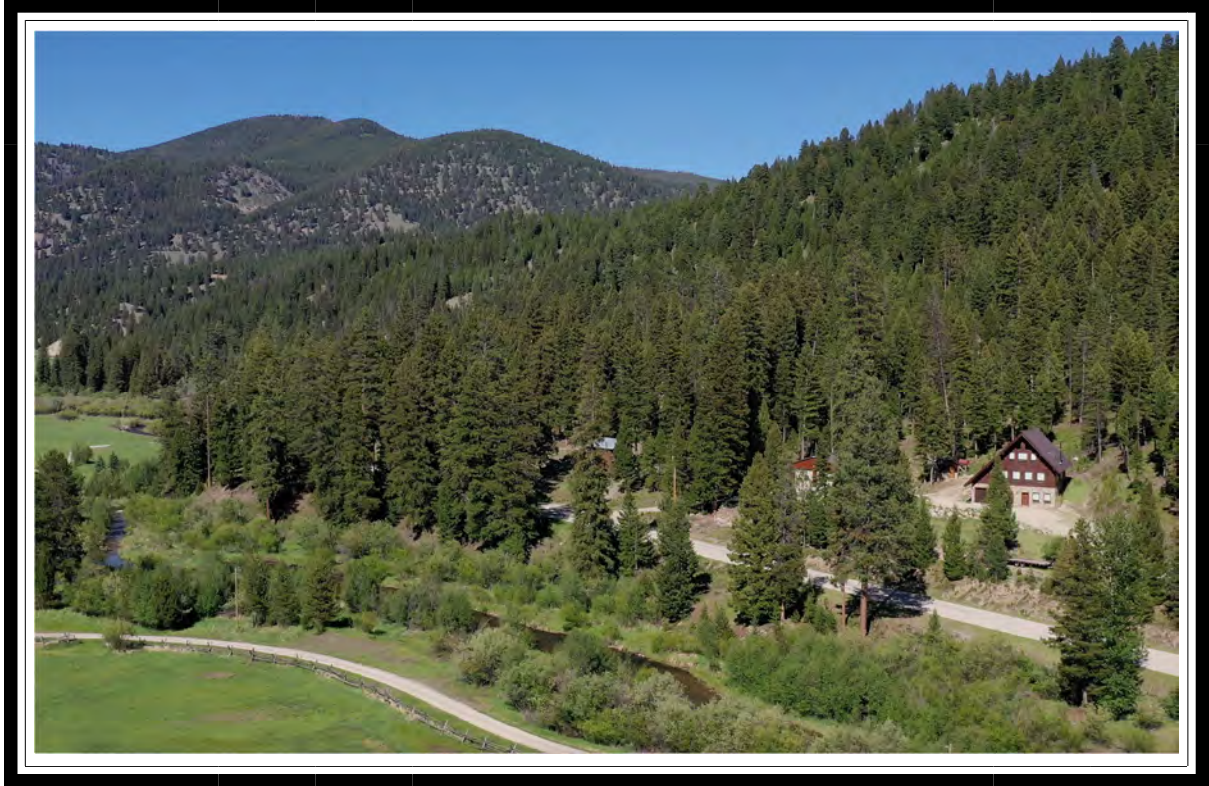


MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



**“Meadow View”
88 Alta Meadow Trail
Darby, MT 59829**

RanchMT.com

Jan King, Broker

**Cell: 406.369.4313
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BERKSHIRE HATHAWAY
HomeServices

Montana Properties

Rod Freeman, Realtor

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**www.bitterrootmt.com
120 S. 5th Street • Hamilton, Montana 59840**

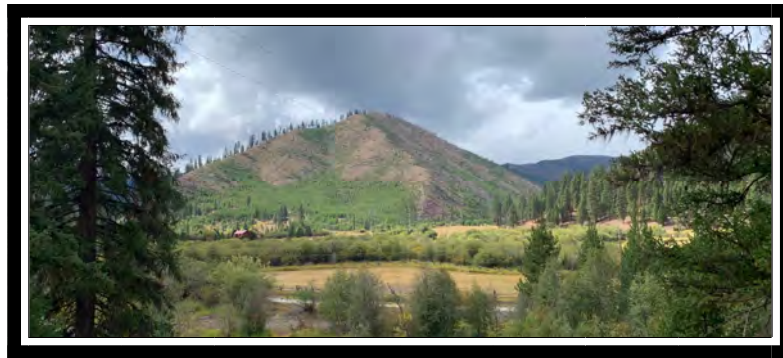
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LOCATION

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 90 miles away. The Bitterroot Valley has 45,000 residents who 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.

“Meadow View” at 88 Alta Meadow Trail Darby is located 5 miles above Painted Rocks Reservoir and offers unparalleled recreational opportunities both summer and winter. Access to the ranch is via a paved, well-maintained, exceptionally scenic road (Hwy 473) along the West Fork of the Bitterroot River.



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. At 5,000 feet, the climate at the subject property is markedly different than the valley below. Abundant wildlife makes it necessary to fence gardens.

COMMUNITY

The subject property is located 32 miles south of Darby, a charming, small community of less than 1,500 people (zip code 59829). Darby has a K-12 school, urgent medical clinic, 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.

Hamilton is just north of Darby and is an upscale western community of approximately 8,000 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.

AREA FEATURES

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 Historic Alta Ranch is located at the furthest tip of the West Fork of the Bitterroot River, making it very close to the Idaho border.

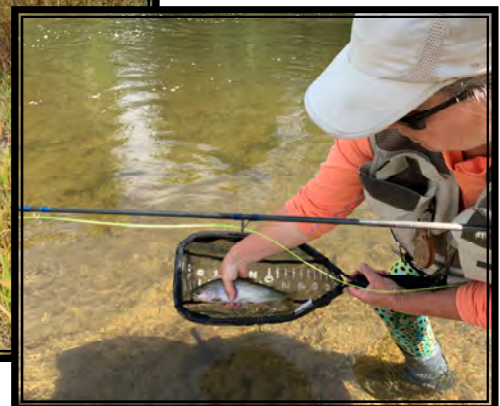
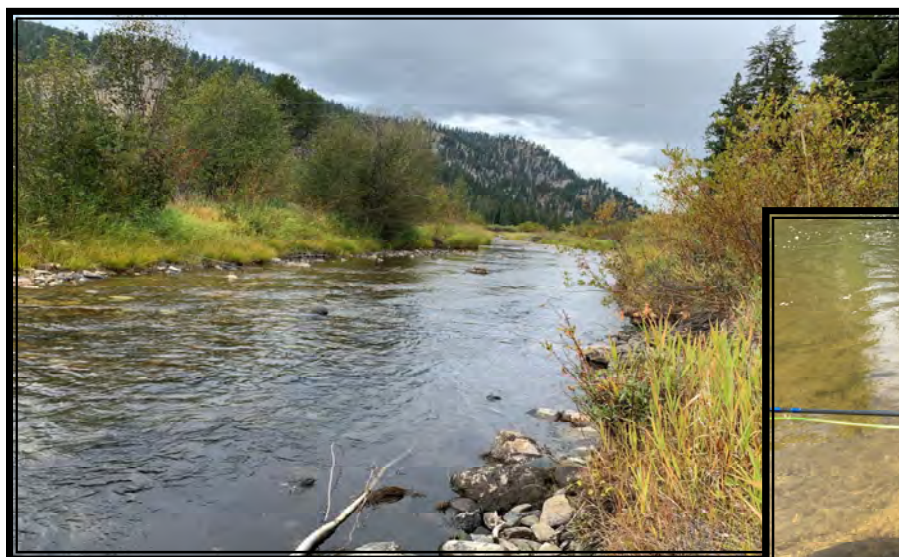
Bitterroot Valley equestrians enjoy easy access to the mountains, rodeos, and training events throughout western Montana. There is a County Rodeo in Hamilton and a larger event in Missoula every year. Darby has a Bull Riding competition and senior events that bring high quality riders for large purses 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

The West Fork of the Bitterroot River runs along the west boundary of the parcel offering excellent fly fishing for wild trout and wildlife habitat. Access to the river is available to all 5 parcels owners as part of the Common Area features. One can wade fishing for miles upstream and downstream from this property.

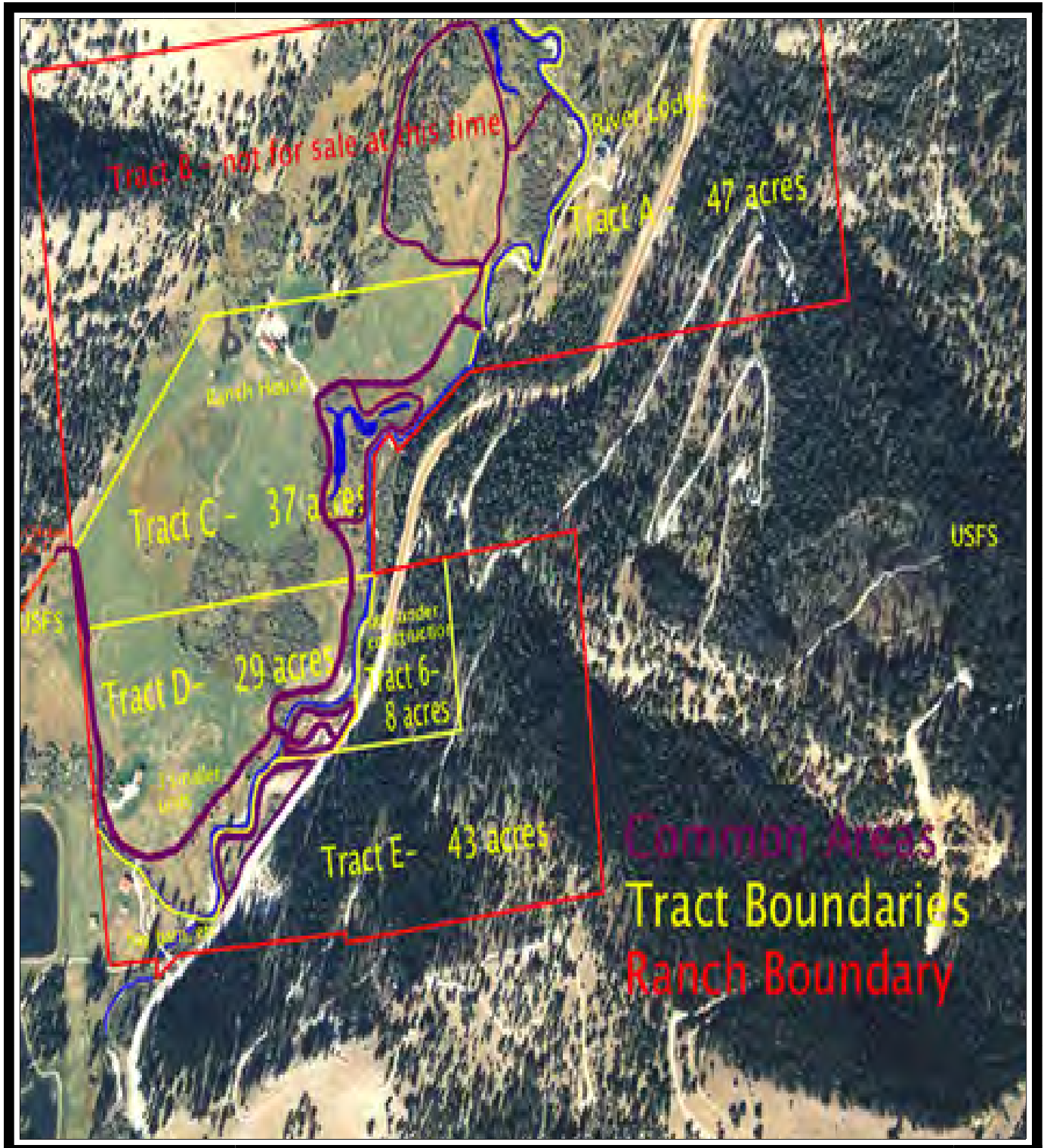
The Alta Meadow Home Owners Association collectively has water rights from nearby Chicken Creek for the benefit of irrigation of the meadows and watershed ponds.

There is a domestic well on the property with a well log documented at the Ground Water Information Center stating that the well was drilled in 2005 at a depth of 51 feet with a yield of 15 gallons per minute. The owner has added frost free hydrants and also has a water filtration system included in the sale of the property. A recent water test found the water suitable and clean.

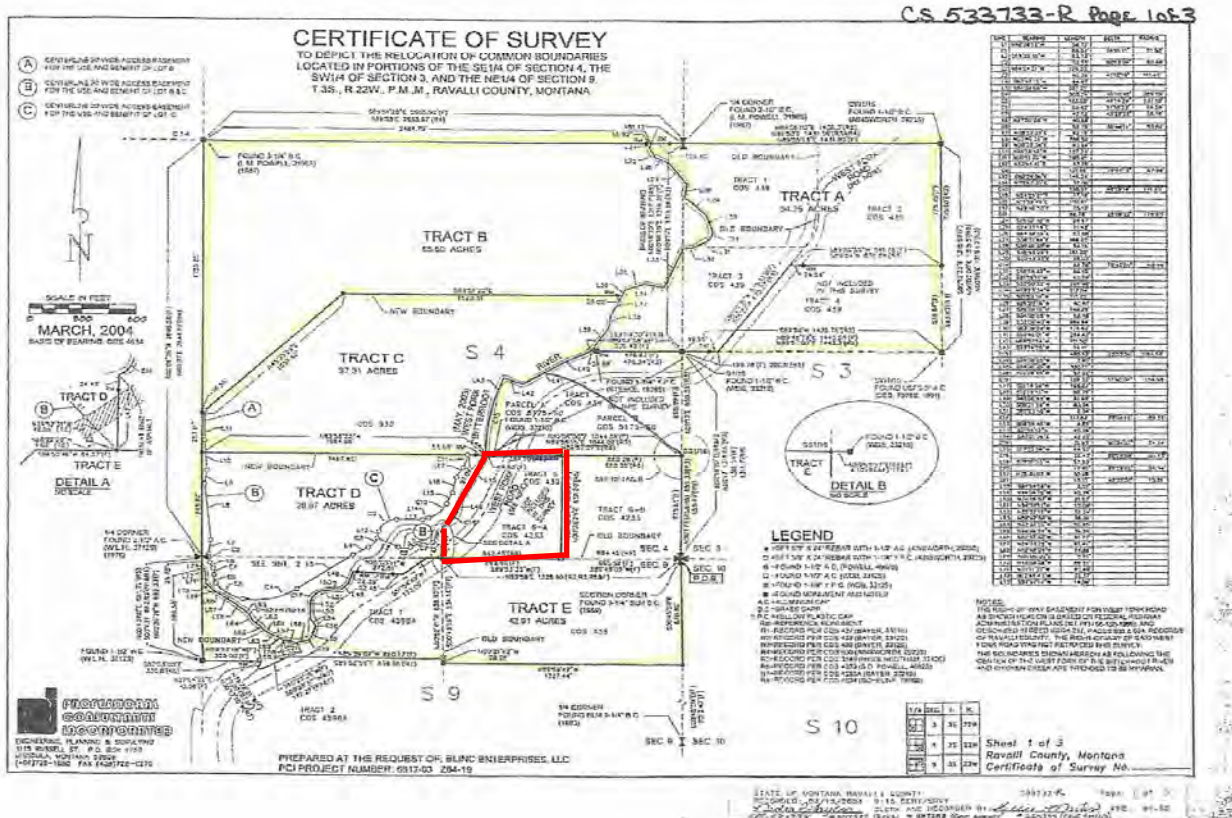


LAND OVERVIEW

Below is a color rendering of the 5 parcels on Alta Meadow Ranch. Some changes have occurred. Refer to recent survey maps for more.



The original ranch was approximately 230 acres. The owner's vision was to share the ranch without interfering with the open space, wildlife, and appeal. The parcels included in the ranch are: Parcel A plus Parcel 4, Parcel B-1 Parcel C, Parcel D, Parcel E, and Parcel 6-A. There are 5 ownership votes for any changes to the restrictions or management of the development. Ask the agent for a copy of the documents.



The owner will be providing title insurance from First Montana Title Company in Hamilton at the time of closing. All the documents relating to the parcel, legal descriptions, covenants, taxes, and easements of record will be provided to prospective buyers for their review and approval.

The parcel for "Meadow View" is located on both sides of the West Fork Road. The West Fork of the Bitterroot River is the west boundary line. The property is described as Parcel 6-A of the Certificate of Survey 533733-R and contains 8.23 acres.



Visual Aid Only
Not to Scale

DESCRIPTION OF LAND– 64.67 ACRES

Parcel B is assigned an address of 77 Alta Meadow Trail Darby, MT 59829. The mail is delivered to the mailbox on the West Fork Road. There is a shared mail facility for the residences of Alta Meadow Ranch. The garbage facility is also located in this area and is bear proof with indoor storage and once a week pickup.

The parcel has river frontage, meadow, and mountain land. The diversity is what makes this parcel so appealing! Parcel B has an amazing view of the surrounding mountains and the meadows.

It is easy to wade fish the entire stretch of the West Fork of the Bitterroot River without ever leaving the ranch. The flow of the river offers long runs and deep pools with many bends and good trout habitat in structures created by large boulders, grassy undercuts, and tree roots.

Surrounding mountains feature Ponderosa pine covered hills with trails for easy access for horseback and ATV travel. Recreation in the Bitterroot Mountains and Selway Bitterroot Wilderness is endless. The parcel shares a boundary with the Bitterroot National Forest on the west side and a portion of the north side.

The parcel shares a bridge over the West Fork of the Bitterroot River with other land owners. Access to Parcel B, D and E require the use of the bridge. The bridge has had moving trucks cross and has steel rails under the decking. Maintenance of the bridge is addressed in the homeowners association documents. The roads that serve Parcel B, C & E are easements through Parcel D. Refer to the Certificate of Survey in the associated documents for more information regarding roadways and boundaries.

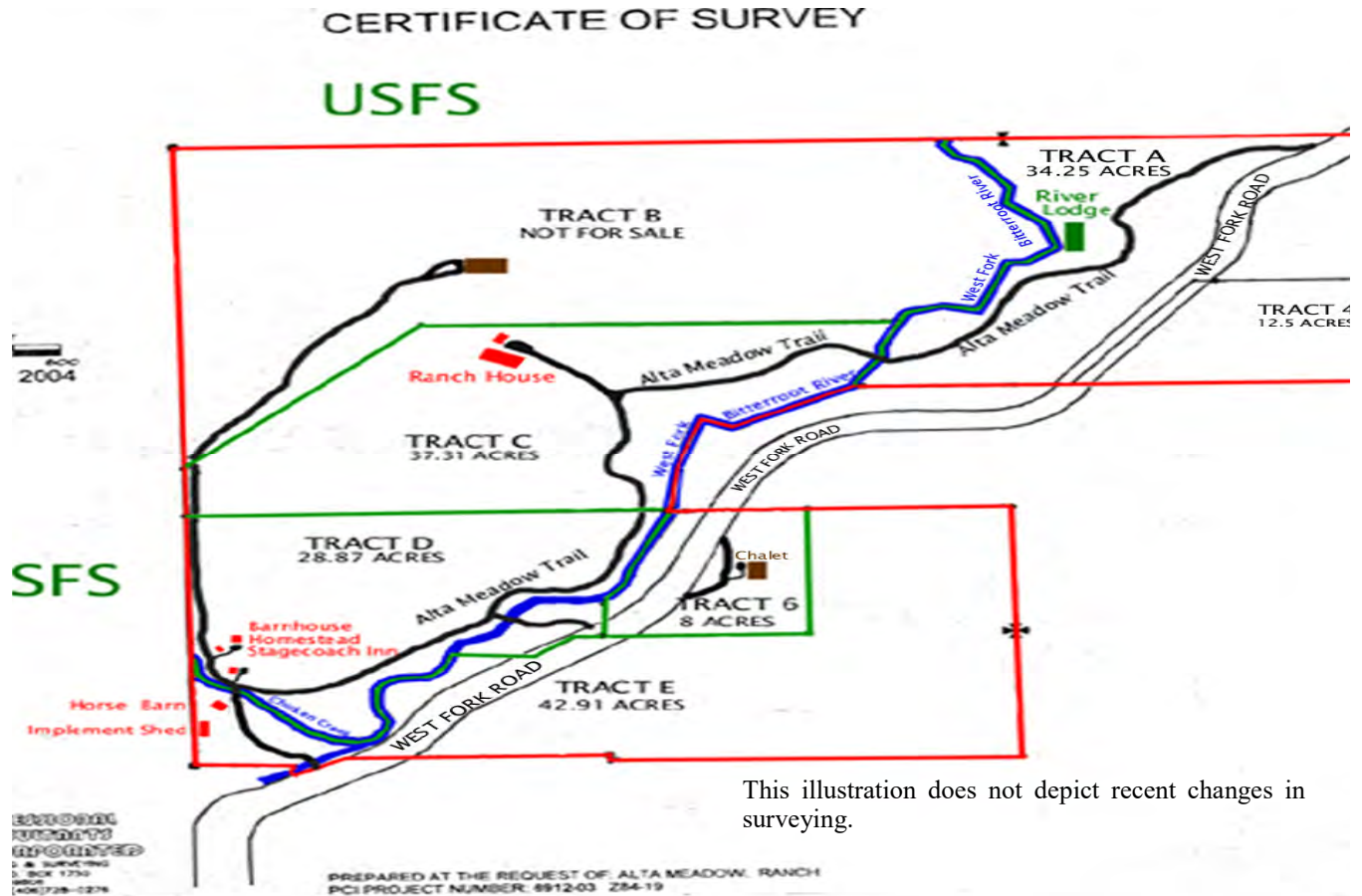
ACREAGE, COVENANTS, HOMEOWNERS ASSOCIATION DUES

The Alta Meadow property consists of 5 ownership parcels. Parcels A, B, C, D, E and Parcel 6. Parcel E, which adjoins Parcel D cannot be used as a residence. This parcel is currently under the same ownership as Parcel C. Ranch equipment is stored in the equipment shed for the use of Common Area maintenance under Association documents. Parcel A has a conservation easement with Five Valleys Land Trust which prohibits further structures. Parcel 4, which is “attached” to Parcel A is not considered as a separate ownership and cannot be further developed.

Therefore, there are a total of 5 voting ownerships in this subdivision of the original ranch. The intent is that the ranch as a whole be protected from further development, noise, traffic, and wildlife interferences. Residents will enjoy the pristine and historic nature of the property for years to come.

Collection of homeowners dues insures the safety of the bridges, the retention of the historic water rights, the weed management in the meadows, wildlife habitat, good all season access and more. It would be very difficult and costly for each parcel owner to maintain what is collectively shared as an association.

COLOR MAP OF THE ALTA MEADOW RANCH



UTILITIES PARCEL 6-A

There is Septic Permit on file with Ravalli County. See Permit No: 13198. Note: This septic system is located on the west side of the home between the driveway parking and the lower roadway. The septic system has recently been pumped and deemed as being in working order. Ask the agent for a copy of permit and pumping invoice.

There are two propane tanks on the property. One for the home and one for the generator.

Land telephone is provided by Blackfoot Communication to all cabins. There is currently cell service at the property through the owner's high speed internet service acting as a booster. Starlink.com is a good resource for new available satellite service which will provide remote internet for TV, Internet, and cell service going forward. Buyers are advised to make their own determination as to their connectivity needs associated with technology. *

Northwestern Energy Company provides electrical service to the area residents.

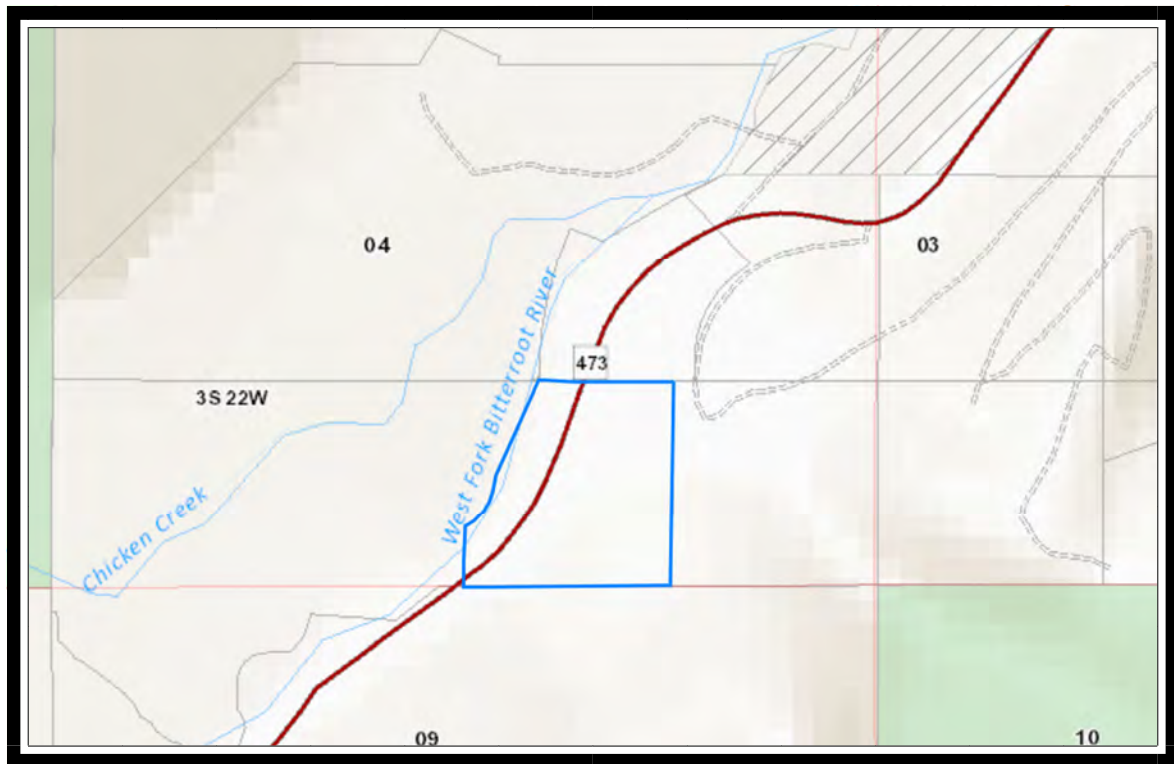
Bitter Root Disposal provides trash pick up weekly. There is a collectively used refuse building located on the north entrance to the ranch to prevent wildlife from getting in trouble with household garbage.

Mail delivery is located at the north end of the ranch on a common mailbox area.

Dish and Direct TV provide satellite services to the area. Internet streaming also available.*

The land includes 300+/- feet of river frontage on the Upper West Fork of the Bitterroot River offering excellent trout fishing. The land borders other privately owned parcels on the remaining three sides. U.S. Forest Service land access is nearby on the east and on the trail system on the common area to the west. Walk right into thousands of acres of land from the front door!

This location offers unmatched recreation opportunities. The surroundings are untouched by development. The home is in excellent condition with recent high end upgrades. Ready for the second owner to enjoy for years to come.





Meadow View



View of Large Shop and Home

OVERVIEW OF IMPROVEMENTS—3,210 SQUARE FEET HOME

Meadow View, aka 88 Alta Meadow Trail was constructed new in 2005 as a custom Montana home with three levels and a single attached garage. The owner has used the home as a secondary vacation residence and taken very good care of the residence with very recent updates as well. Access is on two driveways with attractive gates—one that serves the home and one that serves the large shop.



A view of Mountain House from above reveals that the home is located on a slope with dense woods behind the home and the Upper West Fork of the Bitterroot River below across the roadway. Views of the meadows and Chicken Creek drainage and surrounding mountains are beautiful!

The home seems very private and as access to U.S. Forest Service in various locations in addition to features common to the Alta Meadow Ranch.

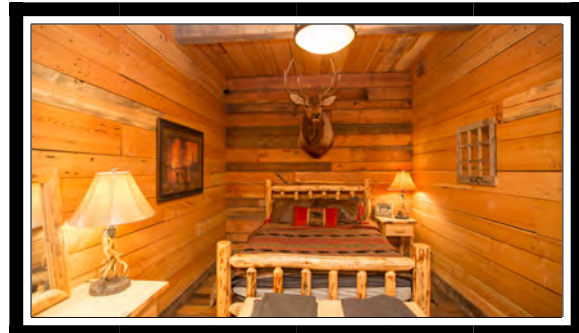
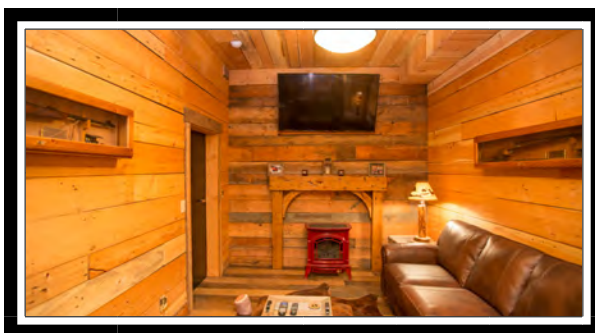
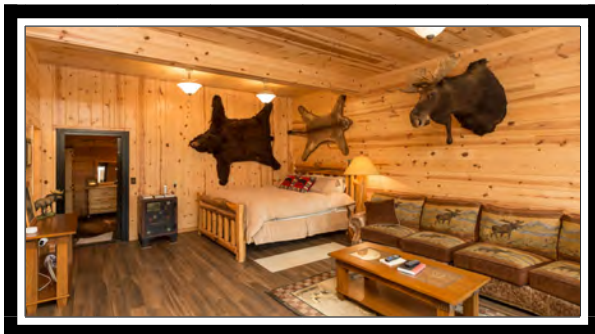
The home was designed to be both western and contemporary. The interior is rich with interior wood, slate flooring, heavy granite and hickory kitchen, and huge windows for the views. The home is being sold furnished. Ask the agent for a list of all the inclusions.

MEADOW VIEW—3 BEDROOMS, 3 BATHS

The 2005 custom home is frame construction with metal roofing and cedar siding. The floor plan offers a large recreation room/bedroom and bath in the lower walk-out level. The main level of the home features a large living room with propane fireplace, laundry area, bath, and open kitchen and dining area. The upper level has two bedrooms and a bath.



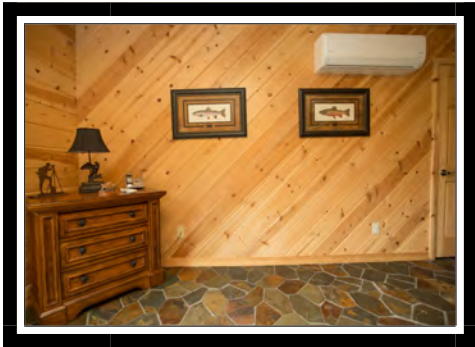
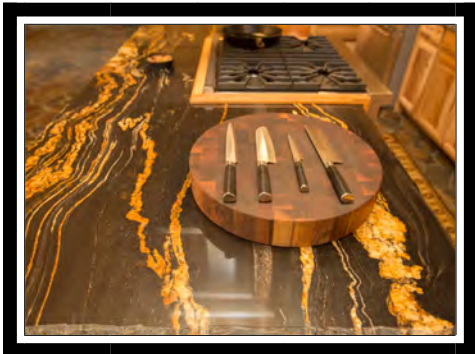
LOWER LEVEL 564 SQUARE FEET 1 BEDROOM 1, 1 BATHROOM



MAIN LEVEL 1,512 SQUARE FEET

The main level of this fine home features an open floor plan with dining area, propane fireplace in the large living room, deluxe kitchen with center cooking island, open dining area, and bull bath with laundry area. The kitchen offers high-end commercial grade appliances, heavy thick granite counter tops, and hickory cabinets. The new flooring is slate rock and very beautiful!

The views of the meadows and mountain canyons are really stunning and the new upgrades make this home feel like luxury living



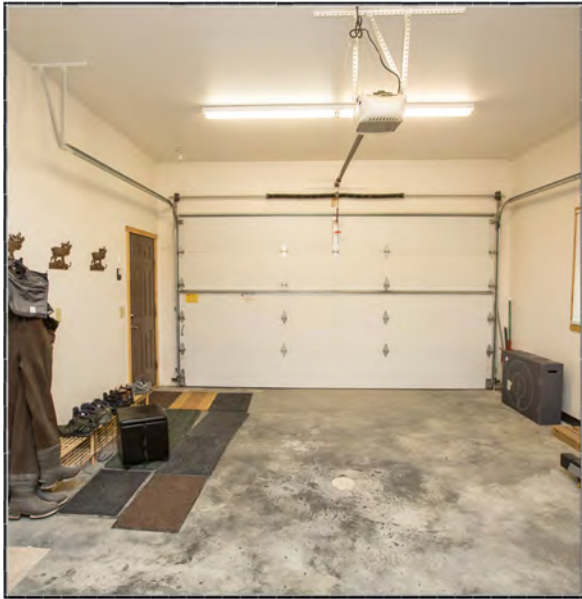
UPPER LEVEL—1,134 SQUARE FEET

The upper level features two bedrooms and a three quarters bathroom. The front bedroom offers the lovely views and the back bedroom features a large balcony with stairway to the back wooded area of the home.

The log stairway and rich interior wood make this seem like a large mountain cabin rich with western details.



ATTACHED GARAGE, SHOP, AND GENERATOR



AMENITIES OF 88 ALTA MEADOW TRAIL

Shop:

30' X 48' + 1,440 sf shop, 16' high. 2 overhead doors, 14' high. Overbuilt for snow load. 29 gauge painted steel skin which has been surrounded by hand stained cedar siding on three sides as well as 3 feet of faux river rock to match the home and generator building. Staining on shop October 2020. Two topcoats of transparent sun protection. Weatherall Product.

Shop is insulated: doors, walls, ceiling. Ceiling is double insulated. MQS is the manufacture of structure. Concrete is 4 inches thick. Three large exterior lights completely light the exterior of the shop. Interior has complete and ample lighting.

There is a barn and a half custom fireplace in the shop that puts out enough heat to raise temperature in building to 75 degrees. 60 amp service electric heater that will also significantly heat the shop in winter. Install was in 2017 and 2019 respectively.

4 live stream ARLO Pro motion detection cameras that store recordings. One interior and three exterior. Shatterguard and MAX complete door reinforcement and deadbolt set up.

Security cameras cover nearly the entire exterior of the property and interior and send live notifications and emails whenever motion is detected.

Generator and Fuel

The generator shed and generator (25K) were added in 2015. Caterpillar top of the line with full maintenance contract since purchase. Mint condition. 350 gallon gasoline storage unit behing generator as added in 2010. Nice to have for vehicles and recreation equipment.

Faucets and Gates

Both gates and cowboy arches were added in 2009 and recently stained. Frost free water hydrants were added in 2020 and provide exterior water year around.

TV and Connectivity

The internet service at the property is very good. Zoom meetings can be accomplished with no problems. VPN use has been successful. STARLINK equipment has been delivered and is included in the sale ready to install updating broadband to the property which will be significantly better than all other options to date.

EXCLUSIONS

No firearms convey with the sale of the home. There are vehicles on site and items in the shop which could be purchased, but are not included in the sale. See the listing agent for more specific information.

House Features

The house heating system is hydronic heating in floor in house, garage, and storage rooms. Constant temperature and efficiency is a plus. Additional wood burning stove in living room plus a propane fireplace in lower bonus room. Home has Air Conditioning in main level living room and both bedrooms. While it is not often hot in Montana in the summer, the A/C units are nice to have and have been maintained. The home is extremely well insulated and comfortable. Utility use will reflect seasonal use as the current owner does not occupy year around. Nest WiFi thermostats plus traditional thermostats regulate heating. They can be controlled by phone app. Local Darby professional installation recently. The system also has WiFi smoke detectors with traditional detectors as well as WiFi security features.

View of whole house generator building located behind home along with fuel tank for ATV's and vehicles for exploring the miles of trails in the area.



South gate with cowboy arch with driveway to home.



North gate with driveway to shop and parking areas for guests.



View of home from the banks of the Upper West Fork of the Bitterroot River across the roadway.

Bring fly rod!

THE COMMON AREA FEATURES AND HOA RESPONSIBILITIES

The subject property is a part of the ALTA MEADOW RANCH. AMR is governed by a home owners association. The ranch functions best when key elements of infrastructure are in working order, and since all property owners benefit from the proper functioning of this infrastructure, the responsibility is a shared one.

A reserve fund will be established for emergency expenditures, a possibility not entirely unexpected in a land heavily influenced by natural forces. Special assessments may at times be necessary.

New HOA documents and Restated Covenants have been approved in 2021. Each of the 5 land owners receive 1 vote each. Any changes must be approved by a majority vote of the 5 owners.

Upon joining the HOA new members will contribute a deposit to establish an operating account and reserve fund. Dues are collected from each owner as repairs and maintenance require. Buyers should anticipate paying approximately \$200 monthly for their share of the dues.

Monies in the HOA account will be used for repairs and maintenance of those areas of the ranch designated for common use or having common interest and are listed below.

1. Roads (repairs and snow removal)
2. Bridges (excluding the bridges to Tract E)
3. River and creek banks
4. Common area trails
5. Ponds in common areas
6. Trees in common areas
7. Mail facility
8. Refuse collection structure
9. Weed abatement on common and private areas
10. Fire retardant measures (removal of down timber & dead limbs) in common ar eas
11. Payment of refuse collection fees and accounting fees
12. Ownership and management of water rights and maintenance of irrigation system

Since snow removal will depend on the amount of snowfall, the time necessary to remove it will be the basis on which charges are calculated. Alta Meadow Ranch Inc. will provide the snow removal equipment and personnel, and will bill the HOA for this service. The cost per hour will reflect standard charges for the equipment and operator. The HOA will be billed separately for snow removal from common areas. Charges to individual owners will reflect the time required to remove snow from their roads and driveways.

Alta Meadow Ranch, Inc. also has equipment to perform minor road repairs. For more substantial repairs and maintenance of roads, as well as repairs of stream banks and irrigation system, the HOA will employ a construction company with heavier equipment.

COMMON AREAS

It should be noted that the term "common area" does not reflect ownership of these areas by the Alta Meadow Ranch Home Owners Association, but rather easements granted by each owner for common usage. Areas for common use have been established to reflect the interdependent nature of the different tracts on the ranch. Each tract contributes to the pool of common areas based on its location and topography, benefiting all owners with very little, if any, infringement on privacy. It is with this type of arrangement that each tract's value is enhanced, as is the convenience and enjoyment afforded individual owners. The roads designated for common use are for pedestrian and equestrian traffic only, with the exception of the short distance to the refuse collection structure and mail facility on Tract A, which may be approached in vehicles. Vehicle easements are in place for Tracts B & C to use Alta Meadow Trail to reach West Fork Road via the main entry way bridge on Tract D.

On **Tract A** the northernmost portion of Alta Meadow Trail (as it exits from West Fork Road) has been designated by the Postal Service and Bitterroot Sanitation as sites for delivery of mail and collection of refuse respectively. To minimize the impact on that entryway, the structures have been constructed in a manner compatible with ranch architecture and unobtrusively located. A sturdy collection structure well away from the residences is also a safety feature because of the occasional bear in search of an easy meal. The bridge between Tracts A and C as well as that portion of Alta Meadow Trail on Tract A would be used for vehicular traffic on a temporary basis **only** if the main entryway bridge on Tract D were unusable.

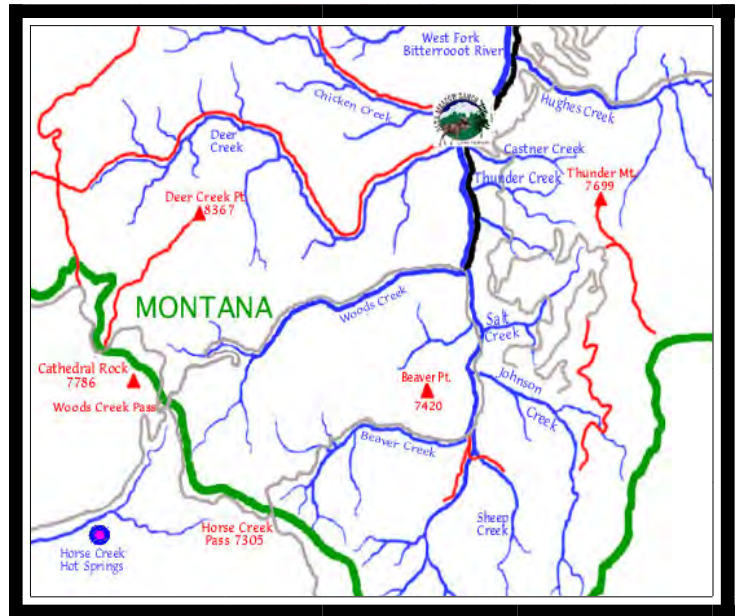
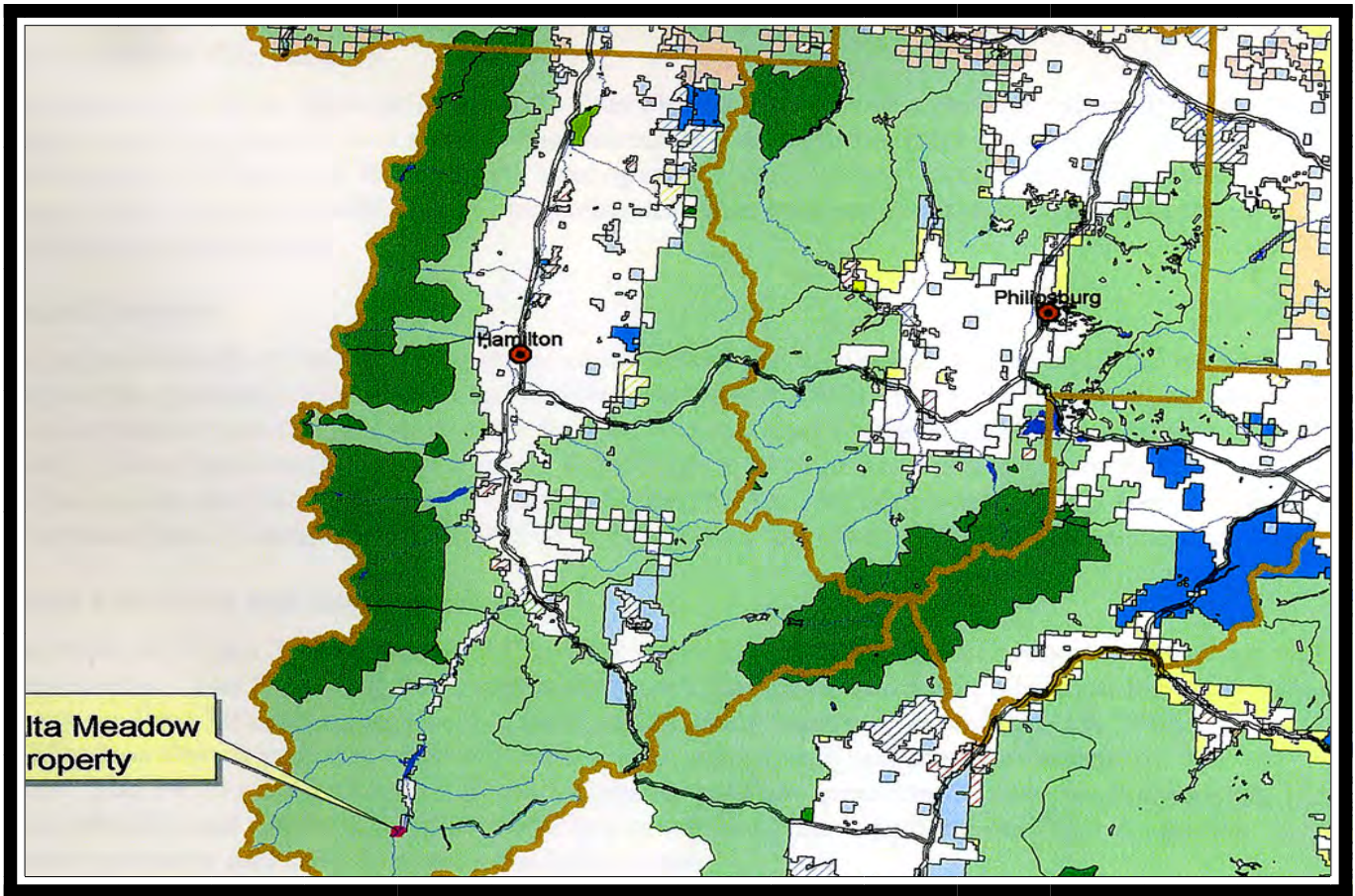
Tract B contributes a hiking trail system through the meadow to a natural pond, at times the home of beavers. Along the way is a spur to a river access point. The trail progresses into a beautiful forest glade with a camouflaged observation deck. From there it winds through the property forming a loop back to Alta Meadow Trail (the road). This trail is for pedestrian traffic only.

Tract C has four ponds, two of which are well away from the Ranch House and partially hidden by willows. The latter two ponds are considered common areas and will be stocked by the association. That portion of Alta Meadow Trail running through Tract C is also a common area for pedestrian and equestrian traffic. The access spur to the trail system on Tract B is limited to pedestrian use.

All of Alta Meadow Trail on **Tract D** is common area, providing pedestrian and equestrian access for Tracts A, E and 6 to forest service land and a hiking loop for Tracts B & C. Also the eastern portion of **Tract D** between West Fork Road and the West Fork of the Bitterroot River is designated for common use, providing access to a flood plain on the eastern side of the river. It is an excellent fishing spot.

Tract E contributes an area of flood plain between West Fork Road and the West Fork of the Bitterroot River. This land is immediately southwest of a similar area on Tract D. A faint trail traverses this area along the river, leading to more great fishing access. In addition, Tract E contributes a portion of the large (3,000 SF) implement shed for storage of implements used to maintain and repair infrastructure designated for common use. **Tract 6** has less acreage with no common area other than the common river frontage. As it has an excellent view of the meadow, "Meadow View" is uniquely situated to serve as the "neighborhood watch" for the other tracts.

AREA RECREATION OPPORTUNITIES



NEARBY PAINTED ROCKS LAKE

The property is only few miles away from Painted Rocks Lake. This large freshwater reservoir offers endless fishing, boating, and recreation opportunities. The Upper West Fork and Main West Fork offer world-class trout fishing for waders and floaters alike. Book a guide for a day or discover it one cast at a time. The Big Sky experience is available right from the ranch!



HUNTING DISTRICT 250 ELK DRAW TAG WHITETAIL GENERAL TAG



Out of state residents may have further requirements for obtaining hunting permits. Ownership of land in Montana may not qualify the owner for residency status. Consult the Fish Wildlife and Parks website for Montana for more.

ACCESS

Access to the property is from the US Hwy 93 about 2 hours from Missoula, MT. The travel from the airport is on Hwy 93 and then on the West Fork Road, which is a two lane Secondary Highway. Year around maintenance to the ranch is provided by Highway and Ravalli County Road Department.

TAXES & INSURANCE

The taxes on the property total \$4,250.28 for 2020. The parcel number associated with the property is: 1055400. Ask the agent for more information.

PERSONAL PROPERTY BILL OF SALE

All appliances, generator, and furnishings are included in the sale. See separate inclusion list to be provided at the time of the showing. For purposes of financing, where personal property is not considered to be real property, the value of the Bill of Sale items will be determined according to lender requirements and mutual agreement by the seller and the buyer.

PRICE—\$1,550,000

Broker Comments:

This property is special! It is the last privately owned parcel in Montana before travelers reach the state of Idaho in the upper West Fork of the Bitterroot Valley. A land ownership of this type only comes available once in a lifetime—truly a legacy purchase for a family to be enjoyed for years to come. The restrictions and shared responsibility of the ownership insures that the area properties will always be open and beautiful and quiet and peaceful. Many a Montana ranch has been ruined forever due to the lack of protection.

The ideal location of the property in proximity to one of the largest reservoirs in the area is also amazing. Boating, kayaking, swimming, etc. is so close by. Be in the middle of thousands of acres of recreation.

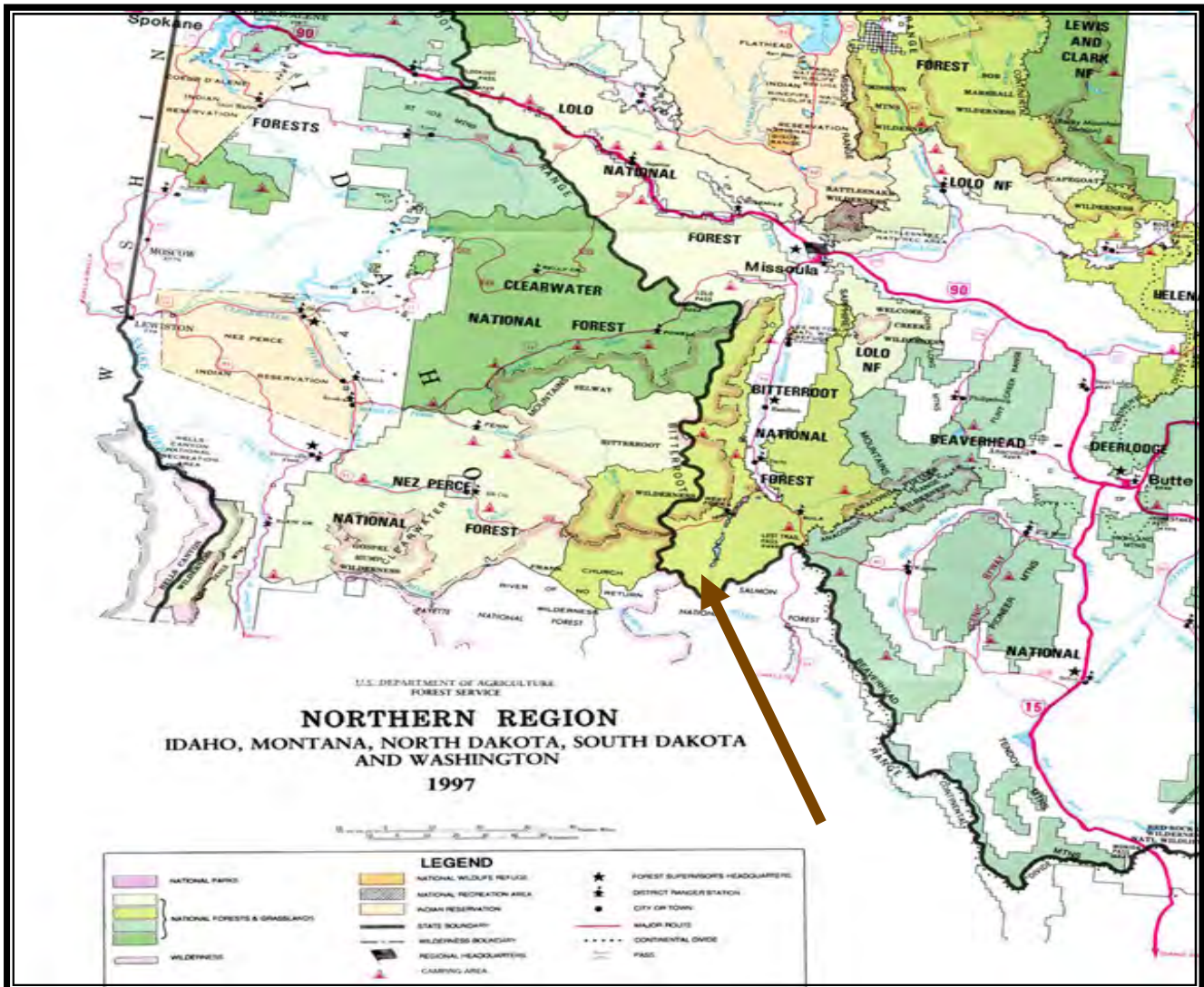
“We are proud to present this property for sale.” Jan and Rod

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 .



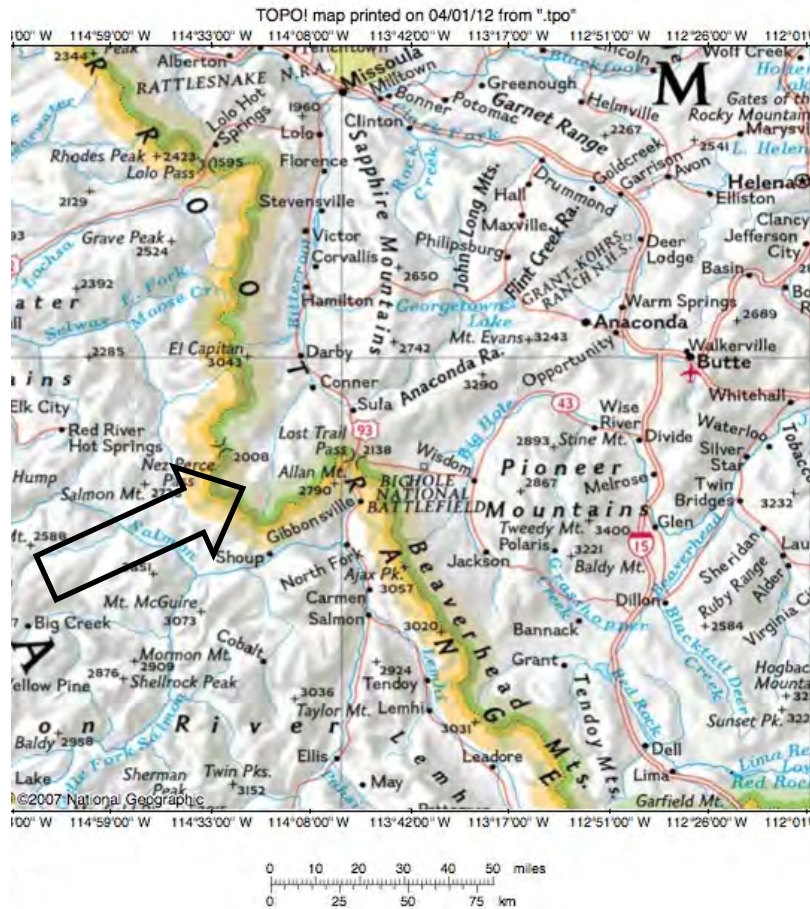
MAPS & VIDEO

Contact the listing agent for more information about this fine property. Videos and brochures can be seen on RanchMT.com or www.MountainHouseMontana.com

DIRECTIONS

South on Highway 93 from Missoula. Continue through Hamilton south to the West Fork Road. Continue south around Painted Rock Lake to the property address on the right past Little Fork Ranch to the second Alta Meadow entrance sign. Locked gate. Appointments 48 hours in advance with listing agents are required.

Call 406.369.4313. for Jan or 406.369.0320 for Rod.





**Rod Freeman and Jan King
welcome the opportunity to
show you the beautiful West
Fork of the Bitterroot Valley.**

WE KNOW MONTANA!



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Montana Properties

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