

# RANCH HOMES BY MORTON

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



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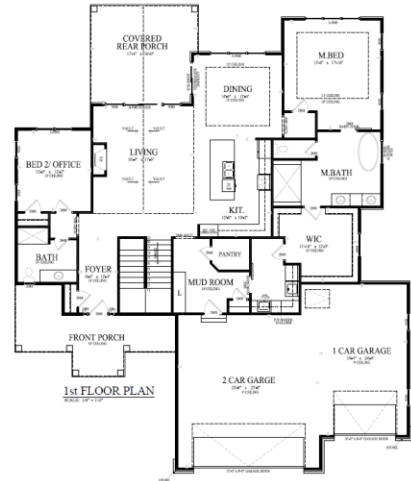
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# Morton Post-Frame vs. Stick-Built

## Conventional stick-built homes

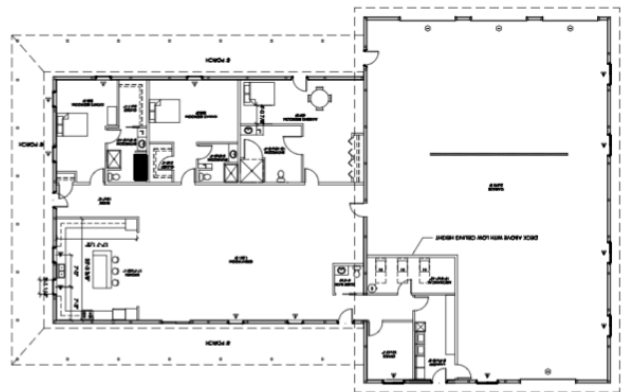
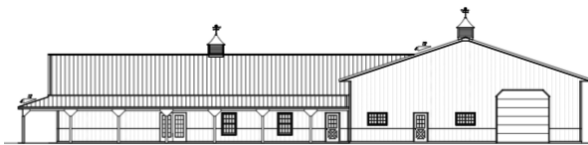
Conventional stick-built homes are typically multi-level, feature-rich, turnkey finished, and with intricate floor plans. You can see them in urban and suburban settings. The cost of the home is a function of the quality of the materials, level of finish, and builder qualifications. Often, conventional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



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.





## 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" CDX Plywood 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  
Rough-in plumbing  
2'x4' wall stripping

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

### Energy Efficiency

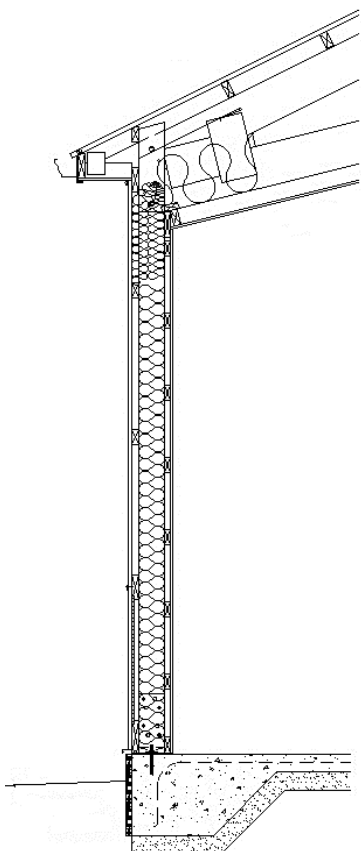
Morton EP package (6" R19 / 9" R30)  
R10 perimeter insulation  
Building wrap  
15 ½" truss heel  
Lindsay or Pella windows

- ✓ 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: 1334 sq. ft.



**Branson II**

Living: 1800 sq. ft.

Shop: 1728 sq. ft.



**Branson III**

Living: 2352 sq. ft.

Shop: 3072 sq. ft.





**Rockford I (30' x 9' x 40')**

Living: 1200 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
- Lindsay 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

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Floor plans are intended for visualization and planning*

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## Rockford II (36' x 9' x 50')

Living: 1800 sq. ft.



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

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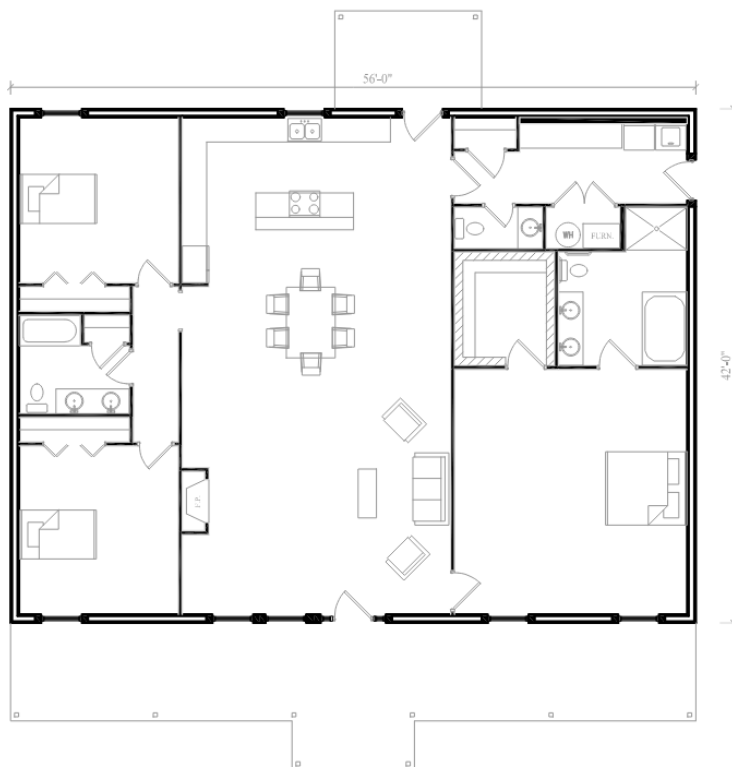


Rockford III (42' x 9' x 56')

Living: 2352 sq. ft.



## 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 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

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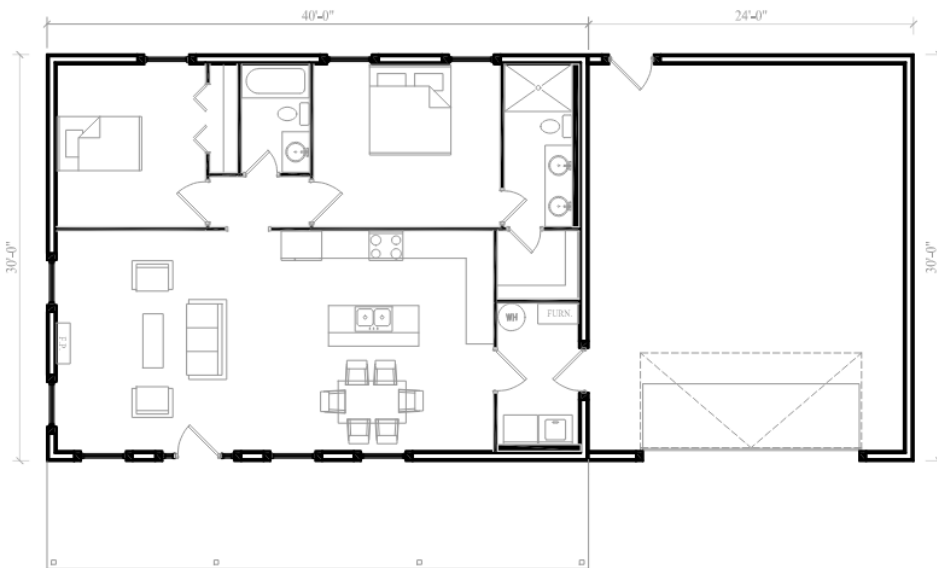


**Decatur I (30' x 9' x 40')**

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



## Simple ranch home with a two-car attached garage



### Features:

- 30' x 9' x 40' living space
- 30' x 9' x 24' garage
- Standard 4/12 pitch roof
- Lean-to front porch
- Hi-Rib steel wainscot
- Lindsay windows
- Gutters and downspouts
- 16' x 7' insulated Raynor garage door with operator

### Floor plan highlights:

- 2 Bedroom, 2 Bath
- Two-car garage
- Open floor layout
- Primary bedroom suite
- Age-in-place considerations
- Mudroom with kitchen access
- Utility space
- Washer-dryer space

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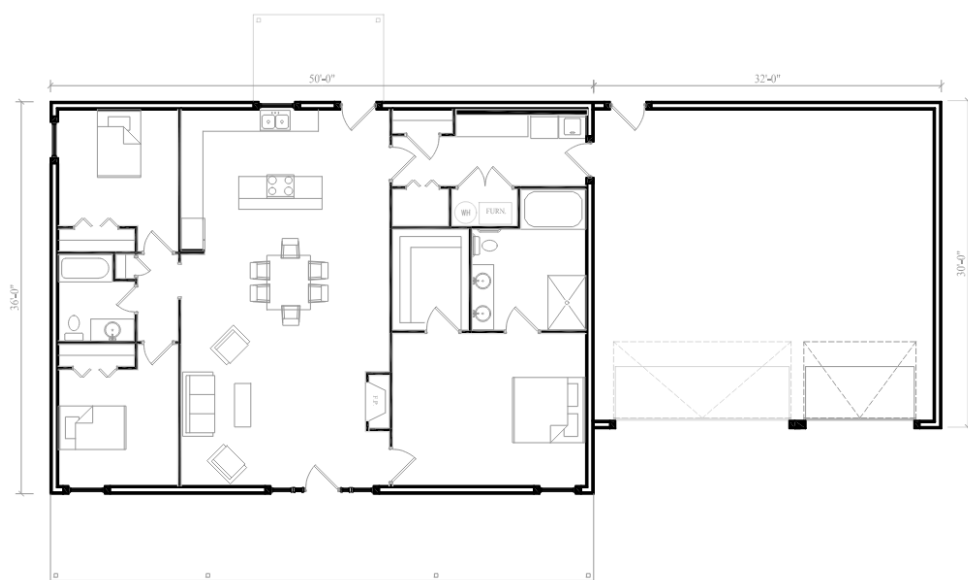


## Decatur II (36' x 9' x 50')

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 Raynor 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

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

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



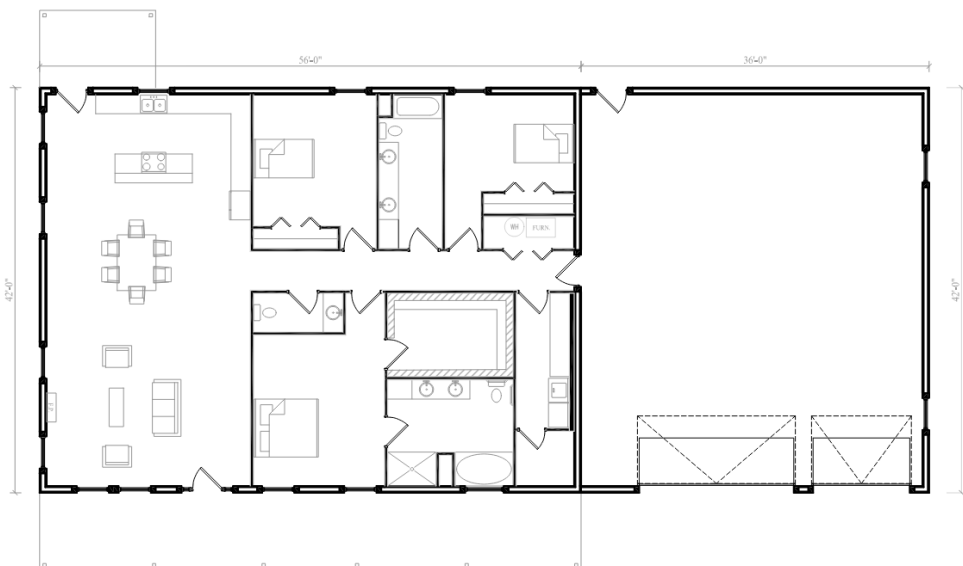
## Spacious ranch home with an attached tall garage

### 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 Raynor 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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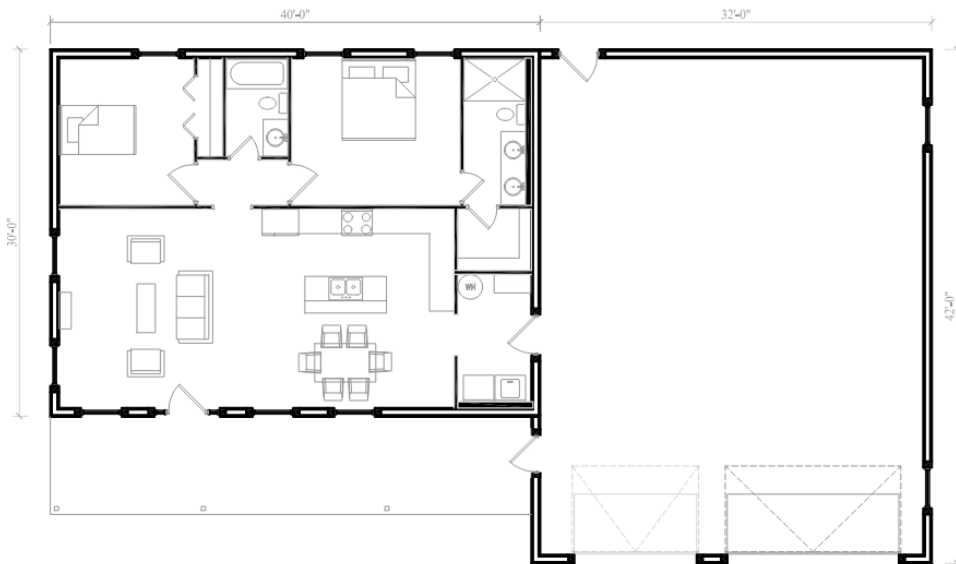


**Branson I (30' x 9' x 40')**

Living: 1200 sq. ft., Shop: 1334 sq. ft.



## 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
- Lindsay windows
- Gutters and downspouts
- 14' x 12' and 12' x 10' insulated Raynor 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

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## 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 Raynor 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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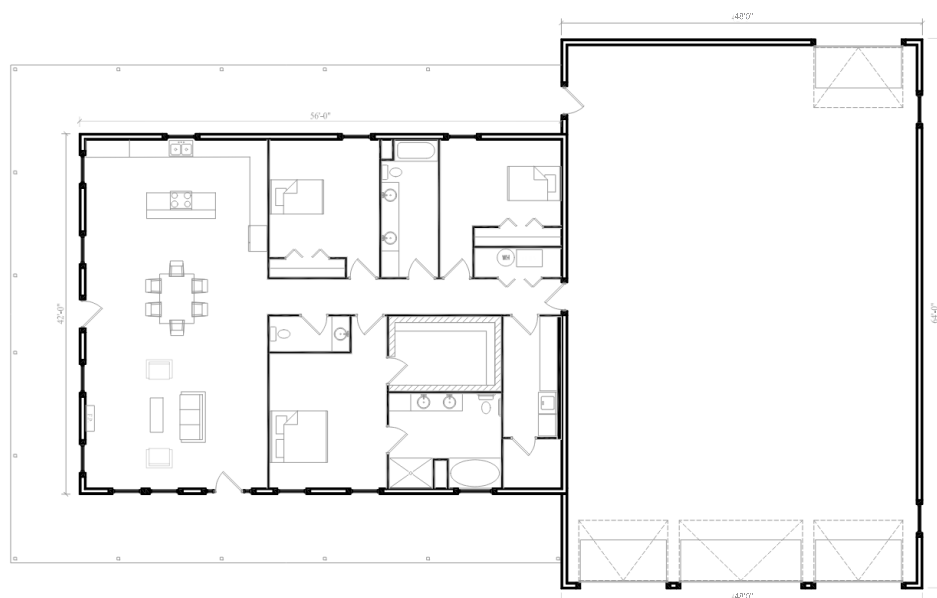


**Branson III (42' x 9' x 56')**

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 Raynor 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                        | <input type="checkbox"/> |
| 2. Budget & determine providers | Planning for success                       | <input type="checkbox"/> |
| 3. Schedule building tour       | Morton construction and value              | <input type="checkbox"/> |
| 4. Adapt your design            | Adapt floor plan and Morton shell features | <input type="checkbox"/> |
| 5. Final price & contract       | Morton quote and schedule construction     | <input type="checkbox"/> |

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

