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## From TV's 'The Apprentice' to Sun River subdivision

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Construction on a high-end subdivision near Fort Shaw, developed in part by the winner of a reality TV show, will start in the coming month.

On Tuesday, Cascade County Commissioners approved the final plat for Sun River Springs Ranch subdivision, which will be built in the Sun River Valley west of Fort Shaw.

Jim Savoy, who grew up in the valley and spends time here and in Dallas, owns the land. He is selling it to Florida developers Tom and Kelly Perdew.

Kelly Perdew was the winner of the second season of the NBC reality show "The Apprentice," featuring Donald Trump.

The Perdews, along with partner Jody Simon, attended the Tuesday meeting. Kelly Perdew met Simon while working on Trump Tower Tampa in Florida following his victory on the reality show.

The Sun River Springs Ranch subdivision will feature about 20 homes on 103 acres, with some 500 acres bordering the development for homeowners and their friends and family to hunt and fish on.

The subdivision will consist of homes that are \$400,000 to \$1 million, and the homeowners' association will establish guidelines for hunting and fishing on land inside the development.

Tom Perdew said part-time residents likely will occupy Sun River Springs.

Five lots in the subdivision are already reserved, he said, adding that he hopes to break ground at the site in the next two to four weeks.

Tom Perdew, who has family in Bozeman and spent last summer visiting Montana ranches, said the project's developers want to protect outdoor opportunities for the future.

"I've got five grandkids now," he said.

Kelly Perdew said he intends to have a home at the site, which he called "a labor of love." He added it is a great piece of land to use for hunting and fishing opportunities, noting his grandfather taught him to fly fish.

"We love this part of the country," he said.

Tom Perdew said homeowners will be an asset to the community, spending time in local establishments, like restaurants and stores.

However, some neighbors have raised concerns about the project.

Evelyn Potts, who lives directly across from the development, said she is concerned about traffic and the changing character of the landscape.

"My concerns are developing agricultural land into a resort for rich, out-of-staters," she said. "I thought I lived in the boonies, 30 miles from town."

Others have expressed concerns about the project being built on land that has historical and archeological significance.

Savoy has hired a consultant to complete a cultural resource inventory.

The project will not interfere with land that has archeological significance, including a spot that was once a buffalo kill site. The Great Northern Railway grade also will be avoided. The Fort Shaw Irrigation system, which is considered eligible for listing on the National Register by the Montana State Historic Preservation Office, also will not be interrupted.

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