

# MONTANA RANCH PROPERTIES

AGRICULTURE | CONSERVATION | LAND | SPORTING



**581 Cash Nichols Road  
Stevensville, Montana 59870**

**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.bitterroothorseproperty.com](http://www.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

---

The subject property is located just outside 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 spring fed pond, a small creek, and a spring in the southeast corner of the ranch providing for irrigation, stock water, and recreation.

There are a number of water rights on file with the Department of Natural Resources.

Water rights are filed are on the following sources:

South Burnt Fork Creek

South Swamp Creek

Spring of an Unnamed Tributary of South Swamp Creek

Robertson Creek

Waste Water on Unnamed Tributary of Bitterroot River

Note: Many of these water rights are decreed and having priority dates in the mid to late 1800s.

Well:

There is one well log on file at 40 ft. deep producing 18 gallons per minute.

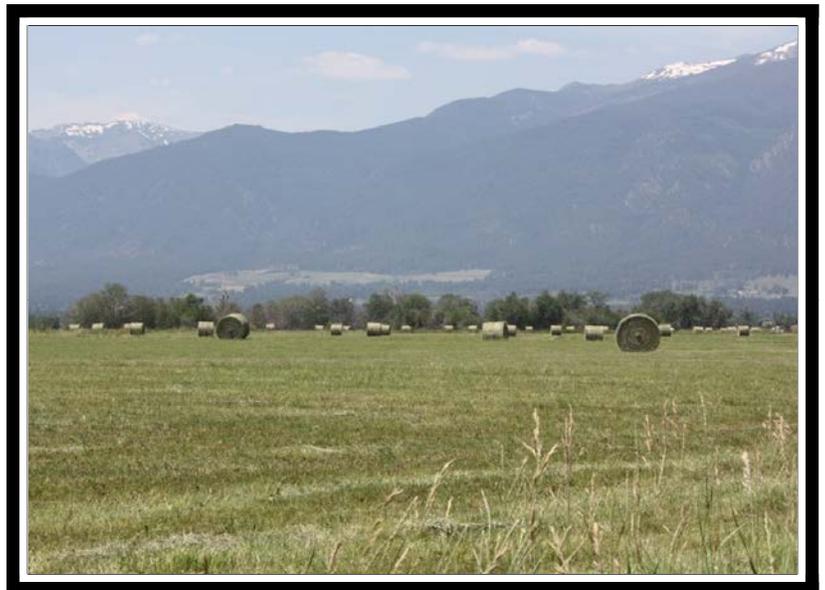
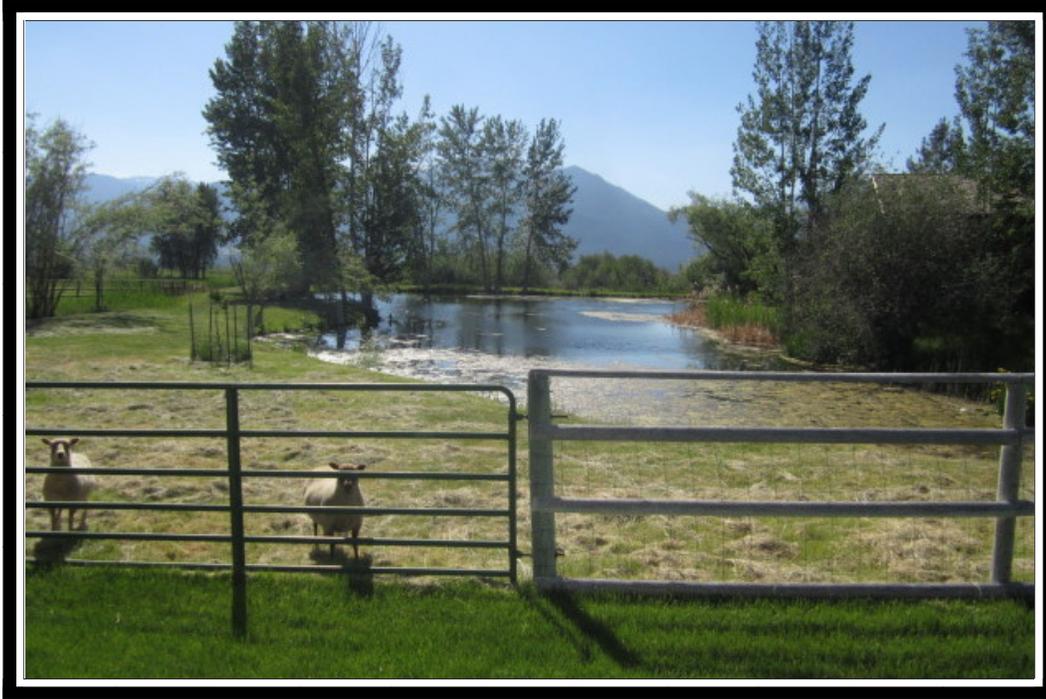


## LIVESTOCK

---

### Livestock Consideration – Lease and Permits:

The land will carry approximately 60 to 70 cow calf pairs annually. The property is currently leased to an individual who is both running cattle on the property as well as producing hay. The ranch is under some obligation to allow the lease to complete the agricultural lease for the current year. The pasture, cross fencing, and hay production make this ranch highly desirable for horses as well.



## DESCRIPTION OF LAND

---

The subject land is fenced and cross fenced with some riparian areas along the creeks and springs. The land is primarily level throughout the entire parcel. The homes are located near the center of the acreage with privacy from other homes. There is a small spring creek on the southeast corner and a creek running south of the homes. A large pond is located south of the second home with trees along all the riparian areas. A small orchard is located west of the second home and is still producing apples. There are about 120 acres of pasture and 30 acres of hay and pasture. Open water for winter livestock is a plus on this ranch.

## ACREAGE

---

The acreage includes 159.4 acres. The ranch is described by title in 4 parcels, making it possible to build other residential structures on the property or easily sell parcels without going through the subdivision process.

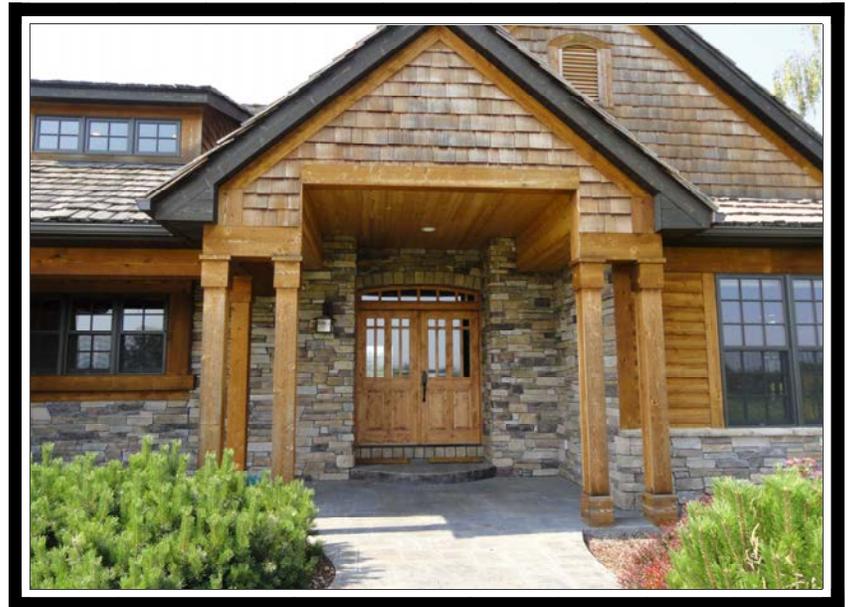


## IMPROVEMENTS

---

### Main Residence:

The main home is the newest of the residences – built with wood siding and shake roof to match the older second home. This residence features an attached double garage, vaulted ceilings in the Great Room with propane fireplace and attention to detail in tile and wood. The home is one level with three bedrooms and two baths. There is propane in-floor heating, granite counter tops, tile features, beautiful cherry wood cabinetry, and custom paint. The exterior of the home features stone accents, custom patio and entry concrete areas with inviting landscaping. This home has not been lived in year around as the owner uses the ranch as a vacation home.



## IMPROVEMENTS

---

### Second Home:

The second home was built in 1983 and features 2,642 sf according to County Records. This home has three bedrooms and two baths on two levels. The home has wood siding and a cedar shake roof, an attached double garage, and wrap around decking overlooking the pond. There are two wood stoves in the home with propane furnace. The home has a warm country décor and large windows for enjoying the setting and the mountain views. This home has been well cared for and is currently being occupied all year around by the owner's parents.



## IMPROVEMENTS

---

### Shop:

The shop is 40 X 60 and has a finished interior with radiant floor heating. There is an office area with an adjoining bath facility as well as work benches and large overhead doors with openers.

### Outbuildings and Corrals:

The ranch has a 36' X 72' equipment shed plus a hay barn.

The ranch has good working stock corrals, loading chutes, and miscellaneous outbuildings for storage and equipment.





## OTHER IMPROVEMENTS

---

### Fencing:

The property is extensively fenced and cross fenced. Most of the fencing is barbed wire. They use some electrical fencing to graze the hayfields after harvest.

### Septic Systems:

There is a separate septic system for the main home (newer) and the second home (older) The shop has a bath facility and it is not known at this time what type of system is serving the shop. It is believed that the system is tied to the one that serves the second home. Verification is recommended.

**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.



## ACCESS

---

The access to the ranch is from a county roadway. The interior roads are paved down the driveway and around the homes and outbuildings. An easement of record allows access to the ranch from the west off Logan Lane as well as the main access off Cash Nichols Road.

## TAXES

---

There are four tax bills on the ranch totaling \$3,943.99

Note: The County Record Card does not include the main residence. Taxes may increase when the assessor includes the structure.

## CONSERVATION EASEMENT POTENTIAL

---

This property qualifies for Conservation Easement benefits according to the Bitter Root Land Trust. Many of the parcels surrounding this ranch have recently been placed under conservation easements insuring the open space and agricultural use of the area. Please ask the Broker for more information about the financial benefits.

## PRICE—\$1,970,000

---

Brokers Comments:

This property has a quality “homestead” feeling and has had excellent stewardship. The is one of the best watered ranches in the Valley. The ranch could easily provide the buyer with a vacation ranch with manger a manager’s home and continued leasing of the land.

Some notice is required for a showing. Please contact us in advance if at all possible.



# 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



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

## MAPS

---

Contact Listing Agent for Exact Legal Description:

The multiple land descriptions will allow conveyance of parcels without going through Ravalli County and State subdivision review. This also enhances the conservation value of the ranch.

## 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 .

