

MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



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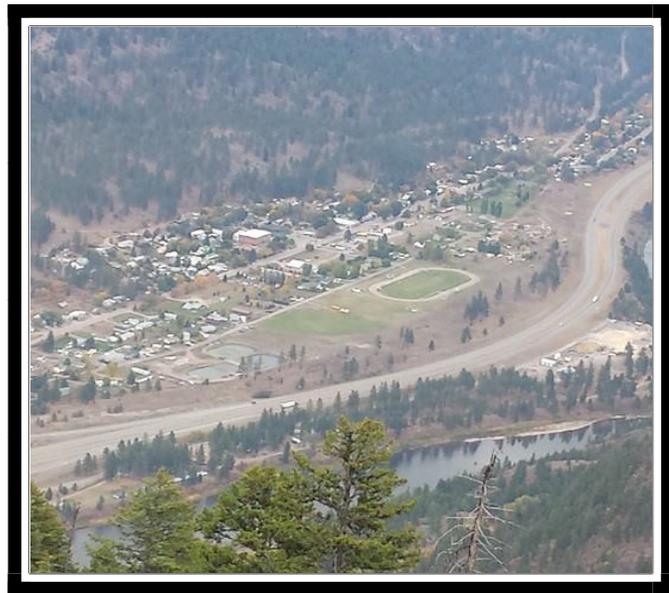
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LOCATION

The ranch is located east of the town of Alberton. The town of Alberton was incorporated in 1920 with cement sidewalks replacing the boardwalks in 1925. Once known as Browntown, after Henry Brown who homesteaded the area in 1891, the town was later renamed Alberton after one of the first settlers in the Valley, Alexander Albert. Home to the Milwaukee Railroad, the town gained electricity in 1929 and telephones in 1954. When the railroad converted from steam to electric power, the town's roadhouse was no longer needed and the railroad jobs dwindled.

A majority of the land in Mineral County was proclaimed National Forest in 1906, the Forest Service became an integral part of the development of the County. Sawmills, Ranger Stations, homes, shops, and bridges supported commerce in the mountain canyons.

Today, Alberton is a small mountain town within an easy drive to Missoula for services and the University of Montana and Missoula International Airport. The surrounding mountains provide recreation in the Lolo and Clearwater Nation Forest and fishing in the Clark Fork River, and famous Kelly Creek.



ELEVATION, PRECIPITATION, CLIMATE

The elevation of Alberton is 3,054 feet. For more information regarding Alberton, visit the website at: http://albertonmontana.com/community_news.htm

COMMUNITY

The town of Alberton has a population of around 450 with a school system of K-12; a Town Council that governs as needed; and an active community with room to grow. Folks who stop to visit -- if only for a few minutes to relax between the towering mountains, along the Clark Fork River, or in the Community park -- find A-town offers a nice break from busier places.

RECREATION

About 20 minutes west of Missoula, the old railroad town of Alberton is best known for stellar **whitewater rafting** on the scenic Alberton Gorge. Alberton draws water lovers from around the region for fly-fishing and water play on the Clark Fork River.

Whitewater rafting is at its best on the Alberton Gorge. From May through September, there's plenty of whitewater and guides are running trips every day in the morning, afternoon and evenings. Tumbleweed, Triple Bridges, and Fang Rapids hold some of the biggest and best whitewater in Montana. Big waves and rollicking fun for everyone.

Clark Fork River frontage is part of the ranch. As the headwaters trickle out of the Anaconda Pintler Mountain Ranges, they merge and meander towards Missoula where the Clark Fork River acquires power and volume from the legendary Blackfoot River and Bitterroot River. Downstream from Missoula the Clark Fork picks up speed as it drops into a series of spectacular canyons carved out by ancient ice-age floods. This sixteen miles of Clark Fork is what's known as the Alberton Gorge. From Sha'ron Access a few miles above town, to the Alberton Gorge below the town of Alberton on 90 west, is really the heart of the Clark Fork, and provides the quintessential Clark Fork experience. Boating and rafting in this stretch is relatively easy, and large pods of **trout** feed greedily on the different dry fly hatches of the year.

Big Game hunting is production in Hunting Districts 201, 203, and 202. **Elk and deer** are seen frequently on the ranch. Bordering U.S. Forest Service adds access to areas surrounding the ranch on the north side.

AGRICULTURAL OVERVIEW

The Alberton area has little irrigated land as most of the land is timbered. The climate is perfect for hay production and grazing. Gardening is also possible with some early to late frosts a consideration.

WATER RESOURCES

The Thompson Alberton Ranch has 10 water right claim numbers of record with the Department of Natural Resources and Conservation. (See Buyer Package)

The earliest priority date is 1892 on a limestone spring at 252 gallons per minute. The ranch is well watered with rights out of the Clark Fork River also.

There is a small concrete lined pond on the ranch below a spring settling box and underground piping from the spring box that feeds the home and the irrigation.

The spring box is in need of replacement and repair. The last replacement was done by the owners of the ranch in 1990. A local professional has inspected the location and a quote for replacement materials and labor can easily be obtained at the time of sale.

Recent inspections of the ranch indicate the need for a ultraviolet sanitation system to smodify the spring water for domestic use. Local water services are available to install the system in the lower level of the home so that domestic water is potable. The sellers have been drinking the water at the ranch for years, but the sellers are aware that systems are available now to improve water quality.

Irrigation for the 75 acre meadows is gravity feed from the spring. All irrigation equipment, pipes, etc are included in the price of the ranch.



LIVESTOCK

The land is suitable for cattle, horses, chickens, sheep, and goats. There are not restrictive covenants which would limit agricultural enterprises. No animals are currently being kept on the land. The pastures will support approximately 40 horses and some cattle, depending upon the grazing practices and the hay production.

The property is fenced and cross fenced. The fencing is well designed for the pastures. The cow barn, old horse barn, and sorting pens are in fair condition, but still serviceable.

IRRIGATION EQUIPMENT

The ranch will be sold with all the irrigation equipment including hand line irrigation pipes, associated fittings, and parts. No irrigation pumps are needed to water the meadows as it is gravity feed from the spring box.



DESCRIPTION OF LAND

The land includes a small amount of acreage on the Clark Fork River. Research indicates that this part of the ranch is located in a designated flood plain and therefore does not have a residential use. The parcel of about 6 acres but can still be used for private river access and recreation. There are open meadows, foothills with timber, high rocky outcroppings, and diversity throughout the ranch.

The home is located on the valley floor in Mineral County. There are barns, a shop, and paved access to the main home complex. There is a small creek, Kurtz Draw, a pond, a gravel source, dense woods, rock outcroppings, and the north part of the ranch borders US Forest Service. Trees include Ponderosa pines, mixed conifer trees, and some cottonwood trees, wildflowers, wild grasses. The ranch underwent a logging operation in 2011 under the Forest Stewardship Incentive Program (SIP). The wooded land is beautiful. Upper portions of the ranch are at an elevation of 4,400 feet. Habitat for wildlife including elk, deer, bear, coyote, fox and many woodland birds.

ACREAGE

The subject property is described in nine (9) parcels for a total of 648.19 acres. The multiple parcel description will allow for the construction of additional homes or for incremental sale of the property, if desired. The tax records indicate four parcels in Mineral County and five parcels in Missoula County. The ranch has never been surveyed. Exact acreage cannot be guaranteed. Many of the parcels are oddly shaped in “strips” resulting from the deeding out of land for roads that bisect the ranch. See the title report for all easements of record. There are no covenants placed on this land and it is not a part of any home owner’s association.

There is a visual reference in the Buyer’s Package with an outline of the ranch. The corners shared with the US Forest Service or Plum Creek timber are more clearly defined. The town of Alberton borders the ranch on a portion of the west portion of the ranch. There is a cell tower surveyed out of the ranch on the west side. There is a memorial plot for the family surveyed near I-90.



IMPROVEMENTS

The ranch was purchased by Thomas and Blanche Thompson in 1903 from Henry Brown and worked until 1929 when he died. Fred Thompson then purchased the ranch from his mother, two sisters, and a brother in 1936. He worked the ranch until he died in 1979. He left the ranch to his daughter, Betty and her husband Robert Leveille and they have lived there since 1990.

The main home is a 1,400 sf home with two bedroom, two baths on a concrete foundation. Recently, the roof was redone. The rooms include a country kitchen, laundry, dining room, living room, two bedrooms, two bathrooms. The back entry has a coat closet and there is an attic up a small stairway central to the home. The home was originally built in 1930, but was completely updated in 1990. The interior of the home wood paneled and sheet rocked. Cabinets are oak throughout. The home is carpeted with vinyl flooring. Windows are updated. There is a furnace for the home as well as a wood stove on a stone hearth in the living room . The lawn area is well cared for with fruit trees, large spruce, and flowering shrubs. The septic system at the home has recently been pumped and found to be working correctly.

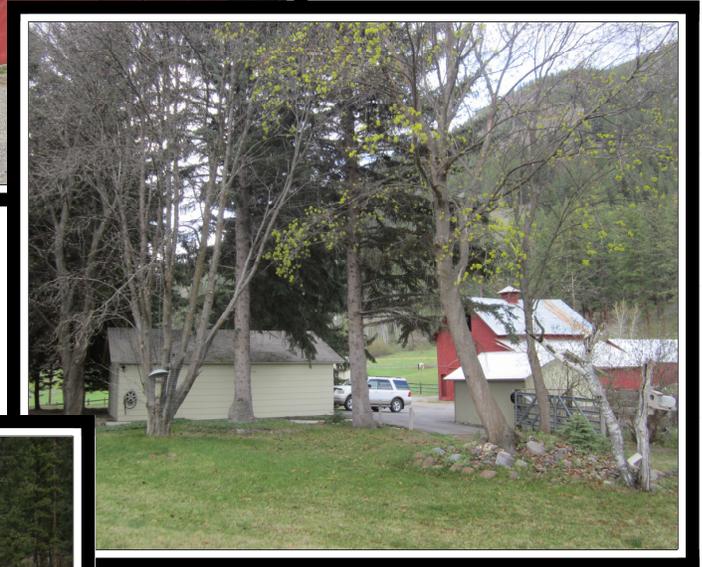
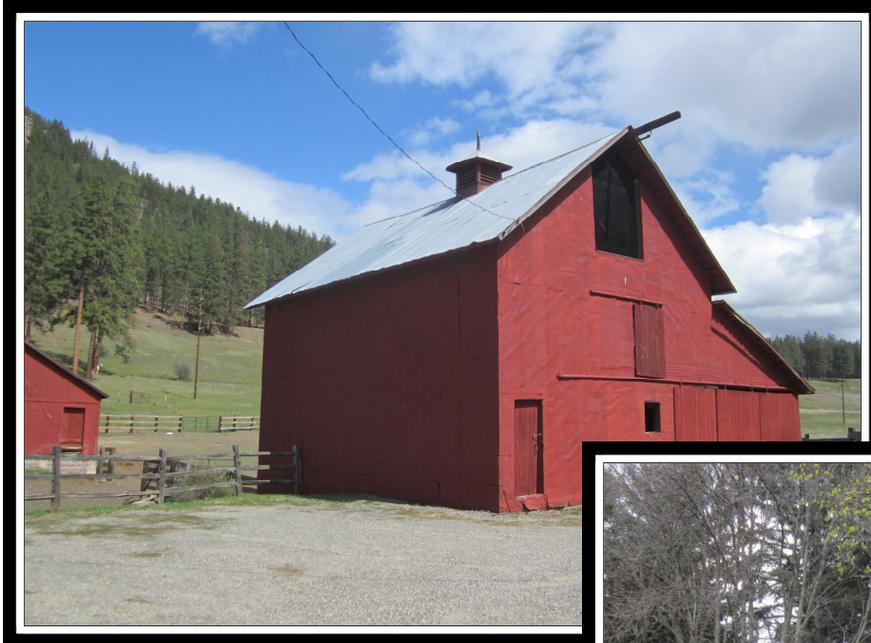
The detached 720 sf double garage services the home. This structure needs to have new roofing. There is a 572 sf detached shop building with work benches that was built in 1992.



IMPROVEMENTS

Horse Barn and Cow Barn

The ranch features older outbuildings dating back to the 1910 and 1940. The buildings provide storage and cover for ranching activities and have been well cared for considering their age. The sellers remember when the ranching operations once provided milk to the town of Alberton. There are corals and sorting pens and frost free water hydrants around the ranch headquarters.





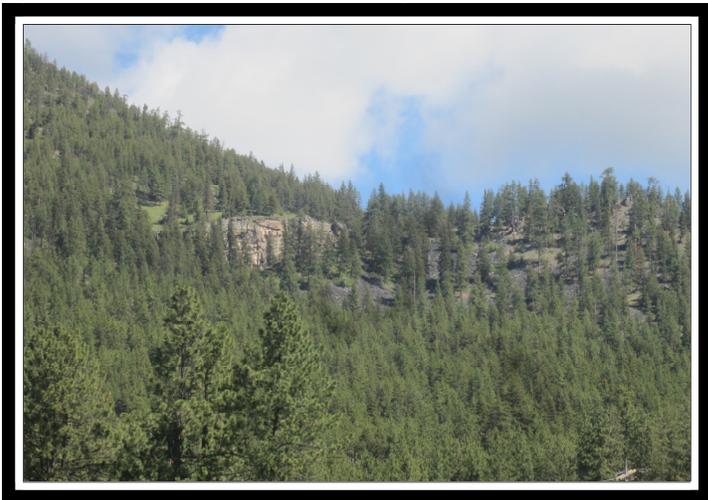
OTHER IMPROVEMENTS

Septic System:

There is a septic system for the home which has been recently pumped. See Invoice for pumping report.

Mineral Rights: No mineral search has been performed on this ranch. It is noteworthy that gold, silver, and natural gas have not been found in sufficient numbers to warrant mineral reservations.

Utilities: The utility costs will be made available to the buyer. The home has not been occupied for some time, but the services have been left on and home checked daily. Power costs of irrigation are zero as the irrigation system is gravity feed.



ACCESS

Access to the property is by way of a paved road off of US Highway 90. The ranch has secondary road access to the meadows and the wooded land as well as old trails and logging roads throughout the interior of the property. ATV travel is recommended on the upper sections of the ranch during inclement weather.

TAXES

There are nine tax bills on this property—one for each legal description. Taxes combined on the entire parcel are approximately \$2,425.60 for both Missoula and Mineral Counties.

MODIFICATION OF ACREAGE

If the buyer wished to change the acreage size of two or more of the nine parcels by boundary line adjustments, there would be lesser review of the process as provided by Montana law.

PRICE—\$1,299,999.00 RECENTLY REDUCED

Brokers Comments:

This ranch represents one of the best values in western Montana. Notice is required for a showing.

Any and all offers are subject to the approval of family members and legal counsel. No lease or income associated with the cell tower is included in this sale. The family memorial documents are available with title research and upon request.

MAPS & VIDEO

Contact Listing Agent for Exact Legal Description:

A video of this listing can be found on YouTube.com and RanchMT.com

DIRECTIONS

Drive west of Missoula on Hwy 90 and take the Alberton exit. Drive west to entrance which is marked as Thompson Ranch with a paved driveway and cedar fencing. Please contact one of the listing agents for a drive in showing.



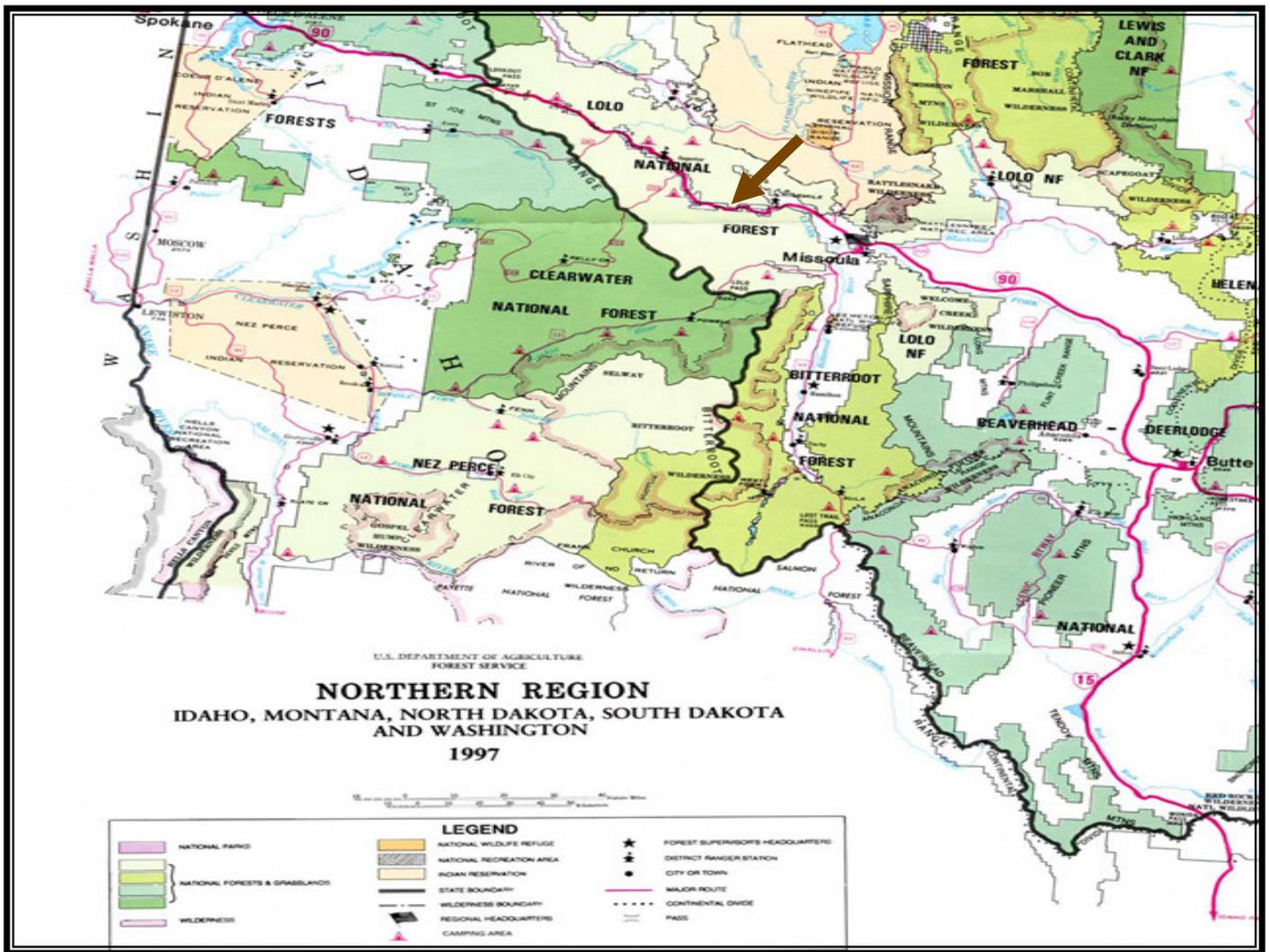
Watch the aerial video on the ranch and meet Betty and Bob Leveille at bitterrootmt.com. Click on Listing Videos.

REGIONAL LAND USE INFORMATION

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

The Ranch is included in Hunting Districts 201 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 region. Hunting is a way of life in Montana and many hunters participate as a family event annually.

Fishing is superb in the region. 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 short walk down the road. A quick glance at this map tells the story clearly how little land is available for private ownership vs National Forest and Wilderness.





The ranch has many wildflowers, water features, and beautiful wooded land. River frontage on the Clark Fork makes rafting and fishing access easy.



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