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Discovering Township 110 Land Company?

More realtors and brokers are finding prime land and diverse and attractive sites, and making Township 110 friends in the process: www.Township110.com

Why the growing interest? There are many reasons, as you should discover. Buyers looking to own a piece of land in northwest Montana wouldn't be able to find a better place than Township 110 Land Company for one-stop shopping. Sites are diverse, attractive, unique, and well-placed. With low development costs and spacious home sites, the important and attractive balance between privacy and community is very good overall, coupled with lower costs to buyers. Specialists in rural and recreational home sites, our attention to detail and features that are most attractive to buyers go into each community from the very start. If you've visited any one of our properties you may find yourself nodding in agreement. Yes? Visit, of course, and you'll see. If you haven't had a personalized tour, you're invited (Ed. Note: See the Montana Big Event item on cash drawings and tours).

Familiar with us or not, your question might be, "What exactly is this 'Township 110 Land Company?'" Where did it come from, and what is this name about? You may find you know something of us already.

Township 110 is the land development division of Plum Creek Timber Company (also see the article on Plum Creek origins). With the growth of this segment of the company, it became clear that there would be many advantages if it was organized as a separate division. Specialists in land development and

recreation land, in particular, were sought out to join this effort. Since the creation of Township 110 Land Company, highly skilled people have joined the division in key areas. Land development personnel are close to their communities because they live where they work. Results? The division and their people are increasingly being recognized for their expertise in rural land development across multiple states, combined with a commitment to stewardship principles – setting a standard among developers. They have further refined operations, policies, and procedures, and what has been learned in one state is shared with the others. In every key area, the growth continues.

Where did the name come from? The name *Township 110* comes from the area in Minnesota that is the site of the stream that was called Plum Creek. This particular place was featured in the book *On the Banks of Plum Creek* by Laura Ingalls Wilder, and was also the inspiration for the show *Little House on the Prairie*. When land was first surveyed to create townships where people will settle, the new township was given a number when the land lines were established. This was the western tradition of land designations using numbers to identify townships and ranges. Plum Creek was inside Township 110.

So, that's a beginning introduction to us. That's also the source of the name of our Township 110 newsletter: *Land Lines*. Perfect match. Comments on any aspect of our newsletter would be most welcome from you. To comment, to suggest something for the newsletter, or to arrange a tour, contact our Montana Senior Manager, Real Estate Development, Marketing and Sales:

Rob Harris

Office: 406-752-3171

Cell: 406-471-8048

rob.harris@township110.com 

5 BIG REASONS

Township 110 Land comes to mind first for recreational land sales opportunities

- **Wide Range of Properties**
- **Excellent Pricing**
- **Simplified Buying Processes**
- **Easy to Work With**
- **High Quality Construction and Design**



Township 110 Land: Montana

Specializing in rural recreational property and home sites, three unmatched locations appeal to many buyers.



Bighorn Bluff offers spectacular views just outside Plains.

www.BighornBluff-Land.com

Broker: Tina Morkert
Coldwell Banker Realty Northwest
406-827-9827

Cell: 406-210-1123

tmorkert@coldwellbanker.com



The Pines at Fisher River

offers riverfront sites and beautiful wooded sites, located only an hour west of Kalispell, near the Thompson Chain of Lakes.

www.FisherRiver-Land.com

Broker: P.C. Musgrove, Big Sky Properties of Montana, Inc.
406-755-5666

Cell: 406-253-7700

pc@bigskyproperties.com

Beyond Montana, Township 110 offers recreational home sites in Wisconsin and Georgia. Our focus is on making the buying process simple, and we are knowledgeable and easy to work with. Working closely and cooperatively with our network of knowledgeable and experienced local brokers is another key to success in multiple states.

Please visit www.Township110.com to view developments and properties. 🌿

DEVELOPMENT FEATURES

- Well designed parcels
- Scenic views
- Privacy
- Community parks
- Paved roads
- Utilities
- Walking trails



Big Hawk offers views of Swan Lake and nearby mountains, and only 15 minutes from Bigfork.

www.BigHawk-Land.com

Broker: Cherie Hansen
ReMax of Bigfork
406-837-7095,

Cell: 406-253-4546

cherie@flatheadproperty.com





Meet Rob Harris...

*Montana Senior Manager,
Real Estate Development,
Marketing and Sales*

Rob Harris. A Montana native? “No, but I went to college in the West, and I absolutely love it here,” says Rob. “I’m in the process of moving my family here to Montana from Hanover, New Hampshire. While this is exciting it’s a big move for the family, to be sure.”

Rob started his career in recreational real estate in Vail, Colorado, after graduating with a B.S. degree in business administration from the University of Colorado. Afterward he was involved with a real estate firm in Steamboat Springs, and following that Rob was with the Intrawest Resort Group in Denver. Later he worked with AIG Real Estate and Lowe Destination Resorts in Stowe, Vermont.

When he’s not working with buyers or brokers, Rob enjoys skiing, boating, and hiking, but he enjoys most the time he spends with his family – his wife, Lori, and daughter, Sydney, 14; his sons Robbie, 9, and C.J., 19 months, as well as his dog, Mia, a golden retriever.

What else is Rob up to? Reading a book, for one thing: *Three Cups of Tea*. Is it good, and does he recommend it? “Simply excellent! I sure do,” says Rob. Reading, however, is on the back burner right now. He has plans in the works for travel to Cabo San Lucas with his family and college friends this April; that’s got his attention more than any book, no matter how good a read it might be. 🌿

For tours or information:

Rob Harris: 406-752-3171

Cell: 406-471-8048

rob.harris@township110.com

Realtors Center Stage at Township 110 Big Events

The people of Township 110 Land Company sponsor a variety of events for those realtors who are interested in actively selling our projects. While we do many things to support realtors, they particularly love our **Township 110 Big Events**.

Our first *Big Event* was an Oktoberfest Party held last Fall in Kalispell, Montana. Hosted by Carmyn Gamma and Rich Lapp of Coldwell Banker, Wachholz & Company of Kalispell, they had all the things you’d expect

from an authentic Oktoberfest. From the comfort of a large, heated tent, guests enjoyed German music, dancing, bratwurst, and all the fixings, while networking with each other and learning about Township 110 projects. The real estate community supported the event in a big way; close to 200 people from across the Flathead Valley attended the party. The complimentary beer and wine were refreshing to all, and the prizes were very well received.

Diane Schlegel of Big Sky Properties of Montana was the lucky winner of the event’s \$500 cash prize. Congratulations Diane! 🌿

A Montana Big Event

Invitation

“A Celebration of Fine Properties”

WHEN	WHERE	FOCUS
Thursday, May 8 4 to 7pm	BruMar Estate 29048 Broken Leg Road Bigfork, MT 59911 5 miles south of Bigfork www.BruMarEstate.com	Big Hawk Showcase

Open to the real estate community, offering...

- Advance notice on a new Township 110 recreational community (so you can know about the best home sites at the best prices for clients)
- Complimentary Bar with Hors d’Oeuvres
- \$1000! 2 chances for a Cash Drawing of \$500 just for touring Big Hawk property

Please **RSVP** by **May 1, 2008** to Cherie Hansen, ReMax of BigFork
Phone: 406-837-5531 or email: cherie@cheriehansen.com

Origins: Plum Creek Timber Company

(Township 110 is the land development division of Plum Creek Timber Company)

Plum Creek is the largest and most geographically diverse private landowner in the nation, with approximately 8 million acres in major timber producing regions of the United States. How did it grow into this reality? Purchases and mergers is the short answer in this interesting snapshot:

1945 - D.C. Dunham, a lumberman, moves his sawmill from the banks of Plum Creek, MN, to Columbia Falls, MT, and calls it "Plum Creek Lumber Company." The trees removed from Hungry Horse Dam fed the sawmill.

1966 - When Dunham dies, the family sells Plum Creek Lumber Company to the Northern Pacific Railroad, subsequently Burlington Northern.

1989 - Plum Creek formed separately and buys 1.4 million acres of Northwest timberlands and mills from Burlington Resources.

1993 to 1998 - Plum Creek purchases 865,000 acres of land in Montana from Champion International, plus 1.44 million acres of timberland in Louisiana, Arkansas, & Maine.

1999 - Plum Creek Timber is the first company to have **all** of its lands third-party certified to the Sustainable Forestry Initiative (SFI) ® program. For more on SFI, go to www.PlumCreek.com.

2001 to 2006 - The Timber Company merges with Plum Creek. Plum Creek appears on the S&P 500 Index and purchases approximately 1.23 million acres in 7 states. Plum Creek completes certification of all its lands and acquisitions under the SFI program. For more on Plum Creek, go to:

www.PlumCreek.com 🌲



One Realtor's Vantage Point

David Burt is a Realtor at Park Place Realty in Kalispell, and he's a big fan of Township 110's Pines at Fisher River development, which is an hour's drive west of Kalispell.

David and his wife bought one of the home sites in the community, and he's also represented two other home site buyers. "I like the whole area, and it's a great combination of convenience with access to local recreation," he said.

David has found that working with Township 110 is a simple and efficient process. P.C. Musgrove of Big Sky Properties represents The Pines of Fisher River for Township 110. "P.C. and his assistant, Lou Conrad-Huffman, were very helpful, and were always prompt with getting back to me on answers to my questions," David said.

"Township 110 developments include paved roads, underground utilities, and community parks, a good fit with many buyers," David said. "I was particularly impressed with the community park, which is a very nice touch."

Thanks to David for saying so. 🌲

