



BOJA FARM

PINNACLE
PROPERTY of MONTANA



BOJA FARM

BRIDGER, MONTANA

\$1,200,000 | MLS# 316886

LISTING AGENT: KAYDEL SHELTON

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EXECUTIVE SUMMARY

Boja Farm is a 60 acre property with approximately 5 acres of pesticide-free fruit trees and approximately 51 acres of irrigated hay ground and a beautiful custom-built home, located between Belfry and Bridger, Montana. The farm lies in a valley between the Beartooth and Pryor Mountains in the shadow of Yellowstone Park. It is 50 miles either way to Cody Wyoming and Billings, Montana. The quaint town of Red Lodge is approximately 20 miles away where you can be skiing in the sunshine of Red Lodge Mountain in less than 30 minutes.

The spacious home on the property faces the Beartooth Mountains with stunning views of the Red Lodge Ski runs, the east side of Yellowstone Park and, on a clear day, the Peaks of the Teton Mountains.





THE LAND

Fertile landscape, exceptional opportunity

CLIMATE

The growing zone is a 4 to 5 zone with mild winters and minimal snow fall. It is a semi-arid environment.

IRRIGATION

Nearly all 60 acres are included in the irrigation rights with approximately 51 acres planted yearly in hay and 5 reserved for the orchard. Irrigation water is flood irrigation that comes from the Clarks Fork of the Yellowstone originating in Yellowstone Park.

HISTORY

The owners bought 60 acres of bare ground in 1996. They built the home and shop which was completed in February of 1998. The first orchard whips were planted in 1998. The farm originally had 2500 strawberry plants and 1000 raspberry plants along with 22 varieties of garlic and 12 varieties of unusual potatoes. In 2005, the original orchard went into production and two additional orchards were planted in 2008 and 2010. These final two orchards are just now starting to reach their full production.



THE FRUIT

Boja Farm produces 17 varieties of apples, 6 varieties of pears, 6 varieties of plums, 4 varieties of cherries, one variety of peaches, 4 varieties of apricots, wild plums, chokecherries, gooseberries, raspberries, red currants and Siberian mulberries.

PESTICIDE-FREE

Boja farm is truly a chemical free farm which means we use no herbicides, no pesticides and no fertilizers. We use crop rotations, green manures, chicken manure, companion planting and the rhythms of the natural environment, etc. This is contrary to other "organic" farms who use chemicals, herbicides, pesticides and fertilizers etc that are approved for use despite the fact that many can be toxic to people and the environment. Boja farms operates in a way that allows the soil to function naturally without addictive chemicals. The organisms in the soil that are there naturally benefit the growth and quality of the plant or tree.

Boja Farm was certified organic for 10 years but the certification was allowing chemicals that are toxic. The owner also found that by being chemical free she had more customers because people understood "no chemicals." Also with so many different organic certifications, 100%, 90% 50% organic etc., the consumer can be confused.

Boja Farm believes chemical free is one step cleaner than organic.





OPERATION

Fertile landscape, exceptional opportunity

The farm is run and operated solely by owner. Pruning begins in March if the weather allows and is completed by end of April. Potatoes are planted on Good Friday and the herbs and forage greens are harvested in April or May depending on the year. Any additional gardens are planted end of May to the first of June. The orchard is designed for crops to come off the trees at different times so that no additional labor is needed. The first crops to be harvested around July 1 are the cherries, gooseberries, currants, mulberries and raspberries. The end of July brings the apricots with peaches following at the end of August.

Summer apples start mid to late August. Plums ripen in late August to September. Each week additional varieties of apple are ready for picking until mid October. Pears are usually ready end of September. Potatoes come out of the field usually mid July. On a normal year the owner is able to do all of this herself. This farm was designed for minimal labor and ease of operation.



commercial-grade kitchen



THE HOME *Seamless transition using windows and light*

Custom built by the owners in 1996, this stunning home was purposefully placed on the property to capture the warmth of the sun and magnificent views of the Beartooth Mountains and Yellowstone Park. The solid maple floors throughout the home were brought in by the owners from Pennsylvania and perfectly compliment the light captured by the large windows. This home is energy efficient and was designed for one-level living with the option of upstairs living space ideal for family members or a bed and breakfast.





Exterior 1



Exterior 2



Entryway



Kitchen



Kitchen from Living Area



Kitchen to Living Area



Dining Area



Living Area from Dining Area



Living Area



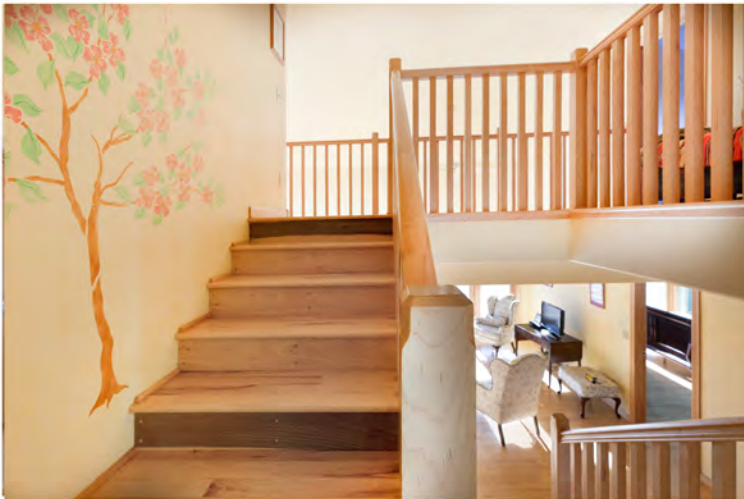
Living Area from Second Floor



Master Bedroom



Master Bath



Staircase



Guest Room



Upstairs Guest Room



Upstairs Hall



Upstairs Large Room



Upstairs Large Room View 2



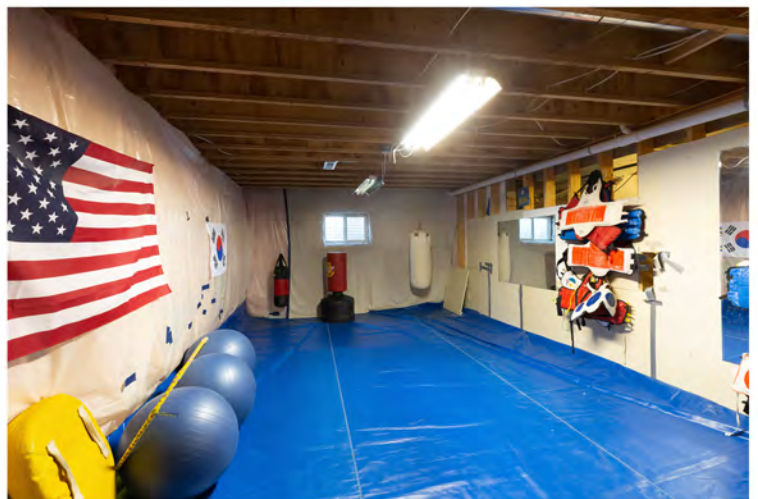
Guest Bath



Laundry Room



Laundry Room View 2



Sports Room



Porch with View



Property Lines