

# MONTANA RANCH PROPERTIES

AGRICULTURE | CONSERVATION | LAND | SPORTING



**768 Rambling Road  
Conner, Montana 59827**

**Jan King, Broker**  
Cell: 406.369.4313 [jan.king@ranchmt.com](mailto:jan.king@ranchmt.com)

**Rod Freeman, Realtor**  
Cell: 406.369.0320 [rod@bitterroothorseproperty.com](mailto:rod@bitterroothorseproperty.com)



**BERKSHIRE HATHAWAY**  
HomeServices  
Montana Properties

**[www.bitterrootmt.com](http://www.bitterrootmt.com) [www.RanchMT.com](http://www.RanchMT.com) [bitterroothorseproperty.com](http://bitterroothorseproperty.com)  
120 S. 5th Street • Hamilton, Montana 59840**

Berkshire Hathaway HomeServices Montana Properties • [www.RanchMT.com](http://www.RanchMT.com)

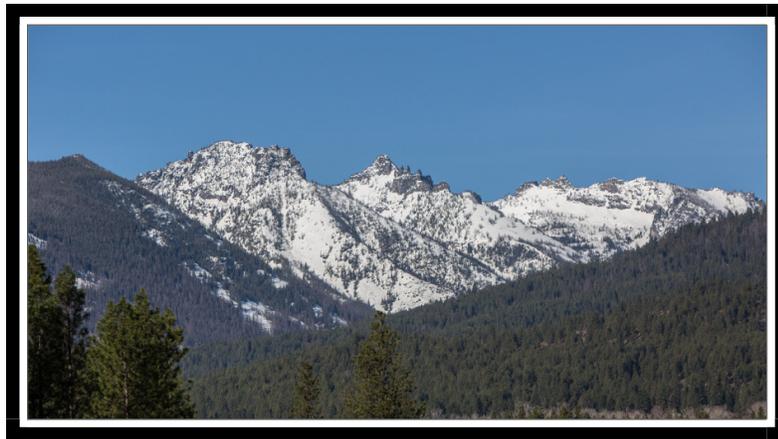
## LOCATION

---

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

---

Conner is an historic location, now marked only with a post office and a fly fishing shop. Darby is the nearest small town located just a few miles north. Darby is the southern-most location of the Bitterroot River before the mountain canyons begin. The elevation of Darby is higher than Hamilton since, the Bitterroot River flows north – only one of five in the United States. The mountain scenery is inspiring and the old western charm is evident in the small downtown. The Darby school K – 12 serves both canyon residents and those living south to the Idaho border at Lost Trail Pass. Lost Trail Powder Mountain offers really excellent downhill skiing and snowboarding. Cross country skiing and snow mobile riding are nearby in both National Forest areas. Como Lake (916 acres) just north of Darby is surrounded by U.S. Forest Service land, hiking trails, and camping.

## 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 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.

## HUNTING OVERVIEW

---

The property is not considered agricultural property, although there is plenty of native grasses for a few saddle horses. If hunting is your passion, Montana is the place!

Montana has approximately 140,000 Elk, 210,000 Mule Deer, 190,000 Whitetail Deer, 110,000 Pronghorn, along with Bear and other small species game animals. 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). Elk and deer are relatively abundant in the Bitterroot Valley Hunting districts – much of which is public land in National Forest designations.

The property is bordered by a partial section of State of Montana Land on the north boundary. A State Lands Permit will allow hunting on this parcel with a general hunting license and appropriate game tags. The northern and eastern portion of the State Land borders U.S. Forest Service Land for thousands of acres or recreation right from the back door of the property! Back country open space adds value, quiet, and wildlife viewing to the appeal of the property.

## WATER RESOURCES

---

The property has a private well located in the lower portion of the property near the pond and Highway 93 with easy access for maintenance, if needed. Production of the well, according to the well log, is 18 gallons per minute. The 40 foot well was drilled in 1997 by Martin Well Drilling and has served the home since that time. The water from the well is then pumped to the home site through an engineered system for the benefit of domestic use and for landscaping. A water conditioner system is located in the utility closet off the three car garage which insures the best quality water possible for the domestic use in the home.

The owner has recently provided an engineer's report by John Horat of Bitterroot Engineering following a site inspection done for the purposes of sharing written information to a prospective buyer. He notes that there is a water cistern—likely 1,000 to 2,000 gallons—located about 200 feet downhill from the residence. The system was designed by a professional engineer at the time of construction. Diagrams and all narratives by Bitterroot Engineering and will be provided to the buyer.

### **Water Rights Claim Numbers:**

76H 102337 00 Ground Water Well - Water Right will be transferred at closing



Evergreens, shrubbery, and flowers grace the landscaped area surrounding the home. There is a tumbled stone paver walking path with benches for morning walks and sunset viewing as well as covered porches and patio areas for outdoor living. It stays light in Montana until after 10:00 p.m. in the Summer so there are plenty of hours for wildlife and vista enjoyment!

## ACCESS AND PRIVATE DRIVEWAY

---

The subject land has direct access off of Highway 93 South. There is a custom crafted log archway with log security gates operated by an electronic code panel at the entrance. The crushed rock driveway winds up the hill to the home with several switchbacks. At the top of the roadway is a second automatic gate which serves to keep the deer and elk from entering into the landscaped area surrounding the home. The roadway is all year around with snow removal in the winter. Snow removals can be done by the home owner with a pickup truck and plow or by a snow removal contractor in the area. Winter snow removal varies year to year but the roadway gets good sun exposure and has been very well maintained.

## FENCING

---

The property has some perimeter fencing which was there when they purchased the property from a local outfitter who kept horses on summer grass on the property. There is a small corral in the lower portion of the property. While the current owners have not had horses, they have taken horses around the property and off onto the State and Forest Service lands. Interior fencing includes 8 foot woven wire fencing to keep the deer and elk from the landscaped areas surrounding the home.



## DESCRIPTION OF LAND

---

The property is located in Section 21, Township 2 North, Range 20 West in the foothills of the Sapphire Mountains near Conner, MT. The land is native grassland with wildflowers, and Ponderosa Pines. There are several draws on the land which have thicker vegetation. The lower portion of the property has a small pond. Aspen groves grace the property in some places.

## ACREAGE

---

Privacy and serenity define this location! The property borders Montana State land holdings and U.S. Forest Service on the north and east side offering thousands of acres of recreation and open space. Mule Deer, elk, and wildlife enjoy the area and it truly is a once in a lifetime opportunity to acquire a property that is so well located for quiet living yet accessible to services. The subject property is described in five individual parcels with a total of 129.65 acres, according to Ravalli County records. The property is described by a Certificate of Survey #3250. There are five parcels of record—Parcels 1, 2, 3&4, 6, and 7 under one ownership with 5 separate tax bills. The parcel numbers are as follows: 1207590, 1207570, 1207594, 1207560, and 1207595. The multiple parcel description would allow for additional residences to be placed on the property and for immediate conveyance without subdivision review. While it is unlikely that there will be a high demand for subdivision in this area of the Valley due to the high conservation uses of surrounding land, having multiple parcels adds value! Taxes in 2016 for the combined parcels were \$ 8,092.71.



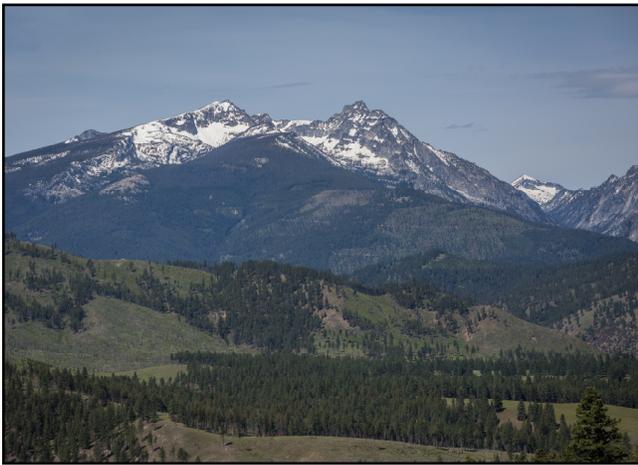
## LOG HOME WITH 4 GARAGES

This handcrafted log home was designed and constructed in 1997 as a vacation home. A substantial addition was added to the home in 2005 when the owners made Montana their primary residence. The log package was provided by Alpine Log homes and features random dimension hand peeled logs with chinking, extensive use of exterior stone and log elements, heavy composition roof, interior log trusses in the vaulted areas, and high end double hung windows and doors. The front door is a specialty item with heavy wire brushed finish, a western peep hole, heavy forged iron hardware. Heating and air conditioning are provided by a propane forced air system.

The lower level of the home features a large mud room entry, a dramatic main entry with log staircase, an elevator, a spacious hobby room, an exercise room, powder room, a laundry room, utility room, wine room and storage. The upper level features a staircase landing area, Great Room, two guest bedrooms and full bath, loft office/bonus room which is 335 sf, lovely kitchen, formal dining area, powder room, sun room, and Master Suite.

The home has circular sawn wood flooring, an abundance of pine tongue and groove paneling, custom faux paint, a stone wood burning fireplace, custom forged iron accents, wood window blinds, hand painted bathroom sinks, steam shower and high end bath fixtures, and a central interior and exterior music system with playlist included. The kitchen features granite counter tops, instant hot water, GE Profile double ovens, Monogram warming drawer, 4 burner gas range with grill feature, Bosch dishwasher, Kitchenaid compactor, GE Monogram refrigerator/freezer with icemaker. The cabinets are oak with custom antler pulls.





## LOG HOME FEATURES

---

Large Hand Peeled Logs with Chinking  
Vaulted Ceilings  
Office and Sleeping Loft over Guest Bedrooms  
Propane Forced Air Heating  
Air Conditioning  
Covered Decks and Porches  
Log Trusses in Vaulted Areas  
Abundance of Interior Wood and Log Accents  
High End Lighting Fixtures

Elevator  
Abundance of Storage  
High End Bath Fixtures  
Sun Room  
Granite and Oak Kitchen  
Large Windows for Light  
Security System — Two Gates  
Extensive Landscaping  
Top of the Mountain Views



There are 2 guest bedrooms, 1 Master Bedroom, and the hobby room is suitable as a bedroom with a large closet and egress windows. The sun room is a delightful area off the kitchen and master suite. Lots of thought went into the design of this home. Storage is abundant!



# IMPROVEMENTS

---

## Barn

The property has a 2 bay 4 door drive through 30' X 34' barn which has been used for RV storage with power and ample area surrounding the building for turn around, etc. Doors—12' X 12' each

## Small Shed

The property has a 10 X 16 woodshed or garden shed.

**Garages:** 3 Bay Garage: 36' wide X 26' Deep Doors = 8' H x 9' w  
Separate 4th Bay: 33.5' Deep X 16' Wide Door = 8'H x 12'w







## OTHER IMPROVEMENTS

---

**Landscaping Drip System:** The system is fed by the well for the benefit of all plantings which provide color and tranquil gardens for the home.

**Septic System:** The septic system is documented at Ravalli County. Permit Number 7146 with further notes provided by Roger De Haan Professional Engineer.

**Propane Tank:** The propane tank is buried and is owned by the property owner.

**Security System:** There is a security system at the home which can be kept active at the buyers election.

**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.

**Associated Documents:** Ask the listing agents for a Buyer's Package for more information about this fine property. Information is deemed reliable, but cannot be guaranteed.



The R.C. Gorman glass panels in the sliding door which separate the kitchen from the dining area are pieces of custom fine art which are not included in the sales price. The buyer may elect to purchase these or the owner will replace the glass prior to closing. Heavy custom draperies is located around the home in areas where the Victorian era décor was desired. These heavy draperies are not necessary as window coverings as there are wooden blinds where needed. The draperies are not included in the sale unless the buyer requests them in an offer to purchase.

## INCLUSION AND EXCLUSION LIST

---

The owner has made a list of items which will be included in the sale price. There is also a list of items which can be purchased on a separate Bill of Sale from the owner—not subject to commissions or title insurance fees. Please request a copy of the list from the broker. The list may be altered at any time until the date of contract.

## TAXES

---

The annual real estate taxes for all five parcels for 2017 were \$9,200.00 Taxes are not by acquisition value and are subject to the inspection of the home and land by the Department of Revenue. Square footage of the improvements has been estimated by the owner and his broker and cannot be guaranteed.



**PRICE—\$1,450,000**

---

### Brokers Comments:

This property represents one of the best values in the Bitterroot Valley! The home shows pride of ownership and the location offers fantastic views of the Bitterroot Mountain Range, easy access to National Forest Land, and just a walk across the road to fly fishing the Bitterroot River. Some notice is required for a showing. Thank you for your interest in this fine property.



Additional Interior Room Photos



# BERKSHIRE HATHAWAY

## HomeServices

### Montana Properties

© "2016" BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity. Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation

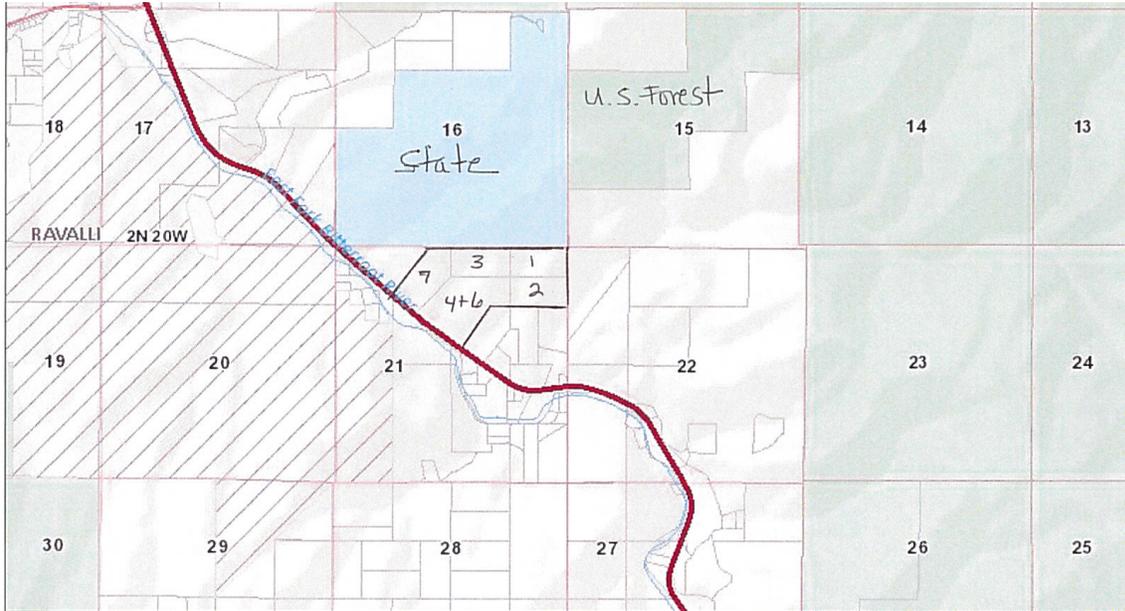
A member of the franchise system of BHH Affiliates, LLC







# 768 Rambling Road Conner, MT 59827



## Tract 1,2,3,4&6,7 Certificate of Survey # 3250 Ravalli County MT

## MAPS

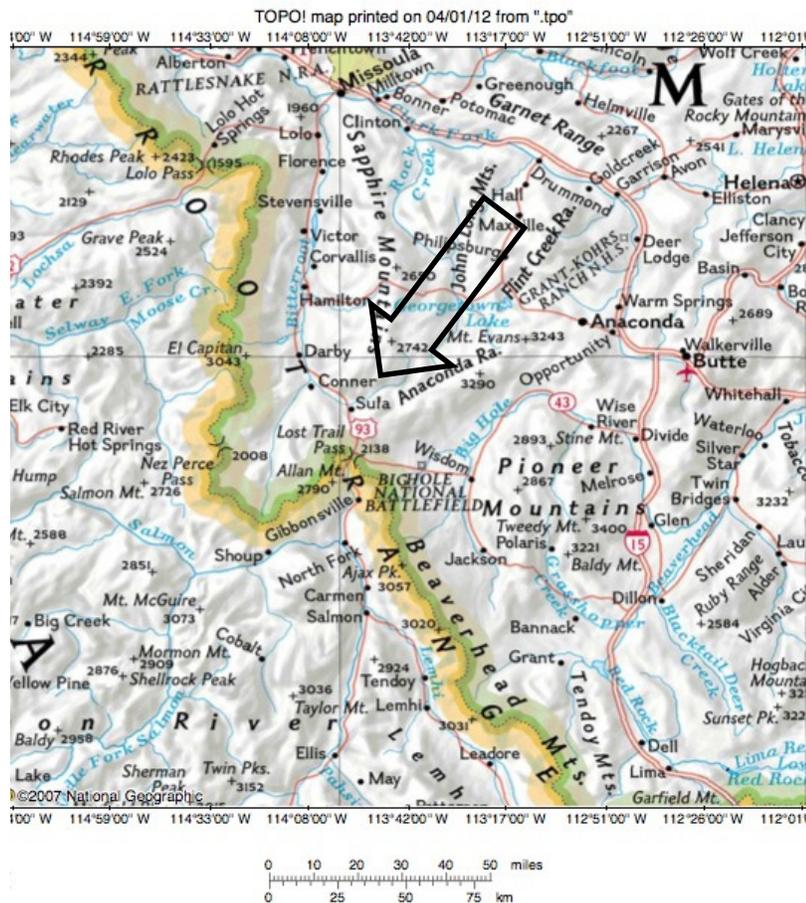
---

Contact Listing Agent for a copy of the Certificate of Survey on this property. The property is located in Section 21, Township 2 North, Range 20 West.

## DIRECTIONS

---

Drive south from Missoula on Hwy 93 to Darby. Continue through Darby on Highway 93 South for approximately 8 miles past the Conner Cut Off Rod. Watch for Mile Marker 22. Gate is one half mile past Marker 22 on left side of roadway. See Red Willow Ranch sign on the log archway. Custom For Sale Sign is also on the land. Address may not be illustrated on GPS systems. Broker must be present at all showings. Security gate has combination entry keypad.



## 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 .

