

# MONTANA RANCH PROPERTIES

AGRICULTURE | CONSERVATION | LAND | SPORTING



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Victor, Montana 59875**

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**BERKSHIRE HATHAWAY**  
HomeServices

Montana Properties

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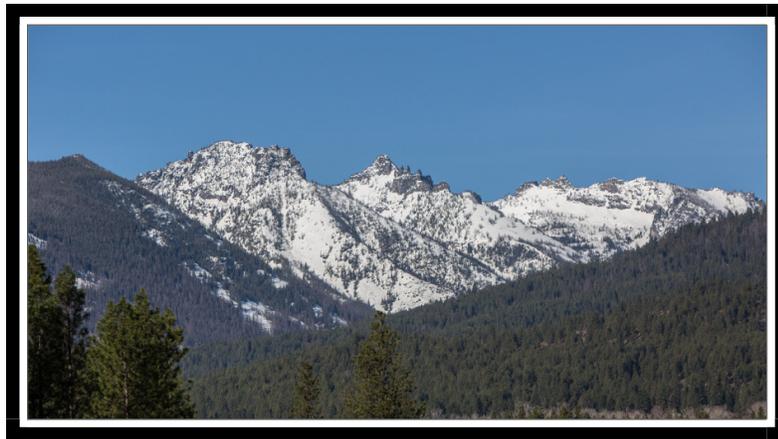
## LOCATION

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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

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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

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### Victor (59875)

The community of Victor is located at the base of the Bitterroot Mountain Range near the Bitterroot River offering vistas of the mountains and open rolling hills of ranch land. The downtown area is very small and offers banking and small markets. Founded in the mid 1860's by A. Sterne Blake, Victor is rich in Native American history and named in honor of Chief Victor of the Salish tribe. Population 750. More services are available in either Stevensville or Hamilton—both just a short drive away. Missoula is approximately 40 minutes to the large shopping area and the airport. MSO.

## RECREATION

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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.

## AGRICULTURAL OVERVIEW

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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

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The ranch has water rights from Sweathouse Creek and Gash Creek and there is a large pond on the property. The water is sourced from melting snowpack in the mountains to the west which feeds the ditch delivery system. The water is may be used for the care and irrigation of the hay fields, pastures, and also provide stock water and habitat for wildlife. Current use is a combination of floor irrigation in the spring followed by sprinkler irrigation during the summer months.

The pond on the property has a no name spring which feeds it year around. The outflow enters the pasture areas. A pump in the pond irrigates the yard area surrounding the home and the landscaping down the lane from Red Crow Road through underground sprinkler systems.

There are two wells being used currently on the property. The yields are 12 gallons per minute, and 15 gallons per minute. A third well is 35 gallons per minute. The domestic wells are used for the homes and the barn and not for irrigation purposes.

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.

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

76H111139 00 Unnamed Tributary of Sweathouse Creek

76H 111141 00 Gash Creek

76H 111142 00 North Channel of Bear Creek

76H 30044117 Ground Water Well - Newer wells claim #s to be determined.



This photo was taken in 2011. Currently the land is supporting a small number of horses.

The pastures were hayed in 2016 producing 480+ 60# square bales.

## LIVESTOCK

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The subject land is suitable for cattle and horses. Horses are being kept on the ranch at this time. The pastures will support approximately 15 horses or cattle or a combination, depending upon the grazing practices.

The property is fenced and cross fenced. The fencing is well designed .

## IRRIGATION EQUIPMENT

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The irrigation equipment on the ranch will convey with the sale and is included in the sales price. A list of all the equipment will be included at the time of sale. The land has been well cared for in the past and the owner will give a Summary of Stewardship to the new owner to assist them in the understanding of how the manage the water and production on the ranch as well as maintenance of the buildings.

Water is pumped from the pond and irrigation ditches provide water for the land and the lawn areas around the buildings.



## DESCRIPTION OF LAND

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The property is located in Section 35, Township 8 North, Range 21 West at the base of the Bitterroot Mountain Range west of Victor, MT. The property is located on a gravel road with county maintenance and the home and buildings are well off the roadway offering privacy and seclusion without being remote. There is a large pond which can be enjoyed from the home as well as small irrigation streams running through the ranch. The land is level with lots of elk and deer seen frequently.

## ACREAGE

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The subject property is described in one parcel as 35.74 acres. The parcel has a Certificate of Survey, according to Ravalli County Records and is further described as Tract T of Survey # 3045.



This is the view of Totem Peaks from the home and land! This ranch offers one of the best settings in western Montana. Trees, meadows, views, creek, forest service—all of the “Big 5” investment features are present on the Red Crow Ranch.

# IMPROVEMENTS

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## Log Home

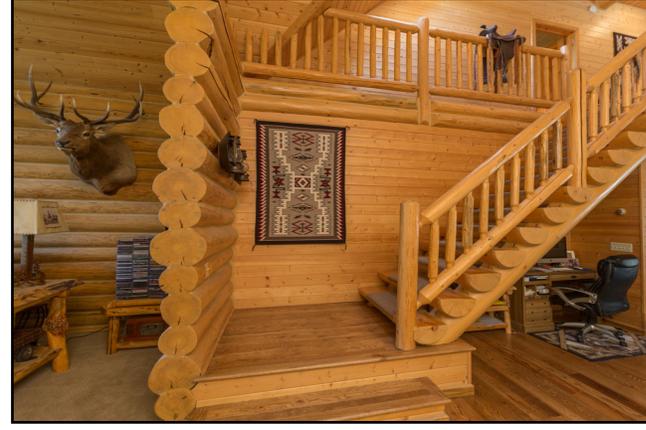
**This lovely home has hand peeled logs and has recently been stained and is like new!**

The log home has a total square footage of 3,505 on two levels with the master bedroom conveniently located on the ground floor. The home was built in 1992 and has been modified and upgraded in recent years. The home is built on a concrete foundation with crawl space, has quality windows and doors, and has enjoyed careful continuous maintenance with pride of ownership through the years. The wrap around decks accent the home as well as the drive through dramatic porte cochere entrance to the front door. The home is heated by a propane fired high efficient in-floor heating system on both floors and also features air conditioning.

The main level of this log home features an inviting large entry, Great Room with beautiful rock fireplace and huge windows for the mountain views. The large elk antler lighting fixture sets the scale in this lodge style log home! The kitchen is a chef's delight with beautiful maple windowed cabinets, professional grade cooking appliances, and a center island featuring a 48 inch gas cooktop, grill and griddle, warming drawer, pot filler and vegetable sink. The dining area shares the breakfast bar and makes it easy to have all your guests in one room. There is a handy main floor laundry area just off the master suite. The master area has a large sitting area, huge walk in closet and lots of storage and windows enjoying the views of the pond.

The upper level of the home has a large sitting room overlooking the Great Room plus two large guest bedrooms and two full bathrooms.





# IMPROVEMENTS

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## Detached Garage, Barn and Guest House

The detached garage features a triple garage, with barn and bathroom at the north end. The barn has two 12' X 12' stalls, hay storage, and sliding doors with over 1,000 square feet of paddock area. There is a large tack room and a place for everything.

The upper level of the structure has a spacious apartment with over 1,000 square feet, a large open living area with country kitchen, two bedrooms, one bath, laundry facilities and recently up-grades.



This is the ideal set up for guests, tenants, or a ranch manager. Occupants would have their own garage, living quarters, storage, laundry, and horse area. Recently upgraded with new carpeting too! The furnishings in the guest house could convey with the



# IMPROVEMENTS

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## Barn

The beautifully appointed horse barn has 10 12'x12' stalls with outdoor runs and heated automatic waterers, a 15'x12' wash bay, a 15'x12' tack room, a 12'x12' office, a 12'x12' area for storing shavings, a large 12' X 12' bathroom, and last, but not least, an outdoor wash bay. .

## Indoor Arena and Event Center

The barn has an attached 70' X 120' indoor riding arena complete with full spectrum lighting and two overhead doors and an attached events room featuring a kitchen and a window overlooking the arena.

## Outdoor Arena

The 140' X 200' outdoor arena has an announcer's box and a roping chute. Fenced and cross fenced into six separate pastures, this well-watered property produces hay too. This property is a horse lover's dream and it is truly the nicest horse property in the entire Bitterroot Valley!







## OTHER IMPROVEMENTS

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### Concrete Curbing:

Solid extruded concrete curbs line the gracious driveway and all grass areas around the home making maintenance easier and adding style to the property.

### Septic Systems:

There are two septic systems on the ranch. The home and guest house share a septic system. The large horse barn and events center have a separate septic system. All documents are available from the listing office.

**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.

### Title Policy:

The owners will be purchasing an Owner's policy on behalf of the buyers to guarantee title and disclosure of all recorded details of the property at the time of sale. Ask the listing office for a due diligence Buyer's Package for more information about this fine property.



The 30' X 34' shop, built in 2005, provides storage for tractors, equipment and hay. This building is conveniently located across from the outdoor arena. There are two 12' wide X 14' high overhead doors, 16' ceilings, and one entry door with fluorescent lighting, electrical service and 10' roof sections on three sides for exterior covered storage.

## ACCESS

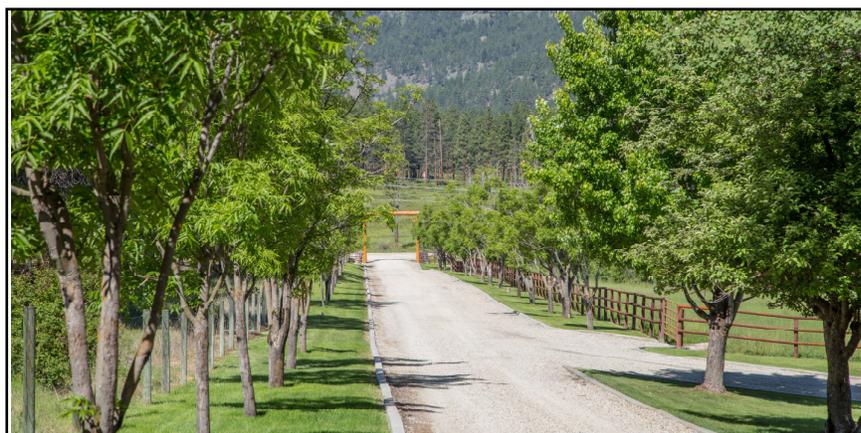
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Access to the property is by way of a County roadway. There is a gravel surface on Red Crow Road, but the paved roadway on Pleasant View is about 1/2 mile away. There is a long private driveway from the roadway accented by a custom ranch entry. Distance to Victor is approximately 3.8 miles. Ravalli County maintains the roadways right to the entrance of the ranch.

## TAXES

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There is one tax bill for the ranch. The parcel ID# is 994000. Taxes for 2017 were approximately \$5,200.00 .



## PRICE—\$1,695,000

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### 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.

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



Green meadows accented by the towering peaks of the Bitterroot Mountain Range. Spectacular!



# BERKSHIRE HATHAWAY

## HomeServices

### Montana Properties

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## 2250 Red Crow Road, Victor, MT



Tract T Certificate of Survey # 3045  
according to the official plat thereof - 35.74 acres.

## MAPS

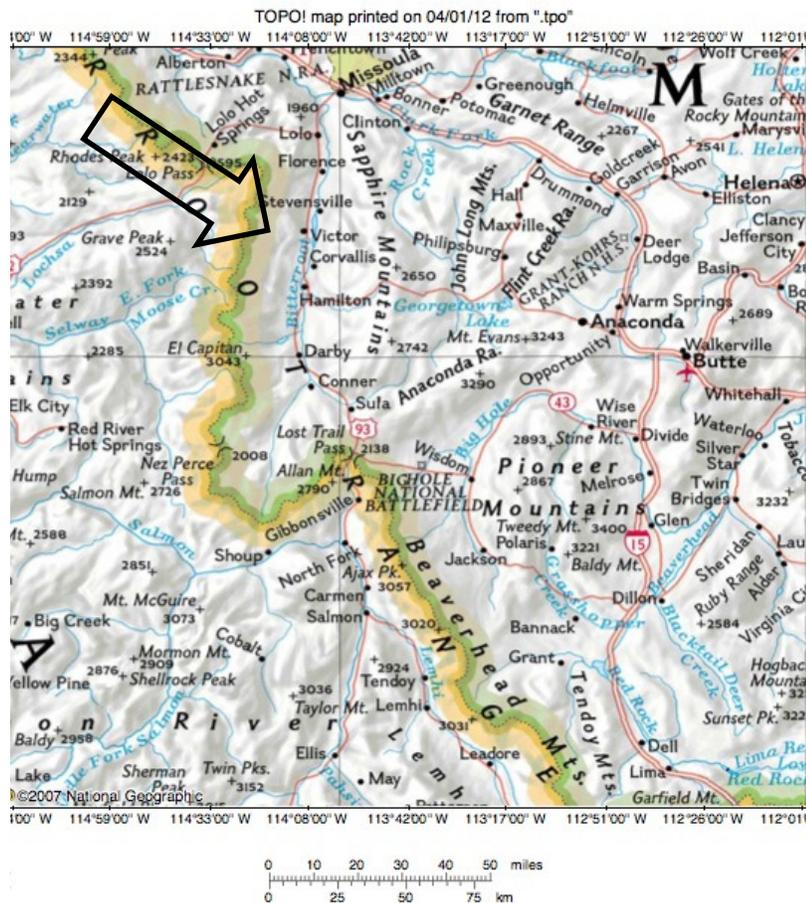
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Contact Listing Agent for a copy of the Certificate of Survey on this property. The property is located in Section 35, Township 8 North, Range 21 West.

## DIRECTIONS

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Drive south of Missoula on Hwy 93 to the light at Main Street in Victor. Turn right and go west on Main Street to T. Go left to 5th Street. Go right on 5th Street and continue out of town to Pleasant View Road. Turn left and continue to Bumpy Lane. Turn right. Go west to Red Crow Road. Turn right onto Red Crow Road and continue to the address on the right. Custom iron cowboy arch says Ante Up Ranch. 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](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 .

