

MONTANA RANCH PROPERTIES

AGRICULTURE | CONSERVATION | LAND | SPORTING



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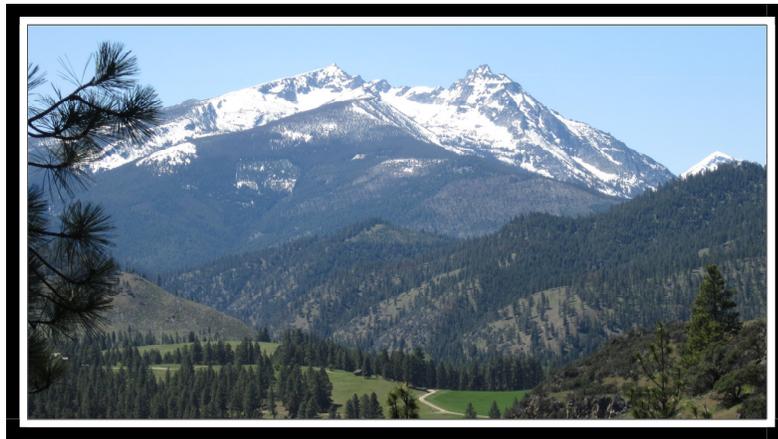
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LOCATION

The Bitterroot Valley is located in southwestern Montana, south of Missoula. The area is that part of the western boundary of Montana that 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 valley with a freestone trout river running north through the middle of it. 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 southeast of Stevensville, MT in Ravalli County. (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. The school system is K – 12 and the area has a public swimming facility and parks, river rafting, fishing, a historic museum, playhouse, the Creamery Picnic and other festivals and arts.

RECREATION

Recreation includes hundreds of miles of trails for hiking and horseback riding, fishing in trout streams, boating and hunting. Bicycling is popular thanks to a new trail paralleling Highway 93 between Lolo 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.

AGRICULTURAL OVERVIEW

The history of agriculture in the Bitterroot Valley dates back to the mid to late 1800's where the production of apples was a budding industry. After the completion of the Big Ditch in 1910 using water stored in Lake Como south of Hamilton, thousands of acres were planted with apple trees to be harvested and sold by the boxcar loads. Killing frosts three years in a row in 1922, 1923, & 1924 ended the Apple Boom forever.

Many orchards still exist today, but the primary crop in the Bitterroot Valley is grass and alfalfa hay. Land owners still benefit from the ambitious and marvelously engineered Bitter Root Irrigation District project providing affordable water through valuable d shares in the BRID.

Other sources of irrigation water include the many creeks in the Valley. Snowpack and the hierarchy of historical use determine the quality and quantity of water availability. Generally speaking, the Bitterroot Valley remains green and lush even in the driest of agricultural seasons as the land is not solely dependent upon rainfall.

WATER RESOURCES

There is a small creek on the northern portion of the property named Willoughby Creek. The water is from snowpack in the mountains in to the east and it has run above ground through the property even in dry years providing stock water and habitat for wildlife.

Below the main home is a large pond providing for habitat for wildlife and is part of the ground source heating system for the home.

There are three wells on the property filed with the Department of Natural Resources. The yields are 10 gallons per minute, 6 gallons per minute, and 5 gallons per minute. The domestic wells are used for the homes and the barn and not for irrigation purposes. There is a fourth well on the 14.75 acre parcel which is not documented as to depth and gallons per minute. The wells serve the barn, the guest house and shop, and the main home.

This property has shares of water with the Bitterroot Irrigation District. Share costs are collected in the property taxes and amount to approximately \$1,200.00 per year. The 14.75 acre parcel does not have water rights but enjoys the seepage provided from The Big Ditch which runs along the boundary of the parcel keeping the pasture land very green and productive during the summer months. There is an old well on the 14.75 acres which is not documented but did serve the home which has been removed. More information would be required to verify depth and production.

There are two electric pumps on the property to disperse the ditch water on the land. All irrigation equipment will convey with the property in a separate Bill of Sale at the time of purchase and is included in the purchase price.



LIVESTOCK

The subject 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 12 horses and some cattle, depending upon the grazing practices and the hay production.

The property is fenced and cross fenced. Some of the fencing is welded pipe and steel cable fencing beneficial for horses. The balance is wood and metal posts with woven or barbed wire. The fencing is well designed for the pastures .

IRRIGATION EQUIPMENT

The ranch will be sold with all the irrigation equipment including the 15 H.P. and 7 H.P. pumps, approximately 45 sections of 40' hand line irrigation pipes, associated fittings, and parts.

There are ground risers in the field as well as pop up in-ground sprinklers. The electricity is not currently turned on to the pumps. Service with Ravalli Electric Coop is metered separately from the residences and support buildings.



DESCRIPTION OF LAND

The land is level to slightly sloping and in a foothills setting at the base of the Sapphire Mountains. The main home is located near the west line of the property. The guest house and shops are located north of the main home with the hay barn and horse barn located to east. The creek bottom has scattered cottonwood trees and evergreen trees and offers habitat for wildlife and shelter for cattle and horses.

ACREAGE

The subject property is described in three parcels for a total of 68.64 acres. The multiple parcel description will allow for the construction of additional homes or for incremental sale of the property, if desired. The map in the packet illustrates the parcels as follows: 40.38 acres, 13.56 acres, and 14.75 acres. The parcels each have a Certificate of Survey, according to Ravalli County Records. The 14.75 acre parcel used to have a small home on it in poor condition. The home has been torn down and the property has been cleaned. Ask the broker to identify the area of the home which has some concrete and debris underground.

See 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.



IMPROVEMENTS

Main Residence:

The main home is log construction with a total square footage of 4,636 sf. on three levels. The home was built in 1998 according to the County Records. The lower level is a walk out feature with 1,700 sf including a large bedroom, large full bath, family room, wine room, and storage. The lower level has the 2+ car garage and mechanical room. The heating is electric ground source heating.

The main level of this log home features a Great Room with beautiful log truss ceiling system, large elk antler lighting fixture, floor to ceiling stone fireplace, and window wall with views of the Bitterroot Mountain Range. The master bedroom and bath provide for main floor living, powder room, entry, large Viking kitchen with hickory cabinetry, dinette and dining areas and main floor laundry and back entry. The wrap around covered balcony and decking are inviting and provide additional living space outdoors. The log construction is top quality hand peeled and has been well maintained inside and out!

The upper level of the home has a large bedroom with sitting area and full bath with a balcony feature overlooking the Great Room. Flooring throughout the home is circular sawn fir, carpeting, and tile. The finishes are very high quality and show pride of ownership.

The home has a large entry with covered parking area on custom concrete facing east. The decking is on the west and north side of the home offering covered outdoor living space and fabulous views.



IMPROVEMENTS

Guest House:

The guest house and shop structure were built in 1994 and used by the family during the original construction of the home and for guests. The main living portion of the home features approximately 1,200 square feet with an open living room and kitchen with propane fireplace, a large master bedroom and private bath. There is a main level bath which serves the two bedrooms on the upper level.



IMPROVEMENTS

Shop:

The shop is huge! The Country Records show square footage of the shop at almost 3,000 sf. There is a laundry facility and service bathroom as well as space for everything! There are large overhead doors, separate rooms for fly tying, reloading, and crafts as well as a large cabinet wood working shop and food storage area. Heating is provided by propane and there is space for a large wood stove in the shop also. There is a propane heater in the shop. The large doors in the shop are 14' wide x 13' high, and two are 9' x 9' – all three with openers. There is 220 electrical service.

Hay Barn and Equipment Building:

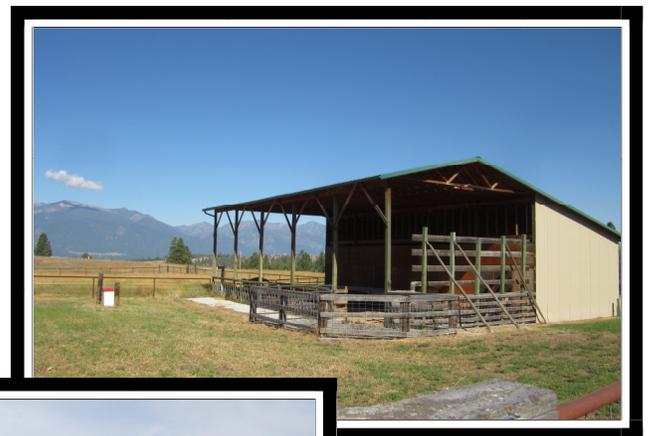
The hay barn measures 60' by 60' and is open on both sides providing covered storage for equipment and hay. This structure has 220 electrical service, water hydrants, and stock waterers.

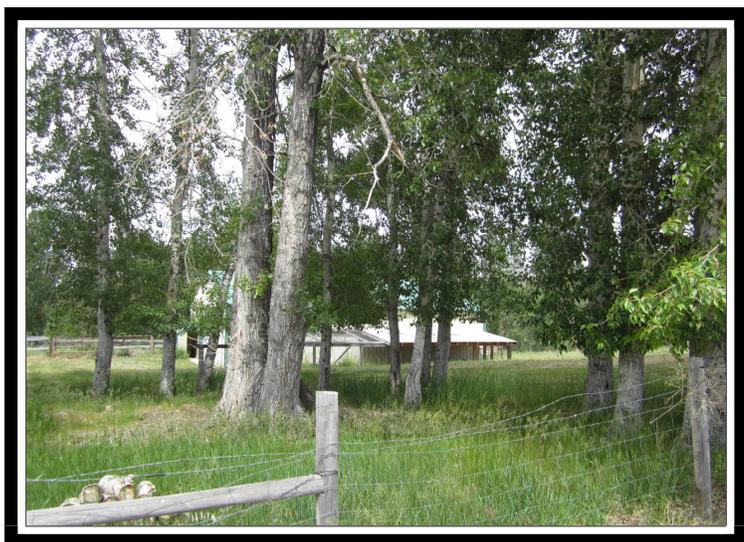
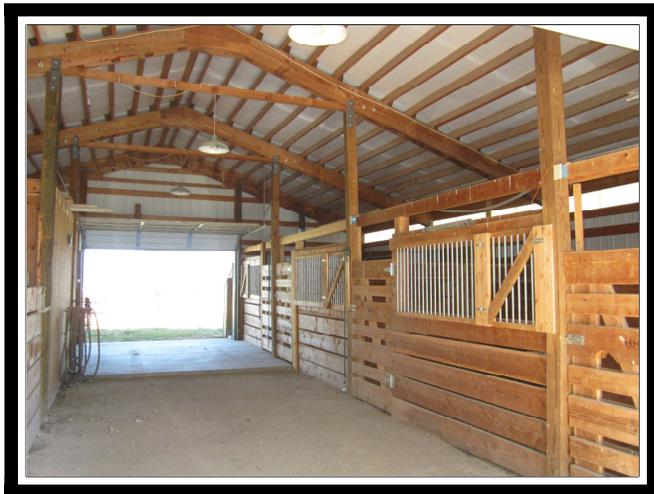
Barn and Arena:

The barn is 36 X 48 with four horse stalls, water hydrants, tack room, open doors on both ends and facilities for chickens. The stalls open out to a fenced pasture area on the north side of the structure. The sand arena is a recent addition to the property and provide an excellent feature for working horses.

Shooting House and Dog Kennel Building:

There is an 8' X 10' shooting house for sighting in rifles as well as a dog kennel house with separate covered runs, concrete pads and housing for pets.





OTHER IMPROVEMENTS

Septic Systems:

There are two septic systems on the ranch. There is a separate system for the main home and one for the guest house and shop. See the due diligence packet for further documentation.

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 on most of the properties in Ravalli County.

Utilities:

The cost to maintain the main home is very low with the ground source heating system. The guest house and shops have not been occupied or heated during the winter months so utility bills will reflect the use of the shops but not full occupancy. The guest house has air conditioning. The main home has the air conditioning provided by the heat pump system.



ACCESS

Access to the property is by way of a County road off the Eastside Highway south of Stevensville, MT. Access is off of a county maintained roadway named Groff Road for about two miles and the later part of travel is on a private gravel roadway, Snyder Lane. This property is at the end of the road through a privacy gate.

TAXES

There are three tax bills on this property—one for each legal description. Taxes on the entire parcel are approximately \$8,300.00 annually including the water share fees to the BRID in the amount of approximately \$1,200.00. NOTE: The road name has recently been modified, therefore, some document may reference this property as being on Snyder Lane.

MODIFICATION OF ACREAGE

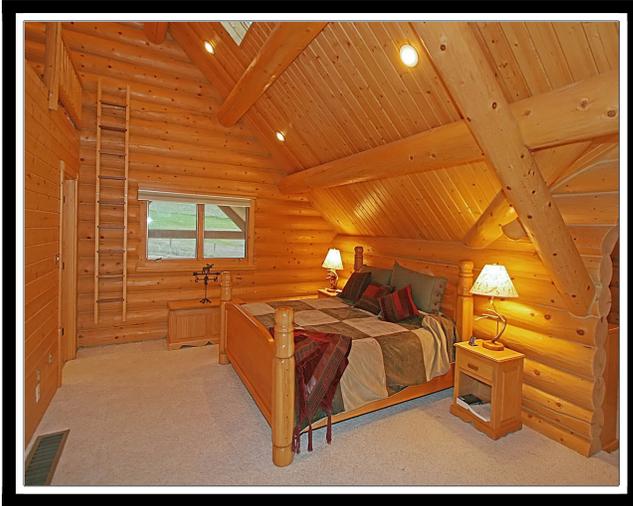
If the buyer wished to change the acreage size of two or more of the three parcels by survey there would be no subdivision review required by Ravalli County.

PRICE—\$1,595,000/68.64 ACRES

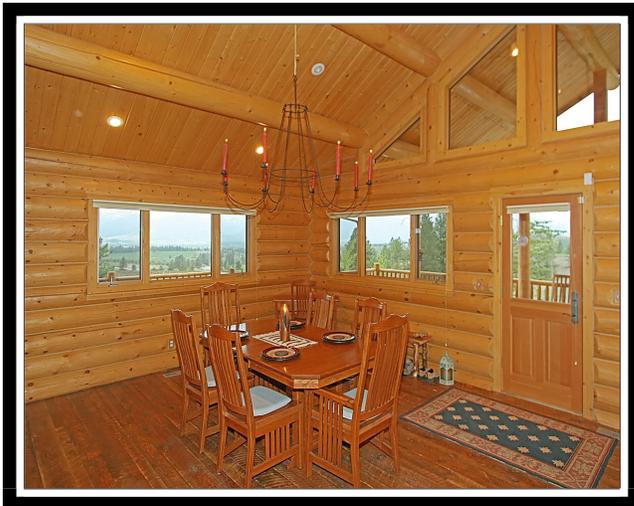
Brokers Comments:

This ranch represents one of the best values in the Bitterroot Valley! The buildings show pride of ownership and the location offers fantastic views of the Bitterroot Mountain Range. The end of the road setting offers privacy.

Some notice is required for a showing. Thank you for your interest in this fine property.



There are two master suites in this home. One on the main level and another on the upper level.



BERKSHIRE HATHAWAY HomeServices Montana Properties

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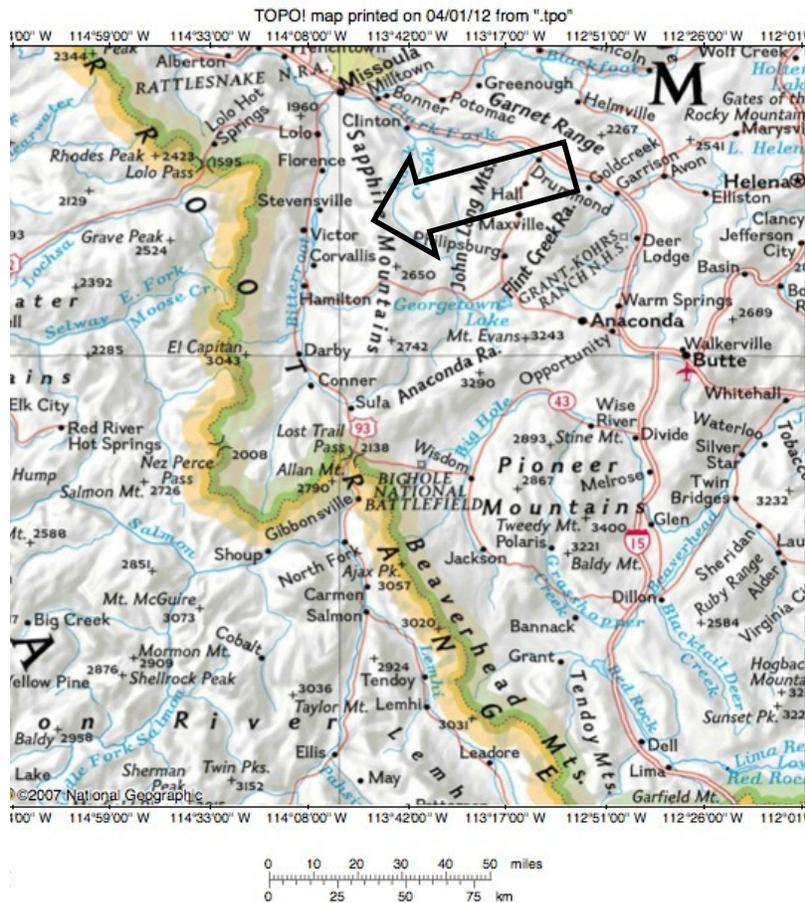
MAPS & VIDEO

Contact Listing Agent for Exact Legal Description:

A video of this listing can be found on YouTube.com Type in Sapphire Foothills Ranch Stevensville Montana

DIRECTIONS

Drive south of Missoula on Hwy 93 and turn left to go through the town of Stevensville. Continue through the town on the main roadway which becomes the Eastside Highway. Turn left on Groff Lane and continue until the road forks east of Home Acres Road. Continue on a dirt roadway to the gate at the beginning of the property. The gate may be locked, so call the Broker for a showing of this property.



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 .

