

Ranch Homes by Morton

Looks Better. Lasts Longer.
Ready for you to finish.



**MORTON
BUILDINGS®**

Built Stronger. Lasts Longer. Looks Better.



Morton ranch-style homes are popular because of their classic style and uncomplicated exterior shell you can finish on your own. First and foremost, they are Morton post-frame buildings that last longer and look better. A Morton ranch home usually gets its curb appeal because of its porch, whether it is standard lean-to, gable, wraparound, or exposed trusses. Distinctive floor plan options provide endless possibilities to finish your home and accommodate the ranch living style you are looking for.



The Rockford

Ranch home with a detached garage

This classic ranch home is easy to design and easy to finish. Some customers build this quality home first and then build a matching, detached Morton garage or shop in the future.



The Decatur

Ranch home with an attached garage

This home is ideal for someone seeking elegant, practical, functional, and low-maintenance living. A simple exterior shell allows many customers to upgrade the interior. This forever, single-level home is ideal for a family to “age-in-place”.



The Branson

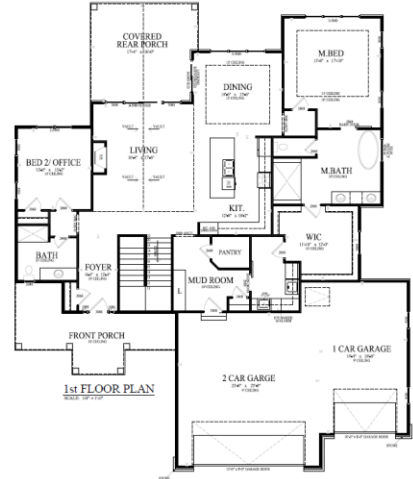
Ranch home with an attached shop

This home combines some of the best of what Morton offers—a quality lockable insulated shell and an attached large shop. The shop could be for an RV, a boat, storage, or for hobbies. This home will stand out when you host your friends and family.



Conventional stick-built homes

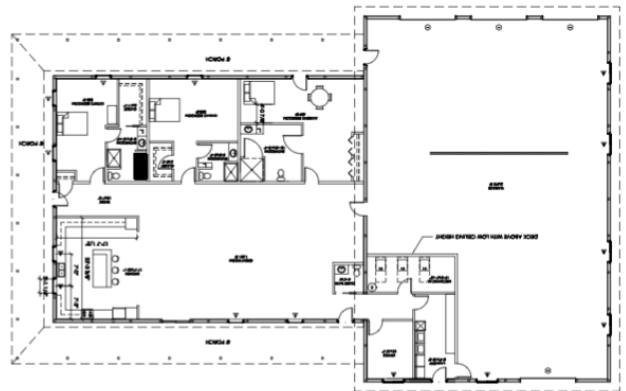
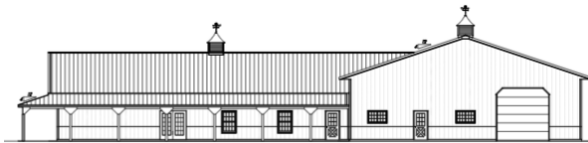
Conventional stick-built homes are typically multi-level, feature-rich, turnkey finished, and with intricate floor plans. You can see them in urban and suburban settings. The cost of the home is a function of the quality of the materials, level of finish, and builder qualifications. Often, conventional financing is easy to secure.



- ✓ Multi-level (on basement)
- ✓ Urban and suburban style
- ✓ Complex geometry & features
- ✓ Load-bearing walls
- ✓ Shingled roof and vinyl/brick siding
- ✓ Typical energy performance
- ✓ One builder (turnkey)
- ✓ Conventional mortgage

Post-frame homes by Morton

Morton post-frame homes typically consist of a lockable, insulated exterior shell that the owner can finish the interior on their own or with a general contractor. These homes are built to last, energy-efficient, and come with a unique curb appeal. Layouts allow for a large clear span open floor plan and extra storage. The finished cost of the home is comparable to a stick-built home. The home is typically financed with a construction loan.



- ✓ Typically one level (No basement)
- ✓ Rural and country settings
- ✓ Extra storage and hobby space
- ✓ Clear span open floor layouts
- ✓ Steel roof and siding
- ✓ Superior energy performance
- ✓ Owner finishes interior
- ✓ Construction loan
- ✓ Age-in-place home



A lockable, insulated shell ready for you to finish

Our crews construct the insulated, lockable shell of the home, with no interior wall framing, which allows the interior finish to be completed by you, the homeowner, or your own general contractor.



A home that will look better and last longer

Built Stronger

26-gauge Hi-Rib steel
Stainless steel fasteners
FLUOROFLEX® 1000 paint
½" Structural underlayment
Gutters / downspouts
Concrete foundation
Certified structural plans

- ✓ 25% thicker than competitors
- ✓ Rust protection
- ✓ Fade and chalk protection
- ✓ Built stronger
- ✓ Heavy gauge Al/galvanized steel
- ✓ Engineered to bear the loads
- ✓ Designed to meet code

Easier to Finish

Lockable shell
2'x4' wall stripping

- ✓ Finish at your own pace
- ✓ Select and attach fixtures
- ✓ Secure drywall

Energy Efficiency

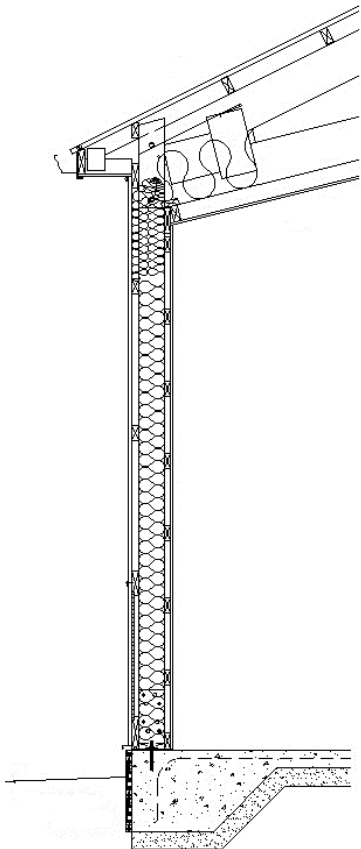
Morton EP package (6" R19 / 9" R30)
R10 perimeter insulation
Building wrap
15 ½ " truss heel
MBI Fiberglass or Pella Windows

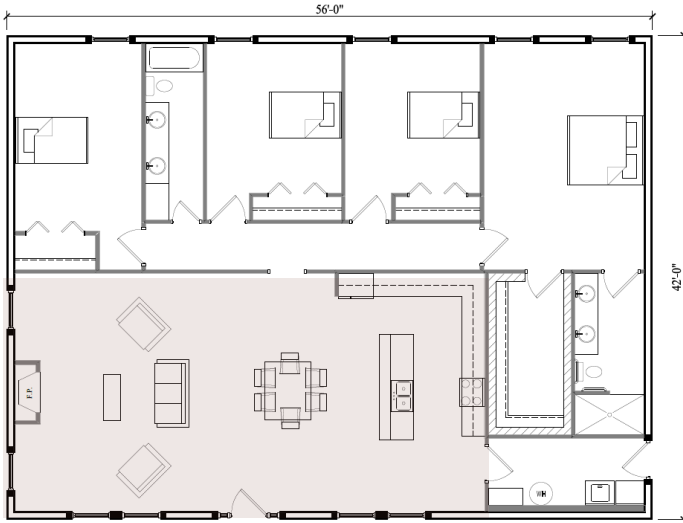
- ✓ Lower heating and cooling costs
- ✓ Less heat transfer to the ground
- ✓ Air-sealed building envelope
- ✓ Room for more roof insulation
- ✓ Installed by Morton

Industry's Best Warranty

Material and labor
Handled in-house, non-pass through
Non-prorated

- ✓ Morton crews will fix problems
- ✓ Morton covers warranty
- ✓ Get full protection



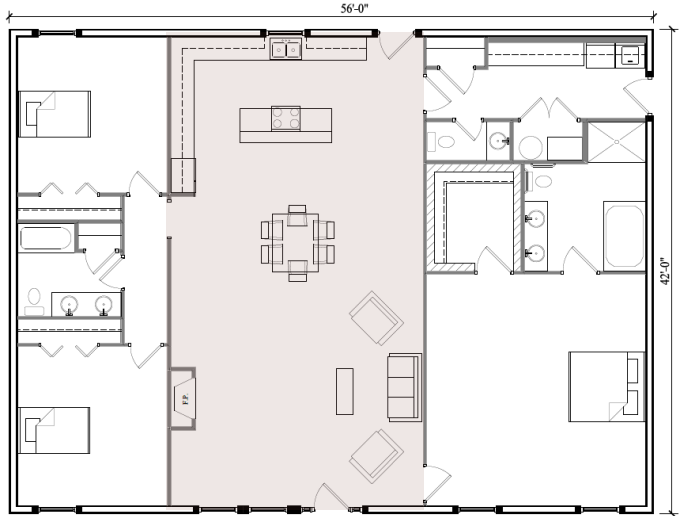


Great Room Along the Length

Great for living and guest-filled lifestyle. Great room with windows on two sides to both enjoy views and invite natural lighting.

Great Room In the Middle

Two homes in one: separate spaces for parents and children or to host guests. Great room with raised ceiling creates a warm open layout.



Great Room At The End

Optimal layout for living and receiving guests. Great room with windows on all three sides to both enjoy views and invite natural lighting.





Rockford Ranch homes with a detached garage

This classic ranch home is easy to design and easy to finish. Some customers build this quality home first and then build a matching large Morton garage or shop in the future.



Rockford I

Living: 1200 sq. ft.



Rockford II

Living: 1800 sq. ft.



Rockford III

Living: 2352 sq. ft.

Decatur Ranch homes with an attached garage

Ideal for someone seeking elegant, practical, functional and low-maintenance living. A simple exterior shell allows many customers to upgrade the interior. This forever, single level home is ideal for a family to “age-in-place”.



Decatur I

Living: 1200 sq. ft.
Garage: 720 sq. ft.



Decatur II

Living: 1800 sq. ft.
Garage: 960 sq. ft.



Decatur III

Living: 2352 sq. ft.
Garage: 1512 sq. ft.

Branson Ranch homes with an attached shop

This home combines some of the best of what Morton offers—a quality, insulated, lockable shell and a large attached shop that could be for an RV, storage, or for hobbies. This home will stand out when you host your friends and family.



Branson I

Living: 1200 sq. ft.
Shop: 1344 sq. ft.



Branson II

Living: 1800 sq. ft.
Shop: 1728 sq. ft.

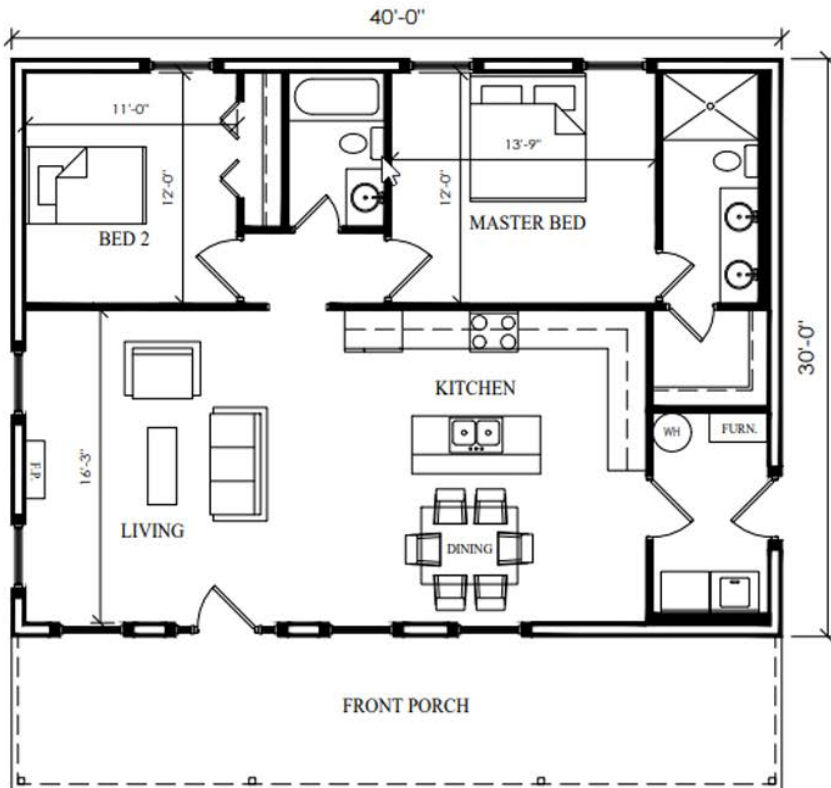


Branson III

Living: 2352 sq. ft.
Shop: 3072 sq. ft.



Compact ranch home, perfect as coach house or as a cabin



Features:

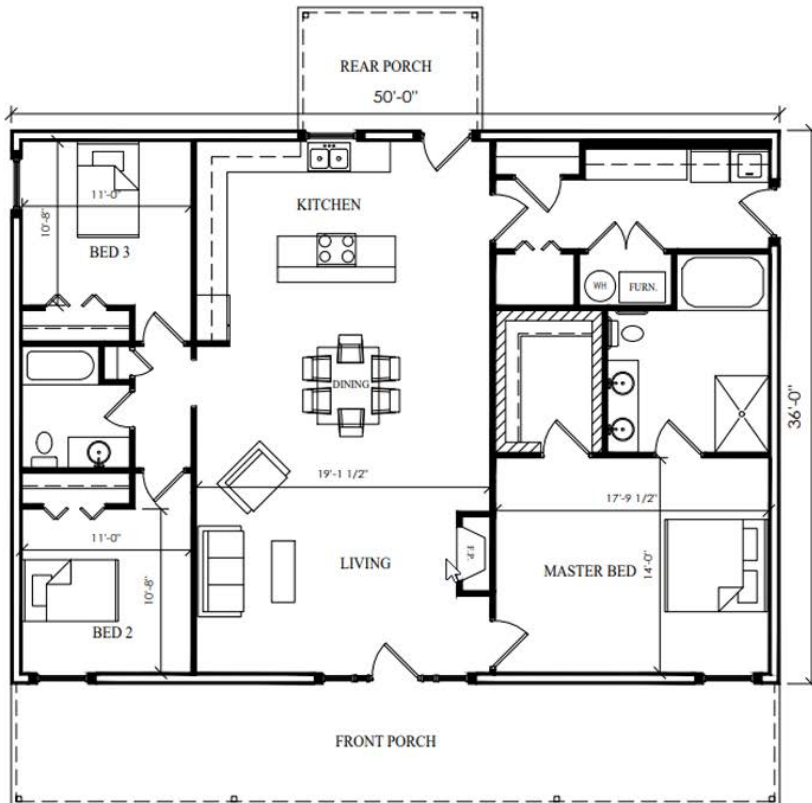
- 30' x 9' x 40' living space
- Standard 4/12 pitch roof
- Lean-to front porch
- Hi-Rib steel wainscot
- Energy efficient windows
- Gutters and downspouts

Floor plan highlights:

- 2 Bedroom, 2 Bath
- Open floor layout
- Large kitchen
- Master bedroom suite
- Age-in-place considerations
- Mudroom with kitchen access
- Utility space
- Washer-dryer space



Popular ranch home, an ideal choice for many customers



Features:

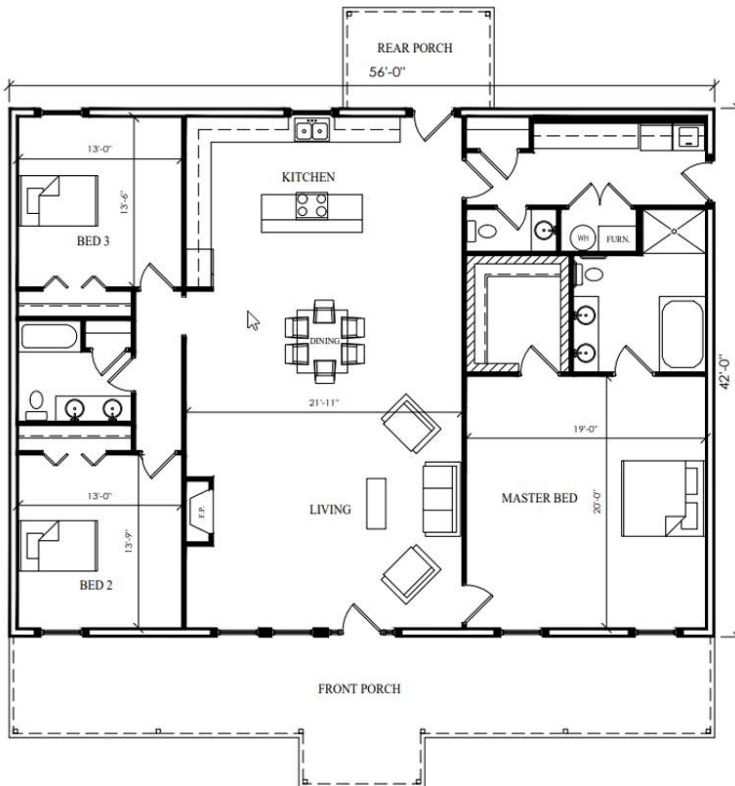
- 36' x 9' x 50' living space
- Standard 4/12 pitch roof
- Lean-to front porch
- Lean-to rear kitchen porch
- Color-matched cupolas
- Versetta stone wainscot
- Pella high-efficiency windows
- Gutters and downspouts

Floor plan highlights:

- 3 Bedroom, 2 Bath
- Open floor layout
- High ceiling great room
- Large kitchen
- Primary bedroom suite
- Age-in-place considerations
- Walk-in-closet as safe room
- Mudroom with kitchen access
- Utility space
- Washer-dryer space



Spacious ranch home with popular upgrades



Features

- 42' x 9' x 56' living space
- Increased 6/12 pitch roof
- Gable entry porch with exposed truss (*to be wrapped by customer*)
- Rear kitchen porch
- Diamond M front porch finish
- Custom cupolas
- Versetta stone wainscot
- Pella high-efficiency windows
- Gutters and downspouts

Floor plan highlights:

- 3 Bedroom, 2.5 Bath
- Open floor layout
- High ceiling great room
- Large kitchen
- Primary bedroom suite
- Age-in-place considerations
- Walk-in-closet as safe room
- Mudroom with kitchen access
- Utility space
- Washer-dryer space

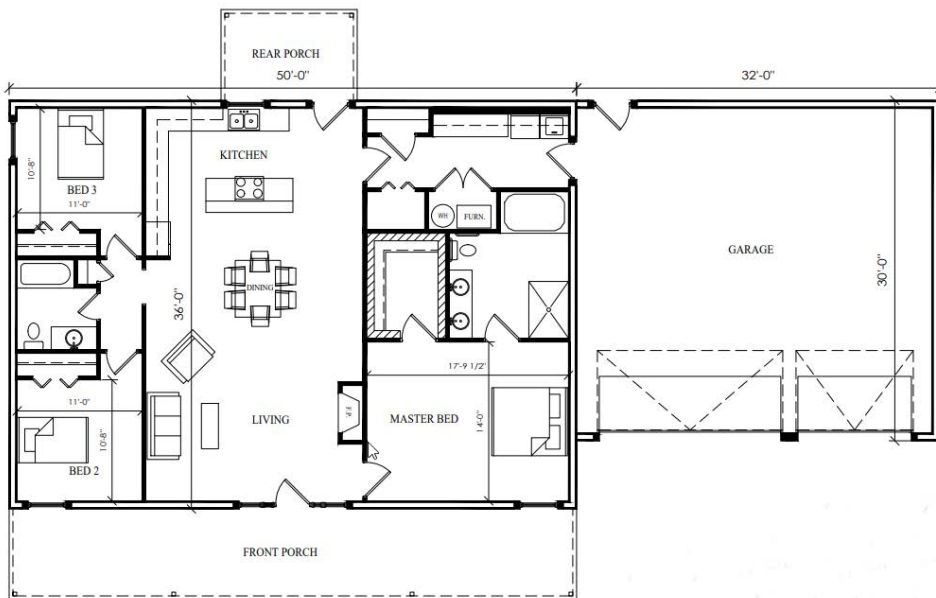


Decatur II (36' x 9' x 50')

Living: 1800 sq. ft., Garage: 960 sq. ft.



Upgraded ranch home with an attached three-car garage



Features:

- 36' x 9' x 50' living space
- 30' x 9' x 32' garage
- Standard 4/12 pitch roof
- Lean-to front porch
- Lean-to rear kitchen porch
- Versetta stone wainscot
- Pella high-efficiency windows
- Gutters and downspouts
- 16' x 7' and 10' x 7' insulated garage doors with operators

Floor plan highlights:

- 3 Bedroom, 2 Bath
- Three-car garage
- Open floor layout
- Large kitchen
- Primary bedroom suite
- Age-in-place considerations
- Walk-in-closet as safe room
- Mudroom with kitchen access
- Utility space
- Washer-dryer space

Images may contain elements not part of the offering
Floor plans are intended for visualization and planning

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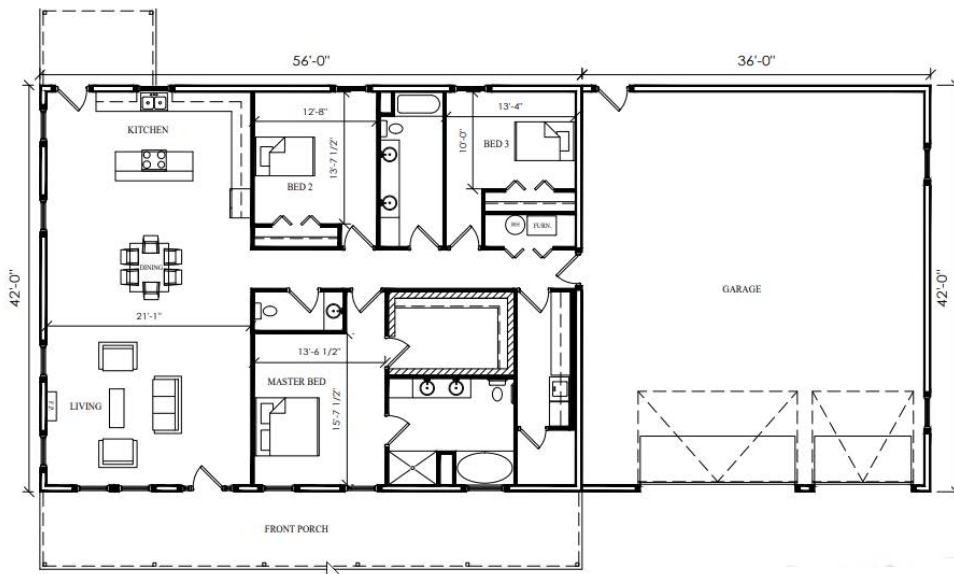


Decatur III (42' x 9' x 56')

Living: 2352 sq. ft., Garage: 1512 sq. ft.



Spacious ranch home with an attached tall garage



Features:

- 42' x 9' x 56' living space
- 42' x 14' x 36' garage
- Increased 6/12 pitch roof
- Lean-to front porch
- Lean-to rear kitchen porch
- Versetta stone wainscot
- Pella high-efficiency windows
- Gutters and downspouts
- 16' x 12' and 10' x 12' insulated garage doors with operators

Floor plan highlights:

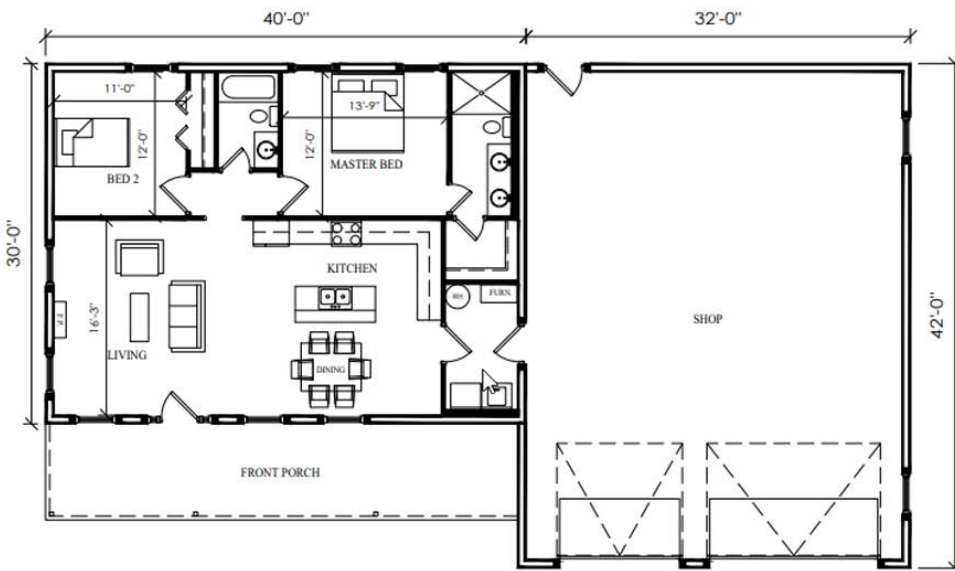
- 3 Bedroom, 2.5 Bath
- Two-bay garage
- Boat/tall vehicle storage
- Open floor layout
- Large kitchen
- Primary bedroom suite
- Age-in-place considerations
- Walk-in-closet as safe room
- Mudroom with kitchen access
- Utility space
- Washer-dryer space

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Classic ranch home with an attached hobby shop



Features:

- 30' x 9' x 40' living space
- 42' x 16' x 32' shop
- Standard 4/12 pitch roof
- Lean-to front porch
- Hi-Rib steel wainscot
- Color-matched cupolas
- Energy efficient windows
- Gutters and downspouts
- 14' x 12' and 12' x 10' insulated garage doors with operators

Floor plan highlights:

- 2 Bedroom, 2 Bath
- Open floor layout
- Two-bay hobby shop and/or boat/tall vehicle storage
- Open floor layout
- Primary bedroom suite
- Age-in-place considerations
- Walk-in-closet
- Mudroom with kitchen access
- Utility space
- Washer-dryer space



Branson II (36' x 9' x 50')

Living: 1800 sq. ft., Shop: 1728 sq. ft.



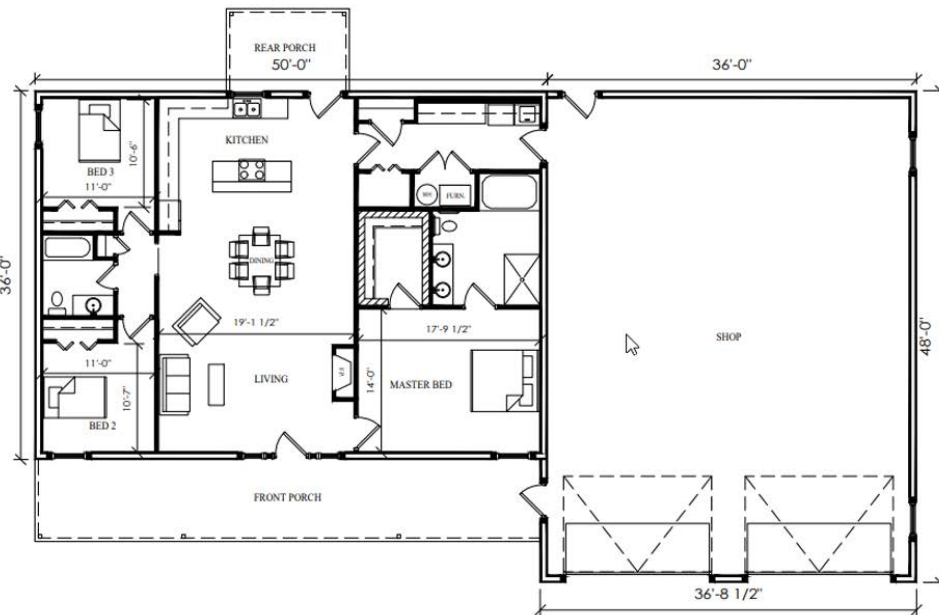
Upgraded ranch home with an attached hobby shop

Features:

- 36' x 9' x 50' living space
- 36' x 16' x 48' shop
- Standard 4/12 pitch roof
- Lean-to front porch with gable entry
- Lean-to rear kitchen porch
- Color-matched cupolas
- Versetta stone wainscot
- Pella high-efficiency windows
- Gutters and downspouts
- 14' x 12' and 14' x 12' insulated garage doors with operators

Floor plan highlights:

- 3 Bedroom, 2 Bath
- 2-bay hobby shop and/or boat/tall vehicle storage
- Open floor layout
- High ceiling great room
- Primary bedroom suite
- Age-in-place considerations
- Walk-in-closet as safe room
- Mudroom with kitchen access
- Utility space
- Washer-dryer space



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Branson III (42' x 9' x 56')

Living: 2352 sq. ft., Shop: 3072 sq. ft.



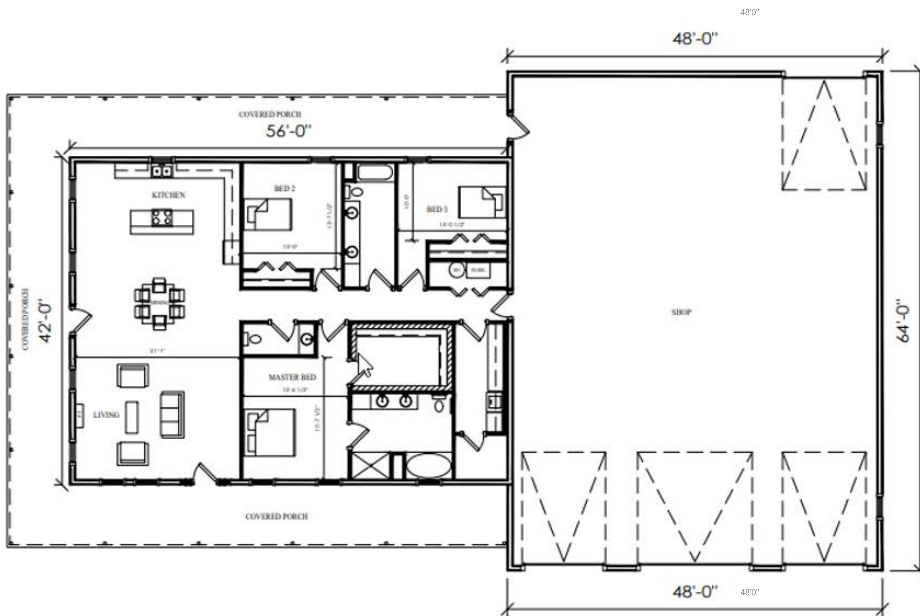
Spacious ranch home with an attached hobby shop

Features:

- 42' x 9' x 56' living space
- 48' x 14' x 64' shop/storage
- Increased 6/12 pitch roof
- Wraparound porch
- Diamond M front porch finish
- Color-matched cupolas
- Versetta stone wainscot
- Pella high-efficiency windows
- Gutters and downspouts
- 14' x 12' and three 10' x 10' Insulated garage doors with operators

Floor plan highlights:

- 3 Bedroom, 2.5 Bath
- 2-bay hobby shop and/or boat/tall vehicle storage
- Open floor layout
- High ceiling great room
- Large kitchen
- Primary bedroom suite
- Age-in-place considerations
- Walk-in-closet as safe room
- Mudroom
- Utility space
- Washer-dryer space



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Home and Cabin Planning Guide

- 1. Select style and model home Narrow down options
- 2. Budget & determine providers Planning for success
- 3. Schedule building tour Morton construction and value
- 4. Adapt your design Adapt floor plan and Morton shell features
- 5. Final price & contract Morton quote and schedule construction

| Activity | Budget | Contact |
|--|--|---|
| Land | \$ _____ | Bank/Source: |
| Site Readiness / Infrastructure Development Roadways Utilities (septic, well, electrical lines, etc.) | \$ _____ | Trade names: |
| Lockable, Insulated Shell Site prep for construction Concrete foundation Structural design Materials Material delivery & tax Building shell construction Insulation (EP Package) | \$ _____ * * Budgetary only for pricing planning purposes | Builder: Morton Buildings Model Home Name: |
| Rough-In And Finish Plumbing | \$ _____ | Trade name: |
| Electrical | \$ _____ | Trade name: |
| HVAC | \$ _____ | Trade name: |
| Interior Finishing Floor system and stairs Drywall Kitchen cabinets Kitchen countertops Painting Flooring Bath & restroom fixtures Lighting | \$ _____ | Trade name: |
| Blown-in roof insulation | \$ _____ | Trade name: |
| Appliances | \$ _____ | Trade name: |
| Landscaping | \$ _____ | Trade name: |
| Total | \$ _____ | Bank/Source: |

