bear Claw Lane  
Bozeman, Montana





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**Property/ Parcel TaxID:** RGH13538

**Status:** Current

**Receipt:** 13538

**Owner(s):**  
DELONG RYAN A & KATHERINE B

**Mailing Address:**  
6350 BEAR CLAW LN  
BOZEMAN, MT 597186709

**Levy District:**  
0367-41, 43 Lamotte-GP

**2011 Value:**

**Market:** \$306,540  
**Taxable:** \$8,499  
  
**Vet Exempt:** \$0  
**Net Taxable:** \$8,499

[Detail](#)

**2011 Taxes:**

**First Half:** \$1,866.64  
**Second Half:** \$1,860.62  
**Total:** \$3,727.26

[Detail](#)

**2011 Payments:**

**First Half:** \$1,866.64  
**Second Half:** \$0.00  
**Total:** \$1,866.64

**Legal Records:**

**Geo Code:** 06-0799-25-1-02-11-0000 **Date:** 12/29/2008  
**Property address:** 6350 BEAR CLAW LN, BOZEMAN MT 59715  
**TRS:** T02 S, R06 E, Sec. 25  
**Legal:** S25, T02 S, R06 E, 518, PARCEL 003, LOT 3 SEC 25 2S 6E 20.00AC COS 518

**Note:**

**TO OBTAIN PAYMENTS, CLICK ON " HISTORY"**

Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.

**ATTENTION:** For Owner Name Searches, you must search LastName FirstName.

Website data last updated 04/12/2012.

**Payments can be sent to:**

Gallatin County Treasurer  
311 West Main, Room 103  
Bozeman, MT 59715

**Please direct any questions to:**

(406)582-3030 or [treasurer@gallatin.mt.gov](mailto:treasurer@gallatin.mt.gov)

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# Property Record Card

## Summary

### Primary Information

Property Category: [RP](#) Subcategory: [Real Property](#)  
Geocode: [06-0799-25-1-02-11-0000](#) Assessment Code: [00RGH13538](#)  
Primary Owner: [DELONG RYAN A & KATHERINE B](#) PropertyAddress: [6350 BEAR CLAW LN](#)  
[6350 BEAR CLAW LN](#) [BOZEMAN, MT 59715](#)  
[BOZEMAN, MT 59718-6709](#) COS Parcel: [003](#)  
*NOTE: See the Owner tab for all owner information*

Certificate of Survey: [518](#)

Subdivision:

Legal Description:

[S25, T02 S, R06 E, 518, PARCEL 003, LOT 3 SEC 25 2S 6E 20.00AC COS 518](#)

Last Modified: [4/26/2012 3:44:58 PM](#)

### General Property Information

Neighborhood: [003](#) Property Type: [RR - Residential Rural](#)  
Living Units: [1](#) Levy District: [06-036741-43 41](#)  
Zoning: [1](#) Ownership %: [100](#)  
Linked Property:

[No linked properties exist for this property](#)

Exemptions:

[No exemptions exist for this property](#)

Condo Ownership:

General: [0](#) Limited: [0](#)

### Property Factors

Topography: [4](#) Fronting: [0 - None](#)  
Utilities: [7, 8, 9](#) Parking Type: [3 - On and Off Street](#)  
Access: [3](#) Parking Quantity: [2 - Adequate](#)  
Location: [0 - Rural Land](#) Parking Proximity: [3 - On Site](#)

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	19.000	1,098.00
Total Ag Land	19.000	1,098.00
Total Forest Land	0.000	00.00
Total Market Land	1.000	109,000.00

### Deed Information:

<u>Deed Date</u>	<u>Book</u>	<u>Page</u>	<u>Recorded Date</u>	<u>Document Number</u>	<u>Document Type</u>
<a href="#">12/29/2008</a>			<a href="#">12/29/2008</a>	<a href="#">2317922D</a>	<a href="#">Warranty Deed</a>
<a href="#">9/2/2005</a>	<a href="#">2200</a>	<a href="#">460D</a>			
<a href="#">7/18/1995</a>	<a href="#">155</a>	<a href="#">0036R</a>			

7/18/1995	155	0038D			
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## Owners

### Party #1

**Default Information:** DELONG RYAN A & KATHERINE B  
 6350 BEAR CLAW LN  
**Ownership %:** 100  
**Primary Owner:** "Yes"  
**Interest Type:** Fee Simple  
**Last Modified:** 6/17/2010 9:13:39 AM

### Other Names

### Other Addresses

Name

Type

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2012	110098	530620	640718	OVR
2011	110098	530620	640718	COST
2010	110098	74850	184948	COST

## Market Land

### Market Land Item #1

**Method:** Acre      **Type:** 3NQ - 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)  
**Width:**              **Depth:**  
**Square Feet:** 00    **Acres:** 1

### Valuation

**Class Code:** 2002    **Value:** 109000

## Dwellings

### Existing Dwellings

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2009

### Dwelling Information

**Residential Type:** SFR      **Style:** 08 - Conventional  
**Year Built:** 2009          **Roof Material:** 10 - Asphalt Shingle  
**Effective Year:** 0          **Roof Type:** 3 - Gable  
**Story Height:** 1.5          **Attic Type:** 0  
**Grade:** 6+                  **Exterior Walls:** 1 - Frame  
**Class Code:** 3301          **Exterior Wall Finish:** 6 - Wood Siding or Sheathing  
**Year Remodeled:** 0          **Degree Remodeled:**

### Mobile Home Details

**Manufacturer:**                      **Serial #:**                      **Width:** 0  
**Model:**                                      **Length:** 0

### Basement Information

**Foundation:** 2 - Concrete          **Finished Area:** 0          **Daylight:** Y  
**Basement Type:** 2 - Part          **Quality:**

### Heating/Cooling Information

**Type:** Central                      **System Type:** 5 - Forced Air  
**Fuel Type:** 3 - Gas                  **Heated Area:** 0

**Living Accomodations**

Bedrooms: 3      Full Baths: 3      Addl Fixtures: 6  
Family Rooms: 0      Half Baths: 1

**Additional Information**

Fireplaces:      Stacks: 1      Stories: 2.0  
Openings: 2      Prefab/Stove: 0  
Garage Capacity: 0      Cost & Design: 0      Flat Add: 0  
% Complete: 0      Description:      Description:

**Dwelling Amenities**

View: MTN      Access:

**Area Used In Cost**

Basement: 2180      Additional Floors: 0      Attic: 0  
First Floor: 2664      Half Story: 504      Unfinished Area: 0  
Second Floor: 0      SFLA: 3168

**Depreciation Information**

CDU: Good (8)      Physical Condition: Good (8)      Utility: Good (8)  
Desirability:      Property: Very Good (9)  
Location: Good (8)

**Depreciation Calculation**

Age: 0      Pct Good: 0.98      RCNLD: 531540

**Additions / Other Features**

**Additions**

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			1128	0	34060
	34 - Deck, Concrete			60	0	287
	34 - Deck, Concrete			50	0	240
	34 - Deck, Concrete			258	0	1236
	11 - Porch, Frame, Open			75	0	1429
	11 - Porch, Frame, Open			336	0	6401

**Other Features**

Quantity	Type	Value
1	B3 - Built-in Dishwasher, fan, disposal	900
3	GO - Garage Door Opener	1400

**Other Buildings/Improvements**

**Outbuilding/Yard Improvements**

No other buildings or yard improvements exist for this parcel

**Commercial**

**Existing Commercial Buildings**

No commercial buildings exist for this parcel

**Ag/Forest Land**

**Ag/Forest Land Item #1**

Acre Type: NQ - Non Qualified Ag Land      Irrigation Type:  
Class Code: 1701      Timber Zone:

**Productivity**

Quantity: 0      Commodity:  
Units: Non Qual

**Valuation**

Acres: 19      Per Acre Value: 57.79

Value: 1098

Conservation Easements

Grantee:

Date:

Acres:

Book/Page:

# View Document

EHS Septic - HD0000519

## Permit/Application Info

Permit #  
15692

Refer To Permit #  
14963

Replacing Failed System  
No

### Application Status

Date Received	Date Denied
07/27/2009	

Add Info Req By   App Extension

Comments

## Property Owner and Location

<u>Property Owner</u>	<u>Road Address</u>
DeLong, Ryan & Katie	6350 Bear Claw Lane 6352 Bear Claw Lane

Subdivision      EQ #

<u>Tract/Lot</u>	Block	COS #	Section	Township	Range
3	518	25	2S	6E	

Water System Type	Commercial Addendum	<u>Site Evaluation Confirmation #</u>	<u>Groundwater Monitoring #</u>
Individual Well	No	2006208.01	

## Variance

Variance #   Request Description   BOH Decision

BOH Meeting

## Permit to Construct Status

Date Issued	Construction Expiration	Action	Septic System Type
08/03/2009	08/03/2011	No	Standard Absorption Trenches

## Permit to Operate Status

Sunset Date

Installation Approval	GPS
11/13/2009	No
As-built Final Approval	Void
11/13/2009	No

Scanned



## GENERAL ABSTRACT

**Water Right Number:** 41H 30051688 GROUND WATER CERTIFICATE  
**Version:** -- ORIGINAL RIGHT  
**Version Status:** ACTIVE

**Owners:** KATHERINE DELONG  
6350 BEAR CLAW LANE  
BOZEMAN, MT 59715

RYAN DELONG  
6350 BEAR CLAW LANE  
BOZEMAN, MT 59715

**Priority Date:** August 18, 2011 at 11:30 AM  
**Enforceable Priority Date:** August 18, 2011 at 11:30 AM

**Purpose (use):** DOMESTIC

**Maximum Flow Rate:** 3.5 GPM

**Maximum Volume:** 1.00 AC-FT

**Source Name:** GROUNDWATER  
**Source Type:** GROUNDWATER

**Points of Diversion and Means of Diversion:**

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SESWNE	25	2S	6E	GALLATIN

**Period of Diversion:** JANUARY 1 to DECEMBER 31  
**Diversion Means:** WELL  
**Subdivision:** TRACT/LOT: 3  
**Well Depth:** 340 FEET  
**Static Water Level:** 21 FEET  
**Casing Diameter:** 6.6 INCHES  
**Well Location:** 6350 BEAR CLAW LANE

**Purpose (use):** DOMESTIC  
**Climatic Area:** 4 - MODERATELY LOW  
**Households:** 1  
**Volume:**  
**Period of Use:** JANUARY 1 TO DECEMBER 31

**Place of Use:** (1 total records)

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			SESWNE	25	2S	6E	GALLATIN

**Geocodes/Valid:** 06079925102110000 - Y

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**Remarks:**

**MONTANA WELL LOG REPORT**

**Other Options**

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

[Plot this site on a topographic map](#)

**NOTICE >>**

**This well has been abandoned by GWIC Id [262358](#).**

**<< NOTICE**

**Site Name:** DELONG, RYAN & KATHERINE  
**GWIC Id:** 250561  
**DNRC Water Right:** C30049432

**Section 7: Well Test Data**

Total Depth: 360  
 Static Water Level: 31  
 Water Temperature:

**Section 1: Well Owner**

**Owner Name**

DELONG, RYAN & KATHERINE

**Mailing Address**

3409 FALLON STREET #2D

City	State	Zip Code
BOZEMAN	MT	59718

**Well Address**

6350 BEAR CLAW LANE

City	State	Zip Code
BOZEMAN	MT	59715

**Air Test \***

2.75 gpm with drill stem set at 360 feet for 3 hours.  
 Time of recovery 2 hours.  
 Recovery water level 31 feet.  
 Pumping water level    feet.

*\* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

**Section 2: Location**

Township	Range	Section	Quarter Sections
02S	06E	25	SE¼ SW¼ NE¼
County		Geocode	
GALLATIN			

**Section 8: Remarks**

Latitude	Longitude	Geomethod	Datum
45.6352	110.9246	NAV-GPS	WGS84
Ground Surface Altitude		Method	Datum

**Section 9: Well Log**

**Geologic Source**

Unassigned

From	To	Description
0	2	TOP SOIL
2	19	LITE BROWN & RUSTY RED STREAKED CLAY
19	22	FRACTURED SANDSTONE
22	30	LITE GRAY CLAY
30	54	DARK GRAY SHALE
54	56	LITE GRAY SHALE
56	59	LITE GRAY SILTSTONE
59	66	DARK GRAY SHALE W/3/4 GPM WATER
66	71	LITE GRAY & GREEN SILTSTONE
71	123	GRAY STREAKED SHALE & SILTSTONE W/TRACES OF GRAY CLAY
123	125	LITE GRAY CLAY
125	130	GRAY SHALE W/ 1 1/4 GPM WATER
130	137	GREEN CLAYSTONE W/GRAY CLAY STRINGERS
137	139	LITE GRAY SANDSTONE
139	142	LITE GRAY CLAY

**Addition**

BEAR CLAW ESTATES

**Block** 3  
**Lot** 3

**Section 3: Proposed Use of Water**

DOMESTIC (1)

**Section 4: Type of Work**

Drilling Method: ROTARY

**Section 5: Well Completion Date**

Date well completed: Wednesday, May 27, 2009

**Section 6: Well Construction Details**

**Borehole dimensions**

From	To	Diameter
0	40	7.3
40	360	6

**Casing**

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-2	38	6.6	0.25		WELDED	A53B STEEL
10	250	4		220.0	FLUSH THREAD	PVC-SCHED 40
330	350	4		220.0	FLUSH THREAD	PVC-SCHED 40

**Driller Certification**

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

**Name:** TROY HAUSER  
**Company:** RED TIGER DRILLING INC  
**License No:** WWC-598  
**Date Completed:** 5/27/2009

**Completion (Perf/Screen)**

From	To	Diameter	# of Openings	Size of Openings	Description
250	330	4	12096	.020	FACTORY SLOTTED
350	360	4	1512	.020	FACTORY SLOTTED

**Annular Space (Seal/Grout/Packer)**

From	To	Description	Cont. Fed?

0	0	CASING SEAL	Y
18	360	10/20 SILICA SAND	

Site Name: DELONG, RYAN & KATHERINE

GWIC Id: 250561

Additional Lithology Records

From	To	Description
142	148	DARK GRAY SHALE W/ DARK GRAY CLAY STRINGERS
148	154	GREEN CLAY W/GREEN CLAYSTONE STREAKS
154	159	GRAY SILTSTONE W/LITE GRAY CLAY STRINGERS
159	165	DARK GRAY SHALE
165	188	LITE GRAY SANDSTONE W/SALT & PEPPER SANDSTONE STREAKS
188	207	SALT & PEPPER SANDSTONE W/GREEN CLAYSTONE STRINGERS & 1.5 GPM WATER
207	224	DARK GRAY SHALE W/LITE GRAY CLAY STREAKS
224	227	LITE BROWN CLAY W/RUSTY BROWN CLAY STREAKS & 2.75 GPM WATER
227	260	DARK GRAY SHALE W/LITE GRAY CLAY STREAKS
260	264	RUSTY RED CLAYSTONE & CLAY
264	317	DARK GRAY SHALE W/GRAY CLAY STRINGERS
317	323	GRAY SANDSTONE
323	327	DARK GRAY SHALE W/GRAY CLAY STREAKS
327	329	DARK GRAY SHALE
329	331	DARK GRAY SHALE W/DARK GRAY SANDSTONE STREAKS
331	346	DARK GRAY SHALE W/ GRAY CLAY STRINGERS
346	360	GRAY SILTSTONE W/ LITE GRAY CLAY STRINGERS

**MONTANA WELL LOG REPORT**

Other Options

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

[Plot this site on a topographic map](#)

**Site Name:** DELONG, RYAN & KATHERINE  
**GWIC Id:** 262348

**Section 7: Well Test Data**

Total Depth: 340  
Static Water Level: 21  
Water Temperature:

**Section 1: Well Owner**

**Owner Name**

N/A

**Well Address**

6350 BEAR CLAW LANE

**City State Zip Code**  
BOZEMAN MT 59715

**Pump Test \***

Depth pump set for test 280 feet.  
3.5 gpm pump rate with 198 feet of drawdown after 2.5 hours of pumping.  
Time of recovery 24 hours.  
Recovery water level 21 feet.  
Pumping water level    feet.

**Section 2: Location**

Township	Range	Section	Quarter Sections
02S	06E	25	SE¼SW¼NE¼
County		Geocode	
GALLATIN			
Latitude	Longitude	Geomethod	Datum
45.635233	110.924767	NAV-GPS	WGS84
Ground Surface Altitude		Method	Datum

*\* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

Addition	Block	Lot
BEAR CLAW ESTATES		3

**Section 8: Remarks**

THIS WELL REPLACES GWIC ID:250561

**Section 3: Proposed Use of Water**

DOMESTIC (1)

**Section 9: Well Log**

**Geologic Source**

Unassigned

From	To	Description
0	4	TOPSOIL W/BROWN ROCK
4	11	WET GRAY CLAY
11	22	FRACTURED TAN SANDSTONE
22	46	GRAY STREAKED CLAY AND SOFT SHALE
46	54	LIGHT GRAY CLAYSTONE
54	120	DARK GRAY SHALE W/LIGHT GRAY CLAY STRINGERS & 1/4 GPM WATER
120	122	GRAY SANDSTONE W/3/4 GPM WATER (1/2 GPM INCREASE)
122	126	GRAY SHALE
126	139	DARK GRAY SHALE W/ DARK BROWN STREAKS
139	142	GRAY SANDSTONE W/1.5 GPM WATER (3/4 GPM INCREASE)
142	147	LIGHT GREEN SHALE W/GRAY CLAY STREAKS
147	148	GRAY SANDSTONE
148	176	GRAY SANDSTONE W/LIGHT GRAY CLAY STREAKS
176	178	LIGHT GREEN STREAKED SHALE & CLAY
178	185	DARK GRAY SILTSTONE

**Section 4: Type of Work**

Drilling Method: ROTARY

**Section 5: Well Completion Date**

Date well completed: Friday, July 08, 2011

**Section 6: Well Construction Details**

**Borehole dimensions**

From	To	Diameter
0	40	7.3
40	340	6

**Casing**

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-1.5	39.5	6	0.25		WELDED	A53B STEEL
20	40	4		220.0	GLUED	PVC-SCHED 40
60	80	4		220.0	GLUED	PVC-SCHED 40
100	120	4		220.00	GLUED	PVC-SCHED 40
140	180	4		220.00	GLUED	PVC-SCHED 40
200	320	4		220.00	GLUED	PVC-SCHED 40

**Completion (Perf/Screen)**

From	To	Diameter	# of Openings	Size of Openings	Description
40	60	4	3024	.025	FACTORY SLOTTED
80	100	4	3024	.025	FACTORY SLOTTED
120	140	4	3024	.025	FACTORY SLOTTED
180	200	4	3024	.025	FACTORY SLOTTED
320	340	4	3024	.025	FACTORY SLOTTED

**Driller Certification**

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

<p><b>Name:</b> TROY HAUSER <b>Company:</b> RED TIGER DRILLING INC <b>License No:</b> WWC-598 <b>Date Completed:</b> 7/8/2011</p>
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**Annular Space (Seal/Grout/Packer)**

From	To	Description	Cont. Fed?

0	0	CASING SEAL	Y
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Site Name: DELONG, RYAN & KATHERINE

GWIC Id: 262348

Additional Lithology Records

From	To	Description
185	190	LIGHT GRAY STREAKED SHALE & CLAY
190	202	LIGHT GRAY SHALE W/GRAY SANDSTONE STREAKS 2.5 GPM WATER (1 GPM INCREASE)
202	210	LIGHT GREEN SANDSTONE W/TRACES OF QUARTZ
210	215	DARK GRAY SILTSTONE
215	220	SALT & PEPPER SANDSTONE W/QUARTZ STRINGERS
220	223	GRAY STREAKED CLAY & SHALE
223	229	DARK/LIGHT GRAY STREAKED SILTSTONE
229	234	RED & LIGHT GREEN STREAKED SHALE
234	245	DARK GREEN SHALE
245	249	DARK GRAY SILTSTONE
249	257	LIGHT GRAY SANDSTONE W/RED SPOTS & LIGHT GRAY CLAY STREAKS
257	265	DARK GRAY SHALE
265	280	LIGHT GRAY SANDSTONE W/3.5 GPM WATER (1 GPM INCREASE)
280	340	DARK GRAY SHALE W/GRAY CLAY STRINGERS

**MONTANA WELL LOG REPORT**

Other Options

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

[Plot this site on a topographic map](#)

**Site Name:** DELONG, RYAN & KATHERINE  
**GWIC Id:** 262350

**Section 7: Well Test Data**

Total Depth: 320  
Static Water Level: 19  
Water Temperature:

**Section 1: Well Owner**

**Owner Name**

N/A

**Well Address**

6350 BEAR CLAW LANE

City	State	Zip Code
BOZEMAN	MT	59715

**Air Test \***

1.5 gpm with drill stem set at 320 feet for 1.5 hours.  
Time of recovery 24 hours.  
Recovery water level 19 feet.  
Pumping water level    feet.

**Section 2: Location**

Township	Range	Section	Quarter Sections	
02S	06E	25	SE¼SW¼NE¼	
County		Geocode		
GALLATIN				
Latitude	Longitude	Geomethod	Datum	
45.635367	110.924483	NAV-GPS	WGS84	
Ground Surface Altitude		Method	Datum	Date
Addition	Block		Lot	
BEAR CLAW ESTATES			3	

*\* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

**Section 3: Proposed Use of Water**

TEST WELL (1)

**Section 8: Remarks**

DRY WELL & SLUFFING ABANDONED WELL

**Section 4: Type of Work**

Drilling Method: ROTARY

**Section 9: Well Log**

**Geologic Source**

Unassigned

From	To	Description
0	3	TOPSOIL
3	15	BROWN & RED STREAKED CLAY
15	23	FRACTURED TAN SANDSTONE W/RUSTY RED CLAY STREAKS
23	32	GRAY SHALE W/GRAY CLAY STREAKS
32	44	GRAY SHALE
44	53	WHITE WET CLAY
53	66	DARK GRAY SHALE
66	69	LIGHT GRAY CLAY
69	73	DARK GRAY SHALE
73	87	GRAY SANDSTONE
87	139	GRAY SILTSTONE
139	147	LIGHT GRAY SANDSTONE
147	154	LIGHT GRAY SHALE
154	184	SALT & PEPPER SANDSTONE W/1/2 GPM WATER @160' & 1.5 GPM WATER @ 180'
184	206	REDDISH BROWN SHALE W/ LIGHT GREEN STRINGERS

**Section 5: Well Completion Date**

Date well completed: Thursday, June 30, 2011

**Driller Certification**

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

**Section 6: Well Construction Details**

**Borehole dimensions**

From	To	Diameter
0	40	7.3
40	320	6

There are no casing strings assigned to this well.

There are no completion records assigned to this well.

**Annular Space (Seal/Grout/Packer)**

From	To	Description	Cont. Fed?
0	24	TOPSOIL	
24	184	3/8 BENTONITE CHIPS	
184	320	FORMATION SLUFF	

<p><b>Name:</b> TROY HAUSER <b>Company:</b> RED TIGER DRILLING INC <b>License No:</b> WWC-598 <b>Date Completed:</b> 6/30/2011</p>
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**Site Name: DELONG, RYAN & KATHERINE**

**GWIC Id: 262350**

**Additional Lithology Records**

<b>From</b>	<b>To</b>	<b>Description</b>
206	240	GRAY SHALE W/ GRAY CLAY STREAKS
240	314	GRAY SHALE W/ GRAY SILTSTONE STREAKS
314	320	LIGHT GREEN SILTSTONE W /WELL SLUFFING IN



SALLY UHLMANN  
PLATINUM PROPERTIES

While still a teenager, Sally began designing and creating clothing for performers and major recording artists in her home town of San Francisco. She attended Antioch College before moving to Ibiza, Spain. By the age of 24, Sally had built her own fashion business as the founder and president of Salaminder, a designer clothing company. When she sold Salaminder in 1990, the firm had over 1,200 active retail accounts including the prestigious Neiman Marcus and Saks Fifth Avenue stores as well as Harrods's in London.

During this time, newspapers from around the world did stories on this dynamic young entrepreneur who would roller skate from one end of her factory to the other.

Sally "retired" to raise and train 3-Day event horses on her ranch in Kansas. Her interest in this field led directly to her role as one of the three founders of Ariat International, now the leading equestrian boot company in the world. Utilizing her own sales and public relations background as the CEO of a clothing design firm, Sally concentrated on setting up the marketing and product introduction for the Ariat line.

As one of Kansas City's best-known home chefs, Sally's passion for cooking established her credentials as a writer and editor; Sally was the food editor of Kansas City Magazine and the entertaining editor for Home Design Magazine for five years.

Sally's wide range of interests has led her to travel all over the world. It was a conference for one of her international projects that first brought her to Bozeman in 2002 and she immediately fell in love with the region and permanently moved her family to Montana the following year.

Sally has served on many civic boards and as an enthusiastic Bozeman resident, she has chaired the Museum of the Rockies Wine Classic for 2006 and 2007. The 2006 Wine Classic was the most financially successful gala in the history of Montana.

Sally is very happily married with three children she adores. Sally loves to cook, garden, and literally trek the world, having covered a chunk of the Himalayas. She loves to design and build luxury houses, and is an active investor in Gallatin Valley real estate.

## CHRISTIE'S

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6350 Bear Claw Lane | Bozeman, Montana

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