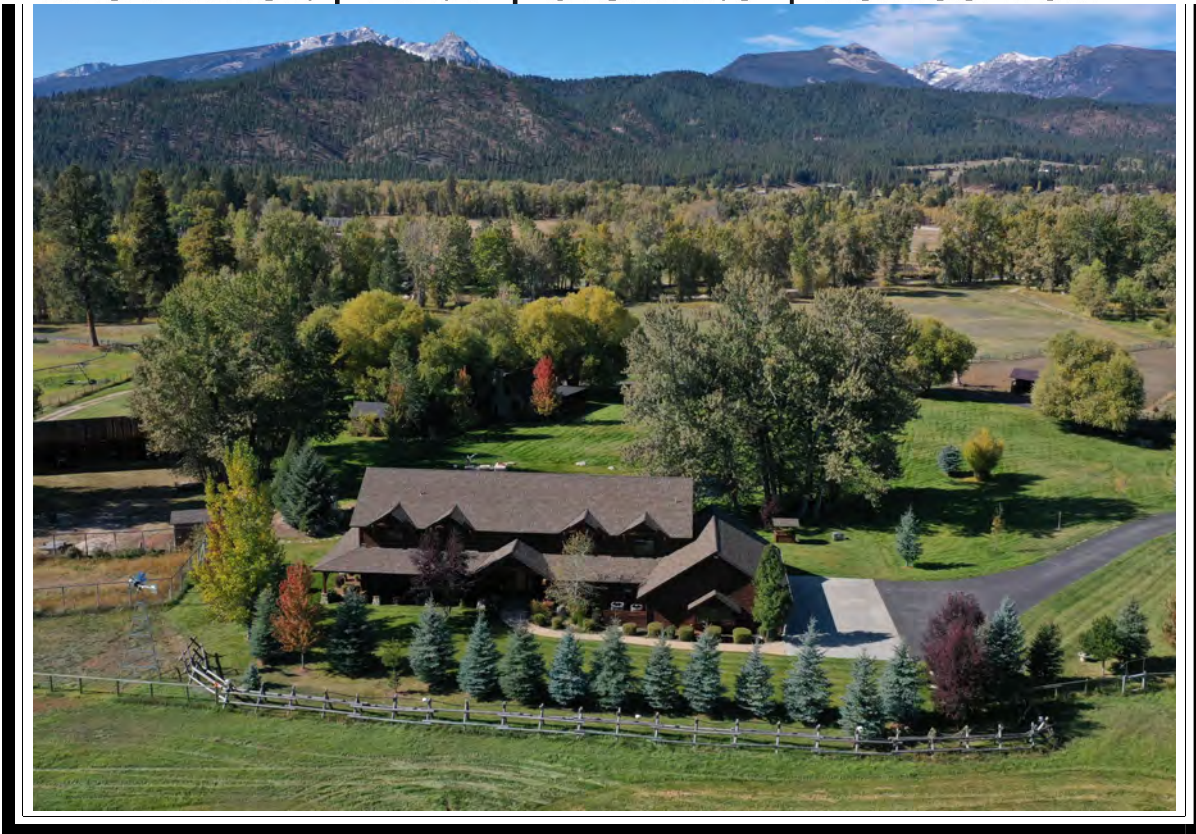


MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



**The Homestead River Ranch
Darby, MT 59829**

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LOCATION

The Bitterroot Valley is located in southwestern Montana, south of Missoula. The area is part of the western boundary of Montana which looks like a face on the map – specifically, the nose on the face. Flanked by the Sapphire Mountains and Continental Divide to the east and the Bitterroot Mountain Range to the west, the Bitterroot is a lush river valley with a freestone trout river running north through the middle. The spectacular scenery, mild mountain climate, and friendly small western communities define the area.

Getting here is easy with the (MSO) Missoula International airport, a mere 45 + minute drive from the Valley. The 45,000 residents come from all walks of life and varied lifestyles. Land uses include neighborhood homes, small farms, and large agricultural ranches. Many of the larger parcels in the Valley are protected from development through voluntary conservation. Surrounded by 1,850 square miles of public forest lands, there is no shortage of room to roam. The County seat of Hamilton offers medical services at Marcus Daly Memorial Hospital with its new ICU and Birthing Center. Community medical clinics serve residents as well as nearby Missoula medical facilities which offer specialty care to the entire region.

The new Bitterroot College of the University of Montana located in Hamilton offers a wide selection of coursework to prepare students for unfolding job opportunities. Principle industries include agriculture, science and technology, log home construction, and entrepreneurial businesses.



ELEVATION, PRECIPITATION, CLIMATE

The Bitterroot Valley has an average elevation of 3,700 feet and a dry climate with low humidity. The average rainfall is 13.3 inches per year. Summer temperatures rarely exceed 90 degrees and the nights are cool. Winter days are the mildest in Montana due to the influence of pacific climate patterns. The Valley experiences very little wind. The growing season in the Bitterroot Valley is Zone 5 to 6, allowing for market vegetables, berries, some fruits, short season corn, hay and grain.

COMMUNITY

The subject property is located 5 miles south of Darby, a charming, small community of less than 1,000 people (zip code 59829). Darby has a K-12 school, urgent medical clinic, a grocery store, fly shops, and other unique stores. It is famous for its big town rodeo events and nearby recreational opportunities on Lake Como and Painted Rocks Reservoir. Darby is the gateway to the wilderness experiences right outside of town. The Paramount production of Yellowstone is being filmed in Darby and provides the background of spectacular mountain scenery for this popular modern day western sage.

Hamilton is just north of Darby and is an upscale western community of approximately 6,000 residence. The vital downtown speaks to the health of the community with local businesses providing dining and services. Marcus Daly Hospital is rated in the top 100 urgent care facilities in the nation. Stock Farm Club, founded by Charles Schwab in the late 1990's, offers members an 18 hole Tom Fazio designed golf course. There is a great 18 hole public course as well. The Bitterroot River connects the communities as it flows north towards Missoula, the home of the University of Montana.

RECREATION

Recreation includes hundreds of miles of trails for hiking and horseback riding, fishing on the Bitterroot River or many high mountain lakes, or boating on two nearby reservoirs. Bicycling is popular, thanks to a new trail paralleling Highway 93 between Missoula and Hamilton. Downhill and cross country skiing at Lost Trail Pass is some of the best in Montana! Lake Como, south of Hamilton, is a popular destination for residents and vacationers as are the many U.S. Forest Service campgrounds throughout the area. There are thousands of acres ready to be explored.

The Bitterroot Valley is surrounded on the west by the spectacular Bitterroot Mountains featuring multiple canyons with streams that join the Bitterroot River. Every canyon has a trail to the west that enters either the Selway Bitterroot or the Frank W. Church wilderness areas. These two areas combine to total 3,714,471 acres. The highest peak in the Bitterroot Range is Trapper Peak at 10,157 feet and is visible from the ranch.

Bitterroot Valley equestrians enjoy easy access to the mountains, rodeos, and training events throughout western Montana. There is a County Rodeo in Hamilton and a larger event in Missoula every year. Darby has a Bull Riding competition and senior events that bring high quality riders for large purses annually. The Saddle Tramps offers new comers a chance to meet other trail riders every week to explore various trails throughout the Valley. This all gal club has been in the Valley for over 30 years. Back Country Horseman plan overnight and weekly events throughout the region. If you love horses and scenic open space, the Bitterroot Valley is your kind of place.

WATER RESOURCES

The Homestead River Ranch has approximately 1,500 feet of frontage on the East Fork of the Bitterroot River on the west boundary. The fly fishing is very good in this location and it is possible to put a river raft into the river right from the ranch and float downstream to the confluence with the main branch of the Bitterroot River. The Bitterroot River is one of only five in the United States that flows north and is a part of the Columbia River system eventually entering the Pacific Ocean. Rainbow trout, Cutthroat Trout, Brown Trout and Brook Trout are all present in this fantastic fishing opportunity. River access is available about every five miles on the entire river.

Department of Natural Resources documents two major irrigation water rights from the Bitterroot River with priority dates of 1891 and 1902 . The water leaves the river at a head gate located south of the ranch and is delivered to the property by a community ditch. The ditch association meets periodically to coordinate maintenance and operation of the ditch.

There are 3 water wells on the property. The wells have an average depth of 37 feet and produced an average of 60 gallons per minute. Domestic water for the drinking water to the dwellings and shops is provided by these wells in addition to serving 3 frost free water hydrants which are placed around the ranch for stock and exterior maintenance.

There is a large pond located between the main home and the historic cabin. This pond provides beautiful reflections of the blue Montana sky during the summer months. Another pond located by the East Fork River provides habitat for waterfowl and wildlife.



LIVESTOCK

The ranch has approximately 50 acres of irrigated hay fields under pivot sprinkler irrigation. The balance of the acreage is river bottom pasture, improved horse pasture, and the ranch headquarter's lawns with buildings.

The ranch will support cattle or horses in numbers which depend upon the pasture rotation and additional feed. The property is fenced and cross fenced for horses and cattle with both wood post and rail fencing suitable for horses and barbed wire fencing for cattle. There is also a substantial amount of wire mesh fencing which is suitable for sheep. The ranch is cross fenced into pastures for horse separation and hay field management. The land is mostly level with good sun exposure and shelter. There is a small horse barn with stalls and tack room as well as a large hay barn on the northeast side of the ranch.

IRRIGATION EQUIPMENT AND HAY PRODUCTION

The ranch has a 30 H.P pump which services two large irrigation pivot systems. The seller will provide a land stewardship report for the maintenance and costs associated with the agricultural practice upon request. The hay production in 2019 was approximately 150 tons of mixed grass hay in square bales and it was cost – shared with the individuals who provided the haying operation.



Water Right Numbers:

76H 30400 00

76H 30401 00

76H 30046548

76H 30046545

76H 30041875 or 76*

The ranch has buried irrigation lines and hand line for the smaller pastures. There is a pipe trailer and approximately 30 pieces of 3 inch, end riser aluminum pipe, plus a 5 H.P. pump for these smaller fields.



DESCRIPTION OF LAND

The topography of the Homestead River Ranch is mostly level with portions of the property featuring cottonwood tree –covered river parks, portions in improved irrigated hay pastures, and the remainder in manicured green areas around the ranch headquarters. The ranch buildings are located near the middle of the property providing stunning mountain views and privacy from the roads on the east and south side of the ranch.

There are very mature trees on the ranch including large willow trees, stately pines, and fir trees which shade the patios and walkways around the ranch. The land has water ditches and fresh waterways flowing through it with attractive bridges. ATV paths make it fun and easy to travel around the ranch.

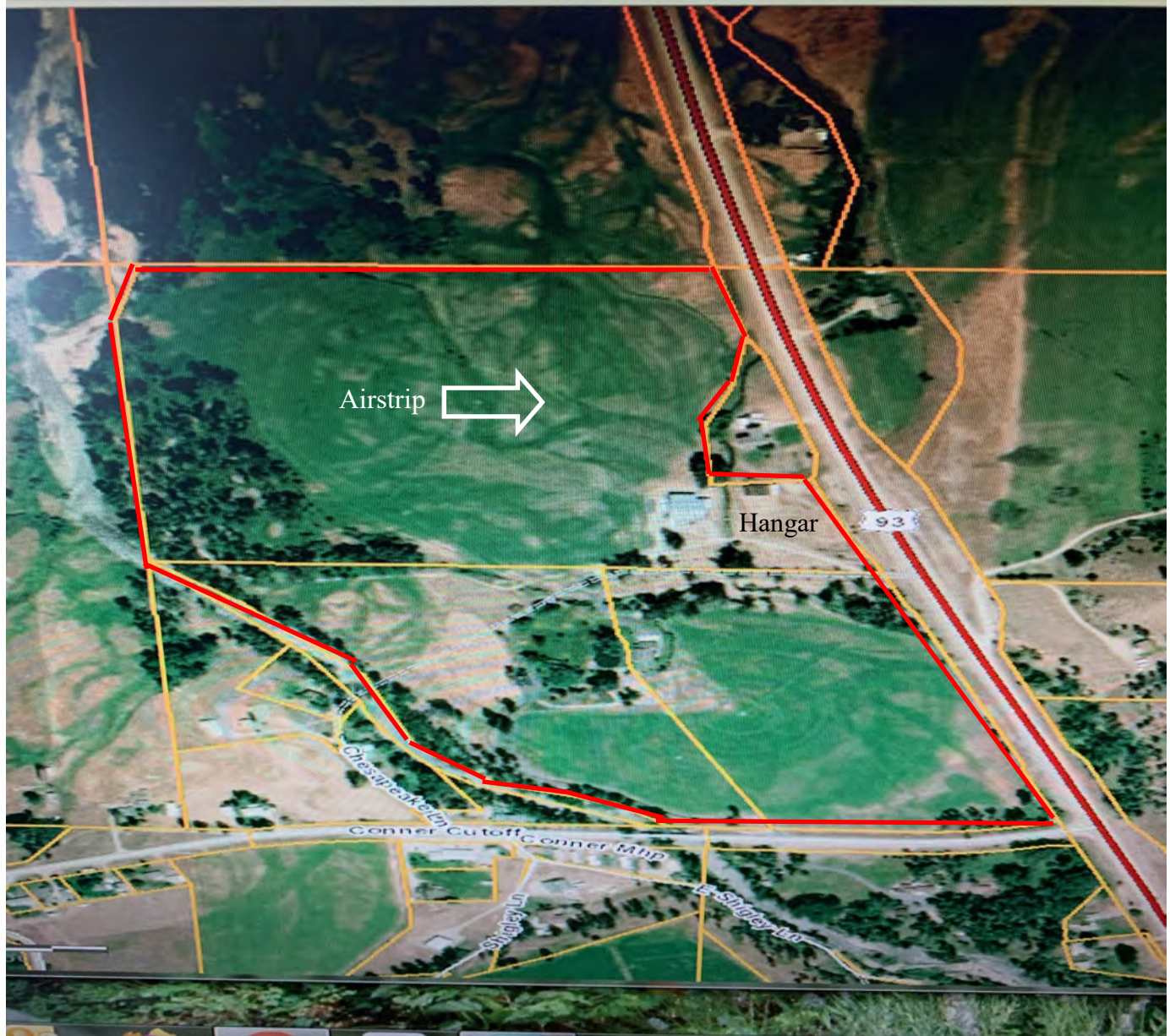
The elevation of the ranch is 4,020 feet. There is a 1,200 foot grass airstrip running through the middle of the north pasture. There is a ditch on the east side of the ranch and a waterway running east to west near the ranch house. The river frontage is on the west side of the ranch and is easily accessed from the land neat the south gateway to the ranch.

ACREAGE

The Homestead River Ranch is legally described as Tract 1,2,3 of Certificate of Survey #5478434-R. The acreage is 85.3 acres. All parcels are located in Section 7, Township 2 North, Range 20 West. There is no conservation easement on the property. The multiple tax parcel descriptions will allow for the incremental sale of the property upon review of regulations pertaining to the same. There are three septic systems on the ranch which serve the main home, the apartment, and the hangar. Ground water monitoring would be required for any additional systems. Portions of the land are included in flood plain designated areas and are subject to additional regulations.



MAP OF HOMESTEAD RIVER RANCH



UTILITIES ON THE RANCH

Propane gas is delivered to the ranch for heating into three buried propane tanks. Electric services are provided by Ravalli Electrical Coop. Bitter Root Disposal Service provides garbage collection once per week. Land telephone is in place by Century Link. Cell phones work well at the ranch. Television and internet services are provided by several companies throughout the Valley. There are no water conditioner systems. A vendors list will be provided to the buyer for review.

There are three septic systems on the ranch. The hangar septic system drain field is located on neighboring land to the north of the hay barn. All documentation on these systems is available upon request.

IMPROVEMENTS GENERAL DESCRIPTIONS

Main Residence:

The main home is a handcrafted wood frame home with cedar siding and many rock elements. The total square footage is 5,184 square feet on two levels. The home features a wrap around covered porch overhang, quality doors and windows, a heavy composition roof, and vaulted ceilings in the Great Room. The floor plan is superbly suited to country western living with a finished attached three car garage, large mud room, and access to patios and porches. The home has a crawl space under the home.

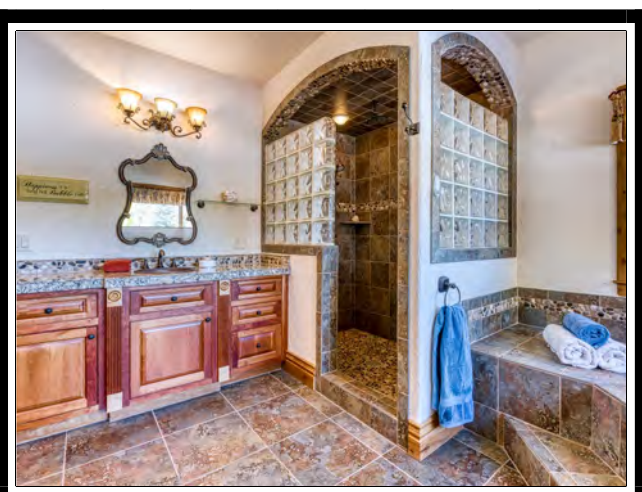
Main Level: The main level features a front entry into the Great Room with huge vaulted ceilings open to the dining area, and kitchen. There is a stone fireplace, large granite kitchen island breakfast bar, custom antler lighting and rich walnut wood flooring. The main level features two large master suites on either end of the home. The north bedroom suite features access to the rear patio by the pond, large walk -in closet, and spa bathroom with tub and impressive shower. The south bedroom suite features an attached office with cherry cabinetry and double sided gas fireplace as well as patio access, walk-in closet, and large spa bathroom with double vanity and huge shower and tub. The kitchen is a chef's delight with custom knotty alder cabinetry, dark thick dimension granite counter tops, farm sink, and copper accented range hood over the luxury quality gas range and oven. The dining room enjoys views of the nearby mountains and Trapper Peak and the reflection pond as well as the stone fireplace. The main level has a mudroom with shower, washer and dryer, and walk- in pantry plus an attractive powder room for guests.

Upstairs: The upper level features an open recreation room with pool table and media area plus a large bedroom suite on either end. The bedrooms feature full bathrooms and offer guests and family the feeling of a luxury lodge accommodation.



OWNER'S RESIDENCE DETAILS

Extras in the home included luxury lighting, quality fixtures, open trusses, walnut flooring, Alder doors, abundance of tile, three fireplaces, and more.



HISTORIC LOG GUEST CABIN

The cabin is estimated to having been built in 1885. The hand hewn logs were taken down and re-conditioned and cabin restored with modern appointments including two bathrooms, two bedrooms, kitchenette, fireplace, and a loft . The cabin is shaded by huge willow trees which were likely planted by the homesteader. The cabin has stone accents, open truss vaulted ceilings, wood flooring, shutters, and feels very cozy and western. The square footage is 800 sf excluding the comfy loft bedroom which is accessed by a ladder. The cabin is located on the west side of the pond and may be accessed by a separate gate from the Conner Cut Off road entrance. The original deed to the property

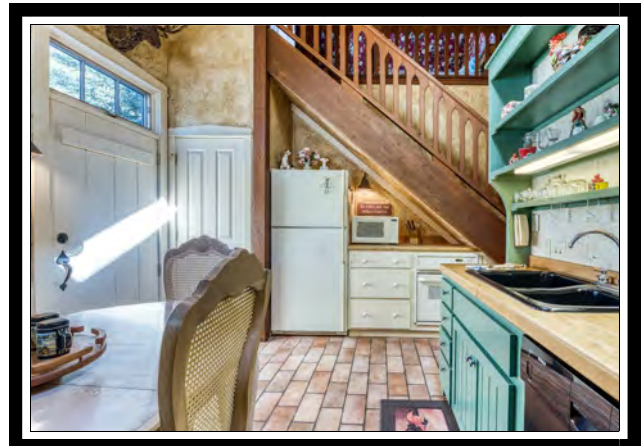
was given in 1886 to the woman who made it her home during the period following the loss of her husband.



APARTMENT DETAILS PLUS SHOP



The shop and apartment are located west of the cabin with approximately 1,700 sf in total. The building features a 400 sf one bedroom, one bath apartment with a small efficient kitchen. The balance is a large finished shop with laundry area. The shop has three overhead doors for vehicles or recreation equipment and could be finished differently making a living room area for the apartment with the glass doors opening out onto the patio area.



CAR BARN

The car barn is located near the home with a finished interior featuring an office for fly tying or hobbies and an area for parking vehicles or specialty items. The vaulted ceilings and custom blue pine interior make the interior of this building really charming.



AIRPLANE HANGAR

The airplane hangar measures 75 feet by 84 feet with 6,300 sf of insulated space with a powder room bath and heated floors. Heating is provided by a propane fired wood burning furnace. The north side of the building has an overhead door and access to a 1,200 sf equipment storage area. The south side of the building features an office, bar, and bath with shower plus hobby area and storage area above. The large airplane door measures most of the width of the west side of the building with a height of 18 ft. This building provides for much more than space for an airplane. Great shop area and more!



OUTBUILDINGS AND HAY BARN

Machine Shed: 1,440 sf

Ice House and Remodeled Garage



Horse Barn: 726 sf

Hay Barn: 1,120 sf



PIVOT IRRIGATION , FENCING, AND RIVER BOTTOM

The ranch has two large Zimmatic pivot irrigation sprinklers. The water is delivered to the pivots via welded underground pipelines and the irrigation sprinklers rotate around the center pivot. This is a highly efficient way of irrigating the hay fields and requires little labor activity. There is a smaller pasture which has underground piping with hydrants where hand line pipes are moved manually. Irrigation practices occur from May through October on the ranch.





The East Fork of the Bitterroot River



ATV Bridge on River bottom



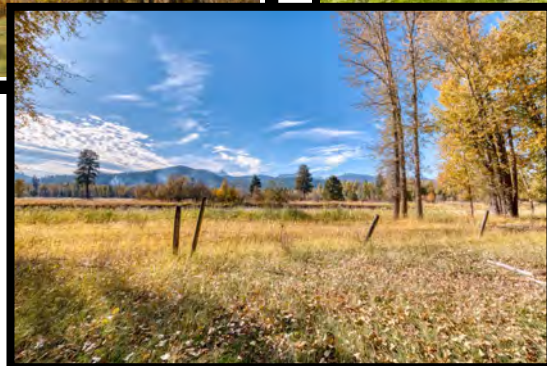
30,000 sf of asphalt paved interior roadways plus stone bridges.

OTHER DETAILS

The headquarters is located in the middle of the ranch with the East Fork of the Bitterroot River on a portion of the west boundary and pastures on the north, east and south boundaries. Two ranch entrances offer access to the ranch. The east gate has an attractive log archway with impressive elk motif iron gate. The southern entrance has two stone pillars and attractive views of the river. The 30,000 sf of interior roads are asphalt paved and the ranch is tidy and well maintained. A spectacular small ranch for the discerning buyer!



WONDERFUL MOUNTAIN VIEWS AND PRIVACY



ACCESS

Access to the property is from the US Hwy 93 - 22 miles south of Hamilton and about 6 miles south of Darby, MT. Highway 93 is a two lane roadway which crosses over Lost Trail Pass to the south at Lost Trail Powder Mountain Ski Area into Idaho. The roadway is not used heavily by Interstate traffic due to the design of the road and its location in southwest Montana. A second roadway is located on the south side of the ranch and is known as the Conner Cut-Off Road. Access to the ranch and all interior roadways on the ranch are asphalt paved.

TAXES

The taxes on the property total \$7,524.55 for all three parcels. Boundaries could be altered within the ranch from the current configuration to another configuration as long as there remain 3 parcels or less. This makes this a perfect choice as a family legacy ranch.

PERSONAL PROPERTY BILL OF SALE

The Homestead River Ranch sale will include all irrigation pivots, irrigation pumps, the irrigation pipe and pipe trailer as well as associated parts. The appliances in the structures are included in the sale. Buyers should inquire about any items which are of interest and not clearly defined to determine if they can be purchased separately on a Bill of Sale.

PRICE—\$3, 625,000

Brokers Comments:

This is a very special and extremely attractive river ranch in one of the most sought after locations in Montana. The owners have improved the property with a fine home and attractive outbuildings and water features. The location offers easy access to services and is well suited for both a year around residence or vacation ranch. What an amazing location with views of snow covered Trapper Peak and the Bitterroot River! Don't miss the opportunity to purchase a property that offers so much at this attractive price.

Thank you for you interest in this fine property. For more information, videos of the Valley and the ranch as well as larger photo gallery, please visit www.bitterrootmt.com.

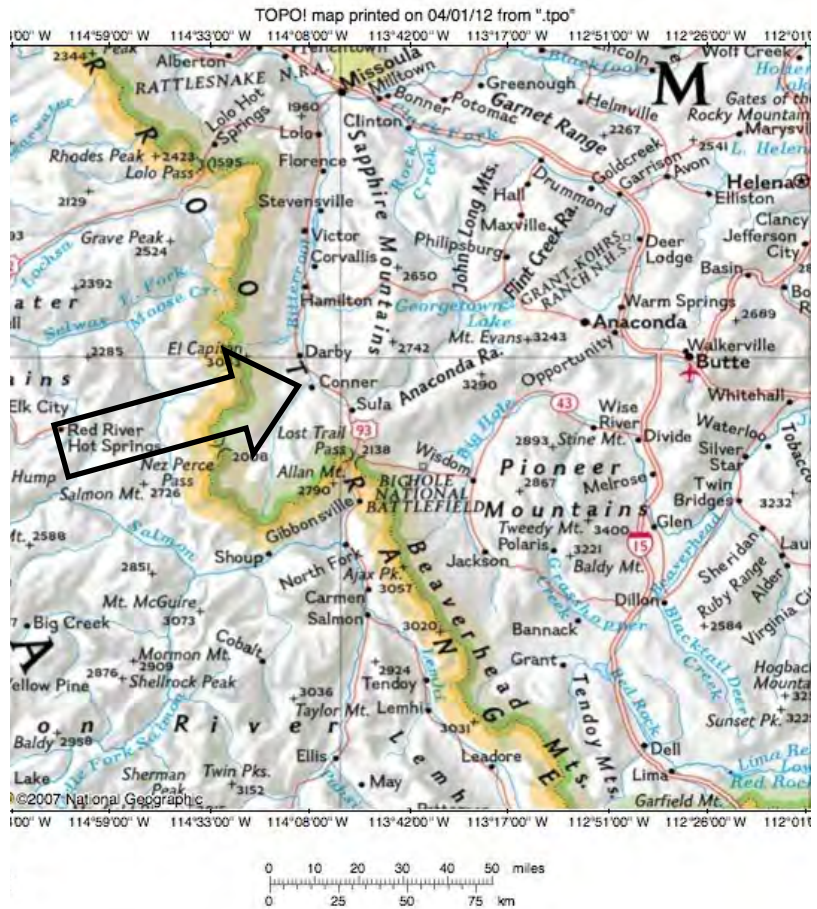
MAPS & VIDEO

Contact the listing agent for more information about this fine property. Videos and brochures can be seen and downloaded on RanchMT.com as well as:

HomesteadRiverRanch.com

DIRECTIONS

South on Highway 93 from Missoula through the town of Hamilton and Darby. Continue on the main highway to the ranch located on the west side of the roadway at the corner of Conner Cut -Off Road and U.S. Highway 93 South. Appointments are required. Call 406.369.4313 for Jan or 406.369.0320 for Rod.

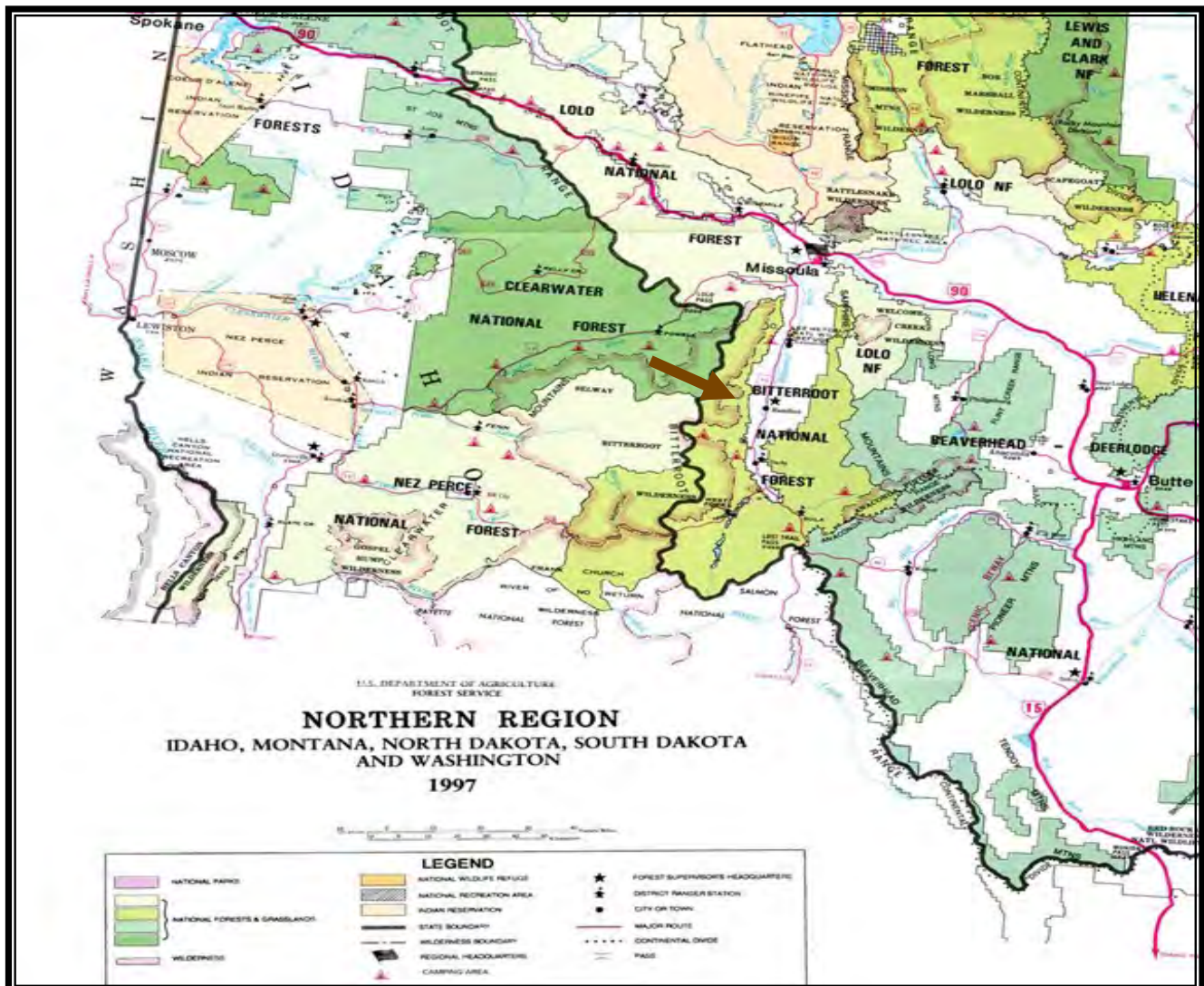


AREA LAND USE FOR HUNTING AND FISHING

The Bitterroot Valley is surrounded by public land and wilderness areas.

The Bitterroot Valley is included in Hunting Districts 240, 250, 270, 261, 262, and 204 for Deer and Elk. Regional maps, regulations, permits and fees may be found online at www.fwp.mt.gov. Land owners must have a valid permit in order to hunt game even on the land that they own. Elk and deer are relatively abundant in the Bitterroot Valley Hunting districts – much of which is public land in National Forest designations. Hunting is a way of life in Montana and many hunters participate as a family event annually.

Fishing is year around in the Bitterroot Valley. The Bitterroot River flows north into the Clark Fork and is part of the Columbia River system. There are many high mountain lakes and streams as well as two large lakes in the area. Some of the best fishing in the west is just a mile down the road .





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