

# MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



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## LOCATION

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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

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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

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The subject property is located approximately 14 miles north of Hamilton, MT. Hamilton is an upscale western community of approximately 6,000 residence. The vital downtown main street speaks to the health of the community with local businesses thriving and 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 as well as other amenities on 2,600 acres. The subject property is located just outside Stevensville, MT. (59870) Stevensville, "Where Montana began", is located in the middle of the Valley and is the first non-native settlement in Montana making it rich with historical sites. There is a main street downtown area with shops and services. Small medical facilities are present. The 1,850 residents of Stevensville enjoy a rural agricultural experience with ranches surrounding the town. Area restaurants are some of the best in the Valley.

## RECREATION

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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. The Sapphire Range to the east side of the Valley also has protected areas with the highest peak in this range being Kent Peak with an elevation of 8,999 feet. The Diamond Rock Ranch is located in the foot hills of the Bitterroot Mountains with stunning views of both ranges.

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, the Bitterroot Valley is your kind of place.

## WATER RESOURCES

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The Diamond Rock Ranch has both domestic wells and water rights. The live water is located on the ranch with Sharrott Creek running west to east through the ranch.

Domestic wells benefit the ranch and serve the main home, guest house, and water hydrants around the property.

The pond is located southwest of the main home and is used by wildlife as well as having a spill-way for overflow.

Water Rights Numbers Are As Follows:

76H 116057 10 gpm Domestic Well (Barn)  
76H 116058 10 gpm groundwater field well  
76H 116056 6 gpm groundwater field well  
76H 83742 14 gpm Domestic Well (Main House)  
76H 15459 Ditch Water Right (shared with others)  
76H 83995 Pond Fish and Wildlife

Water Rights are complicated in Montana. The buyer is advised to have an independent search of these and other water rights, if any, associated with this property.



This area of the Bitterroot Valley is well known for having been a prized area for homesteading by early pioneers. The meadows have good soil and are relatively rock free and are suitable for stock grazing. The land is slightly rolling terrain to level terrain with a moderate climate.

Portions of the ranch have mature Ponderosa pines, cottonwood trees, and aspen. There is a draw along the creek which provides shelter and shade for wildlife and stock alike. The creek runs all year around and the lovely pond stays full for waterfowl and upland birds.

There are two **SEPTIC SYSTEMS** on the ranch. Permit# 4523 Issued to Tom Stellick for a 1,000 gallon tank and designed for a three bedroom home. Permit# 10611 Issued to John Kauffman for a 1,500 gallon tank and designed for a three bedroom barn/guest house. Documentation is available upon request.



## LIVESTOCK

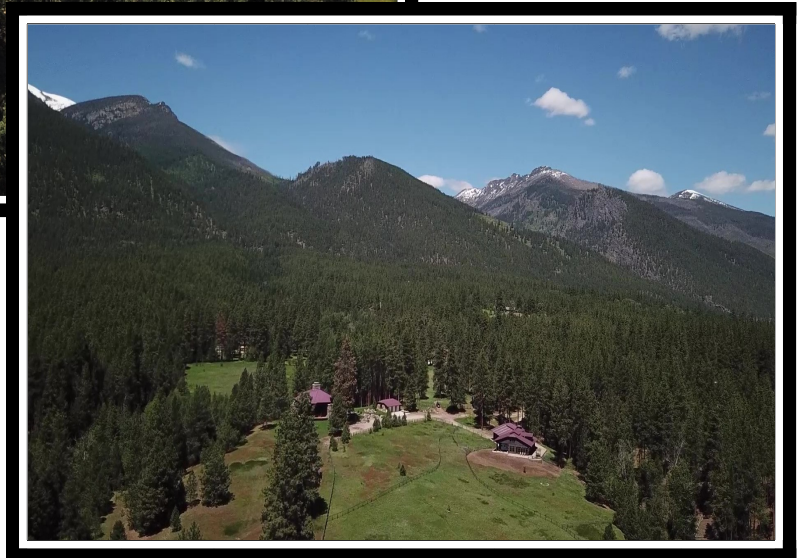
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The ranch has approximately 20 acres of open grass land. The balance of the acreage is pines, fir, cottonwoods, aspen, and creek bottom. The ranch will support cattle or horses depending upon the pasture rotation and additional feed. Areas around the homestead are wood post and wire fencing. The ranch is cross fenced into pastures for horse separation and field management. The land is mostly level to rolling terrain with good sun exposure and shelter from any north wind. There has not been any recent hay production. The sellers have used the pastures for grazing. The ranch has improvements for stock as featured later in this brochure.

## IRRIGATION EQUIPMENT AND HAY PRODUCTION

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The ranch has irrigation pumps and pipes for watering the pasture areas as well as flood irrigation. Ask the agent for a land stewardship summary to determine the irrigation practices of this specific property.



## DESCRIPTION OF LAND

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The Diamond Rock Ranch offers diversity of land type. The middle of the ranch has the main house, barn, and guest house/shop building. The easterly section is open meadows and timbered draws. The west section has a “hidden meadow” with the pond creek and more timbered hills.

Sharrot Creek runs through the land and provides both water for livestock and wildlife. A ditch also runs through the ranch for irrigation purposes.

The timbered areas make the ranch very private and give habitat for deer and elk plus moose and other forest visitors. The trees are stately and mature and tower over the land. Aspen turn in the Fall and provide color and drama. This is truly a beautiful parcel of land.

## ACREAGE

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The Diamond Rock Ranch is legally described as Certificate of Survey #3288 Tract 2 being 20.22 acres and Certificate of Survey 3288 Tract 3 and Part of Tract 1 being 39.864 acres. The small parcel, being only .610 acres is Tiffin Tract #1 Part of Lot 1 and is located near the entrance. All parcels are located in Section 29, Township 9 North, Ranch 20 West. There is no conservation easement on the property, but the ranch would definitely qualify for conservation status with a local land trust. Ask your agent to determine if the benefits of conservation would fit your estate planning.

The multiple tax parcel descriptions will allow for the for the incremental sale of the property upon review by regulations pertaining to the same. Additional homes or ranch building could be added subject to meeting all ground water and environmental review.



## MAP OF DIAMOND ROCK RANCH

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## UTILITIES ON THE RANCH

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Propane gas is delivered to the ranch for heating. There are two propane tanks on the ranch, one is buried and the other is above ground. Bitter Root Disposal Service provides garbage collection. 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 water softener treatment systems for both the main house and the guest house.

There are two septic systems on the ranch. One at the guest house, one at the main house. See Water Resources in this brochure for additional information. See due diligence package for details on wells, septic systems, vendors, and water rights.

## IMPROVEMENTS GENERAL DESCRIPTIONS

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### **Main Residence:**

The main home is handcrafted wood frame home with rock and wood finishes. Total square footage of 6,219 sf according to a past appraisal measurement. There are 4,315 sf on the main floor and 1,903 sf in the upper level. The home has a crawl space with entry off the kitchen in a closet location. Total: 6,218 sf.

**Main Level:** The main level features a front entry with tiled flooring, a powder room, guest bedroom and bath. Also, are the large Great Room and bar area, additional room to be used as a bedroom or media area, kitchen, dining area, pantry and exercise area, laundry, bath, and storage.

**Upstairs:** The upper level features an open area with master bedroom, toilet area, shower, tub nook, and closet space. A floor plan may be a part of this brochure.

### **Construction of Main Home:**

The home was crafted with local stone from the Burnt Fork area of Stevensville. Stone pillars and arches define the design with large windows for the sweeping Valley views. The home has a metal roof and spacious wrap around decks. Windows and doors are of high quality with custom carvings on the truss ends.

Overall, there are 35 plus arches on the ranch main house detached three car garage. The stonework was done by Kelly Fowler, who was widely known throughout the Valley as a master mason. The stone appears to be “dry stacked” but does have mortar in between the stones adding strength and durability.

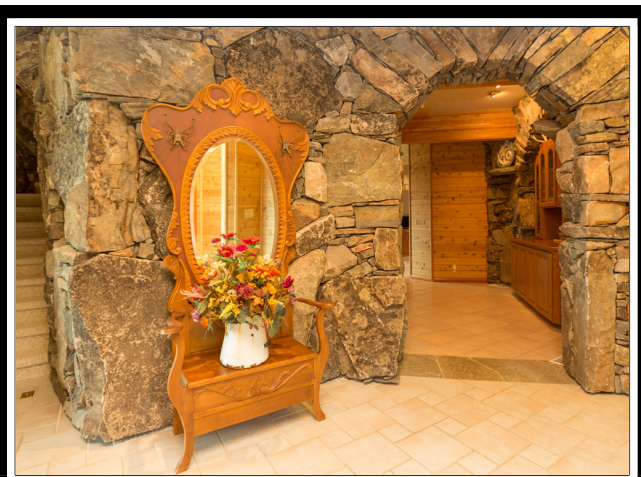




## OWNER'S RESIDENCE DETAILS

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The home has carpeting and tile flooring. Interior wood is cedar and clear redwood with some painted surfaces. The lighting in this home makes it very impressive at night. This home is not dark at all—designed to bring the outside in, the home is a part of the landscape. The heating and cooling systems are well designed for comfort and efficiency.



## OWNER'S RESIDENCE DETAILS

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The design of the home makes it a two bedroom, three bath home. However, the media room could be used as a main floor bedroom in addition to the one that is located near the entryway. The glass in the Great Room faces east for bright and cheery mornings. The overhang of the roof protects the interior from getting too much bright sunshine. The views of the Valley to the east are stunning. Views of the mountains to the west can be seen from the media room, kitchen, and upper master bedroom. Sharrott Creek runs below the deck and provides a melodic background to the experience of this home. The finish work in this home is impressive with crafted details throughout. Come visit and stay awhile to fully appreciate the wonder of this home.



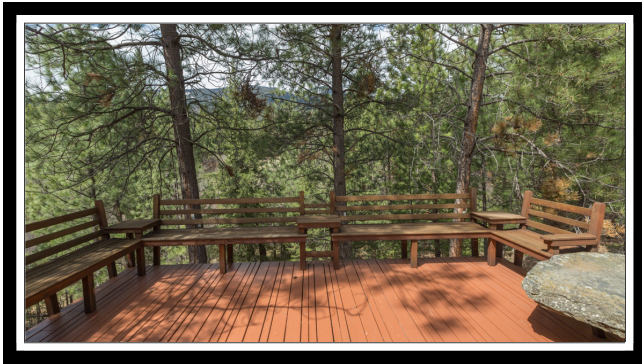
## DETAILS OF OWNER'S RESIDENCE

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The finishes in this home include special attention to the glass in the vanity area in the master bedroom, walk-in slate slab shower, and built in closet space. There are three fireplaces in the home—one in the Great Room, one in the dining room, and one in the master bedroom. All fireplaces are wood burning. The heating and cooling system is propane forced air. Utility costs associated with the ranch are available upon request.

Note: the lower area media room could easily be used as a bedroom with a privacy door.



## TRIPLE CAR GARAGE FOR OWNER'S RESIDENCE

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## GUEST QUARTERS

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The guest quarters are located just a short distance from the main home. A split in the driveway makes it possible for people to come and go at the shop and guest house without disturbing the main house. The guest house is newer in construction and was built by Steve Edens, a well known contractor in the Bitterroot Valley. There are three bedrooms, and two baths in the structure with 1,900 sf.



## GUEST HOUSE/SHOP/BARN

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The guest house/shop features wood flooring, painted walls, timber accents, quality doors and windows, wood ceilings and rich interior surfaces with slate tile. The kitchen is a galley design with stainless appliances and a breakfast bar. The fireplace features stone accents and a large timber mantle. The shop is completely finished with large doors at one end and work spaces. There is also a wine room with climate control and farm doors out to the barn stall area. Guest enjoy a large aggregate patio, wood fired hot tub and great views at the front of the home. There is plenty of room for custom cars, river rafts, hobbies, and horse stuff in the shop and in the storage above the shop area.



## GUEST HOUSE/SHOP/BARN DETAILS

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The guest house has a large upper level with two beautiful bedrooms to compliment the one on the main floor. Total bedrooms ,3. Total baths, 2. The laundry is on the lower level as well as the utility room. Upper bedrooms have rich wood interior trim and custom windows for the wooded and Valley views. The bathrooms are upscale with tile and rustic elegant vanities.

Stalls in the barn portion of this structure can be divided as needed. The space could be used for horses, hay, smaller livestock, or for storage of recreation items. There are many frost free hydrants located on the ranch.

The separate horse barn above the driveway has a central heated foaling area and two large stalls on either side with hay storage above. There is also a small storage area in the front.





## BARN AND SHOP FEATURES

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The Diamond Rock Ranch had a barn which is part of the guest house which is 20 feet wide and 200 feet long. The stalls are pea gravel with automatic stock water systems in place.

The separate barn has hay storage above the foaling portion which is heated and finished space with two large stalls on either side.



## ADDITIONAL PHOTOS OF GUEST HOUSE

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## ACCESS

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Access to the property is from the US Hwy 93 about 20 minutes from Missoula, MT. The secondary road is South Kootenai Creek Road to the entrance onto a private driveway.

The access is year round. Some snowplowing is done by the County on the secondary roads for residents and school bus.

## TAXES

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The taxes on the property total \$11,267.35. The parcel numbers are: 356691,340010,356690. The smallest of the parcels is only .610 and cannot be built on as a living unit. The improvements are located in the middle of the total parcel. Having multiple parcels will allow for a incremental sale to another without full subdivision process. Boundaries could be altered within the ranch from the current configuration to another 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

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The Diamond Rock Ranch purchase will include irrigation equipment, appliances in the structures, and some shelving. Items (tooling machines) in the shop may not be 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—\$1,898,000

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Brokers Comments:

This is a very special and extremely private property with live water and located close to services and ride out options for the back country experience on Montana. What an amazing location! Don't miss the opportunity to purchase a property that offers such privacy without being remote. Enjoy the easy commute to town and to an airport.

Thank you for you interest in this fine property. For more information, videos of the Valley and the ranch as well as larger photo display, but visit the custom website:

[TheDiamondRockRanch.com](http://TheDiamondRockRanch.com)

## MAPS & VIDEO

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

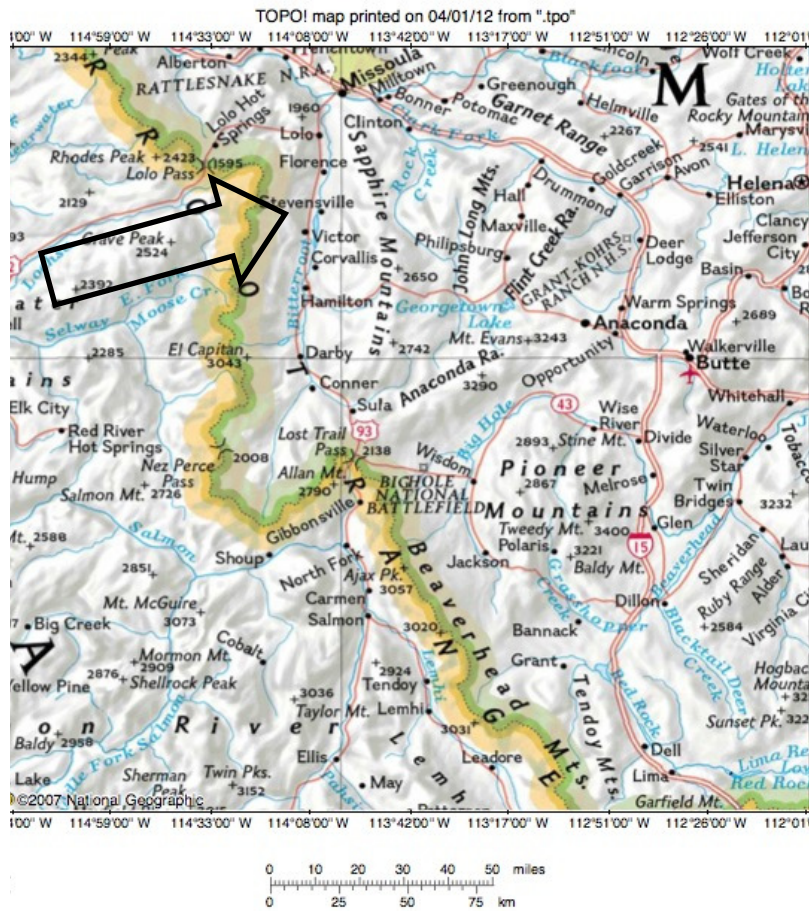
[TheDiamondRockRanch.com](http://TheDiamondRockRanch.com).

## DIRECTIONS

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South on Highway 93 from Missoula to South Kootenai Creek Road. West past the intersection with Sharrot Hill Loop. Entrance to the ranch is shortly thereafter.

303 Address is clearly visible. Gate may be closed. This is not a drive-by property as the improvements cannot be seen from the road. Appointments are required.

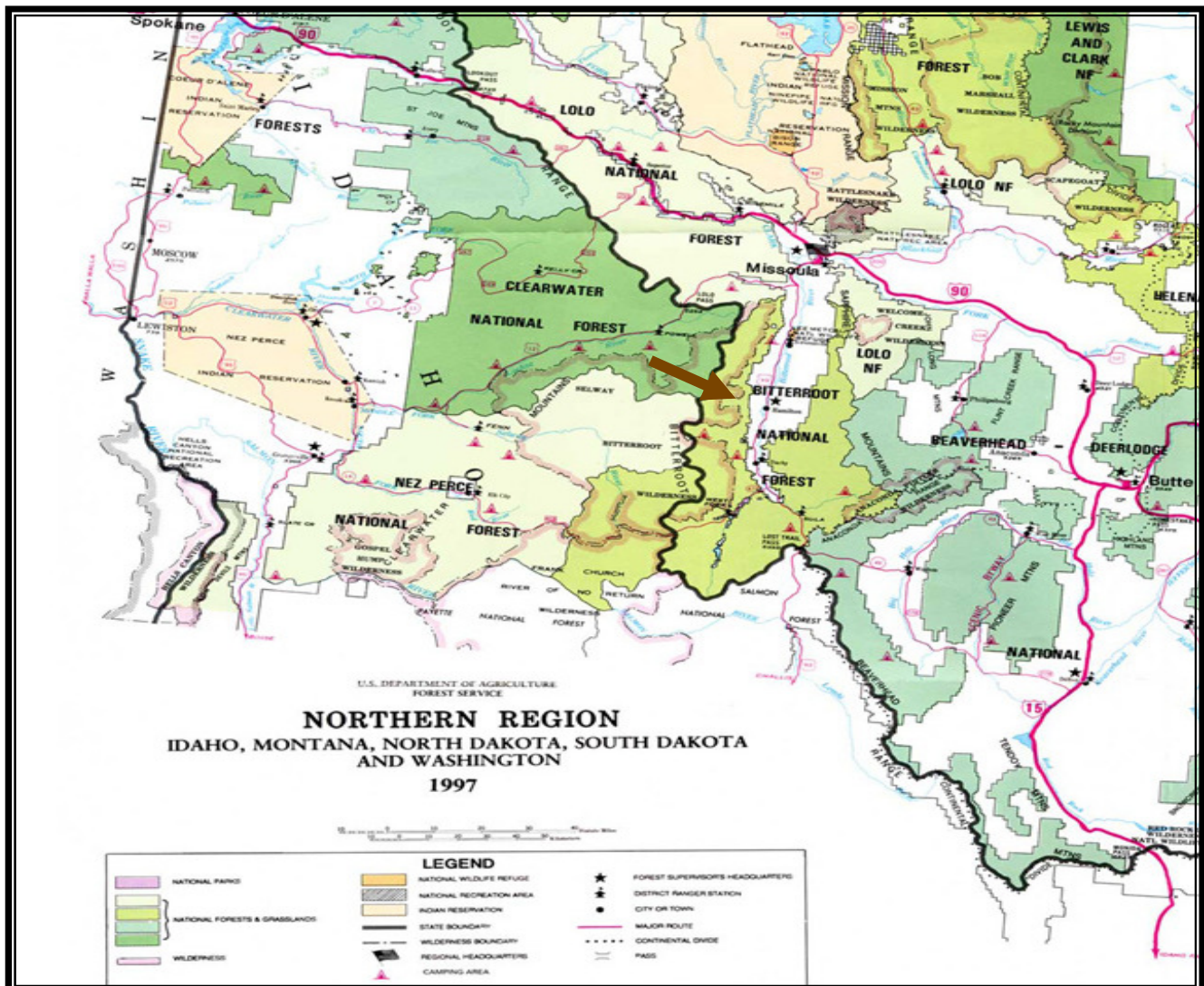


# AREA LAND USE FOR HUNTING AND FISHING

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](http://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 .





**Bitterroot Brown Trout.** Our thanks to the river guide who authorized the use of this photo –taken on the Bitterroot River. Bell Crossing Access and Bass Creek Access are the nearest to The Diamond Rock Ranch.



# BERKSHIRE HATHAWAY

## HomeServices

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