

# MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



**Mountain House  
77 Alta Meadow Trail  
Darby, MT 59829**

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## LOCATION

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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.

“Mountain House” 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

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

## COMMUNITY

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The subject property is located 32 miles south of Darby, a charming, small community of less than 1,000 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 6,000 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

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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

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The property has a natural spring which provides domestic water. The cistern is located near the home on the west side of the driveway and parking area at the home. There is a very visible frost free water hydrant near the cistern which is a concrete tank with fitted concrete lid. Domestic water is sanitized with an ultra violet system to insure potable water.

The Alta Meadow Home Owners Association collectively has water rights for irrigation of the meadows.

The West Fork of the Bitterroot River runs along the east boundary of the parcel offering fly fishing and wildlife habitat. Access to the river is available to all 5 parcels owners as part of the Common Area features.



## LIVESTOCK

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The property has a large meadow below the home. This meadow is frequently used by elk and deer and offers grazing for horses. There are restrictions on the number of horses one can keep so refer to the document for capacity guidelines.

There is a hay barn and corrals on the property as well as a small building used for grain and tack. Access to the facilities is on a roadway shared with Parcel C due to the steep terrain between the home and the stock facility.

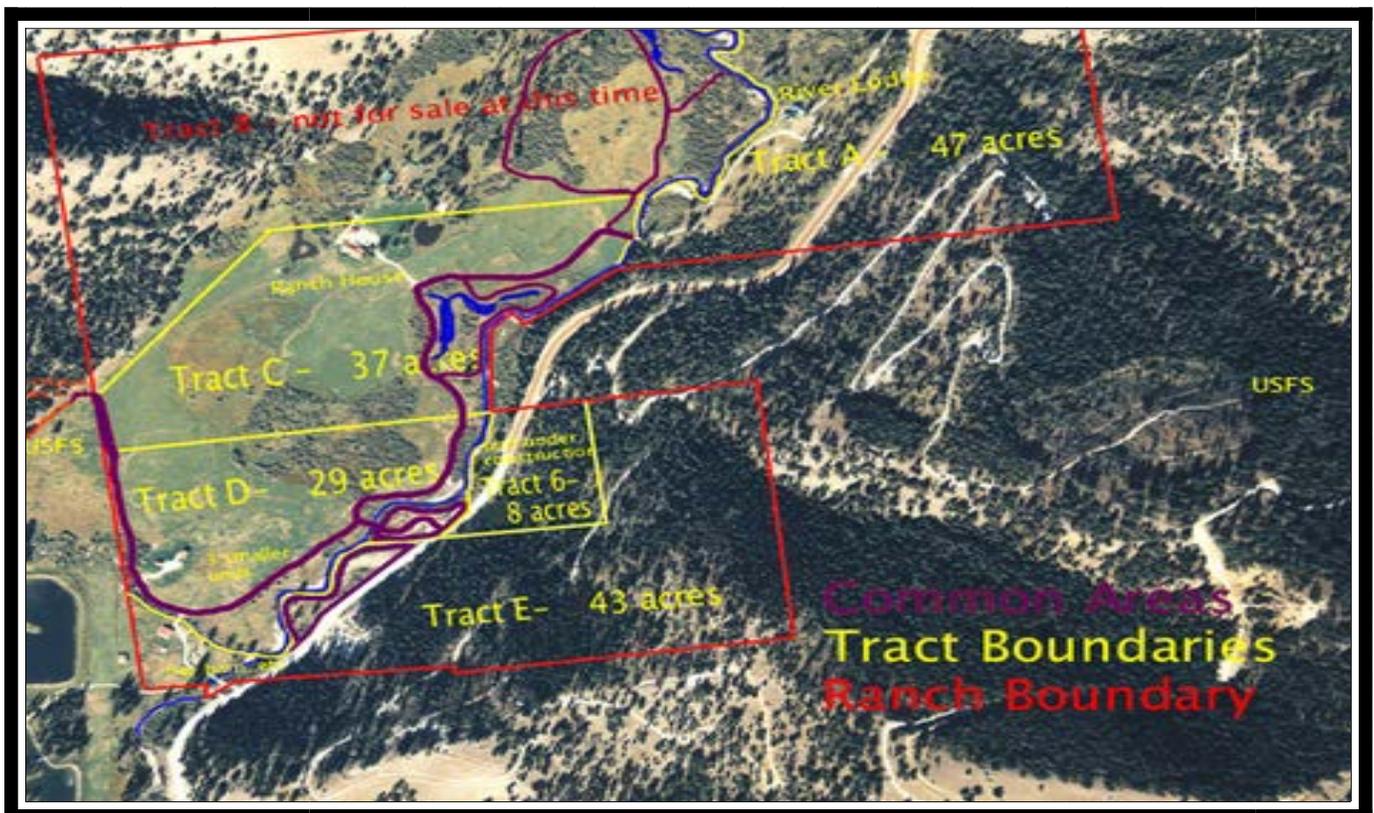
There is some fencing on the property. Further fencing may come under the restrictive covenants so review of that document is recommended. The goal is to insure that fencing does not interfere with wildlife.

## IRRIGATION AND HAY PRODUCTION

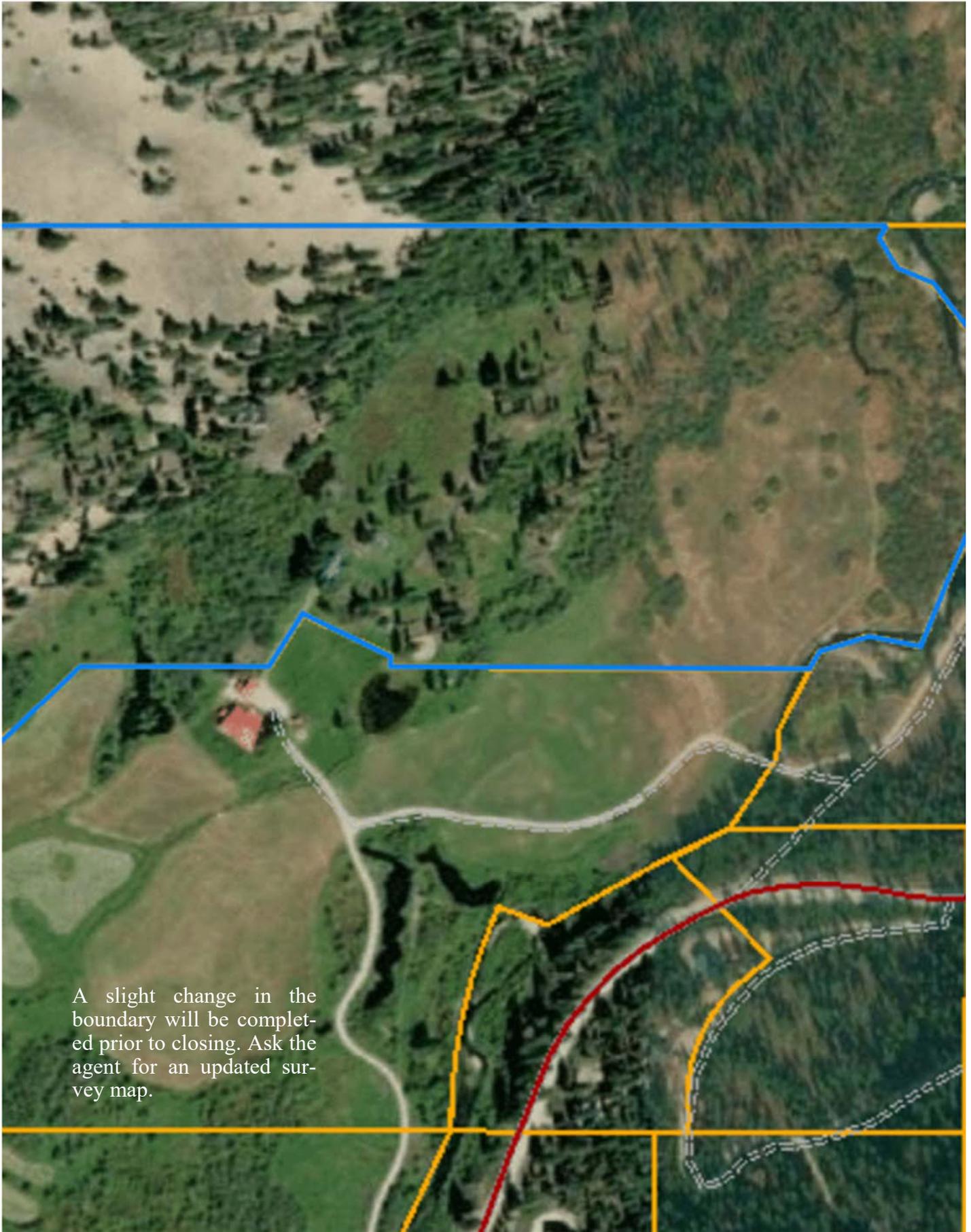
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The ranch has historic irrigation water rights filed with the association. The water flows through ditches through Parcel D and other parcels in the association. The ponds located on Parcel C benefit from the irrigation water flow. Haying operations occur on the ranch and the resulting hay is sold to others on contract.

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







A slight change in the boundary will be completed prior to closing. Ask the agent for an updated survey map.

## DESCRIPTION OF LAND– 64.67 ACRES

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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

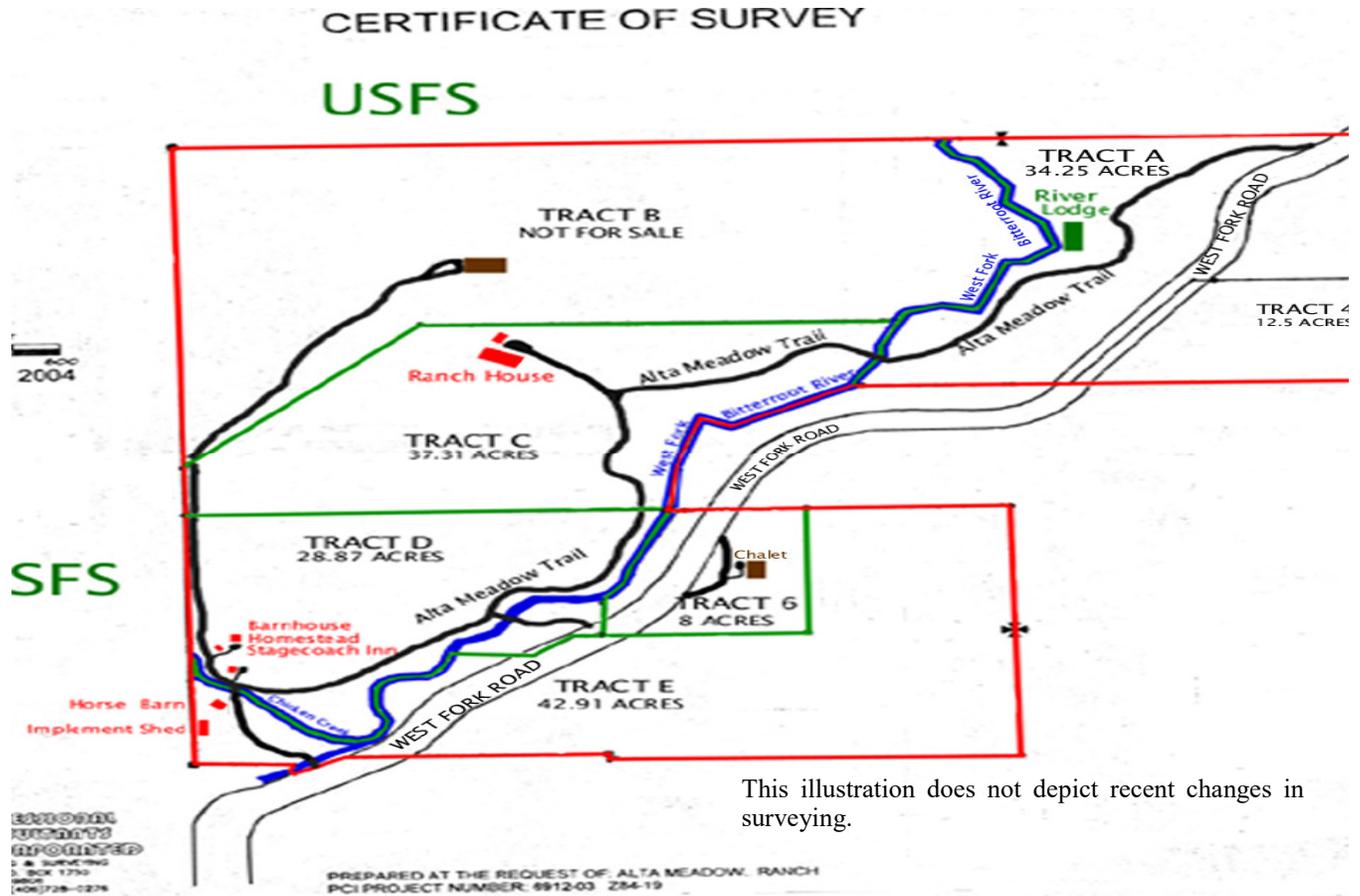
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The Alta Meadow property consists of 5 ownership parcels. Parcels A, B, C, D, E and Parcel 6. Parcel E, which adjoins Parcel D cannot be used as a residence. This parcel is currently under the same ownership as Parcel C. Ranch equipment is stored in 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

# COLOR MAP OF THE ALTA MEADOW RANCH



## UTILITIES PARCEL B

There is an approved Septic Permit by Ravalli County. See Permit No: 11826. Note: This septic system is located don the east side of the home and is sized for a two bedroom home. The septic system may be undersized if the lower recreation are is used for another purpose.

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 no cell service at the property. Starlink.com is a good resource for new available satellite service which will provide remote internet for TV, Internet, and possible cell service going forward. Buyers are asked to make their own determination as to their needs with regards to technology.

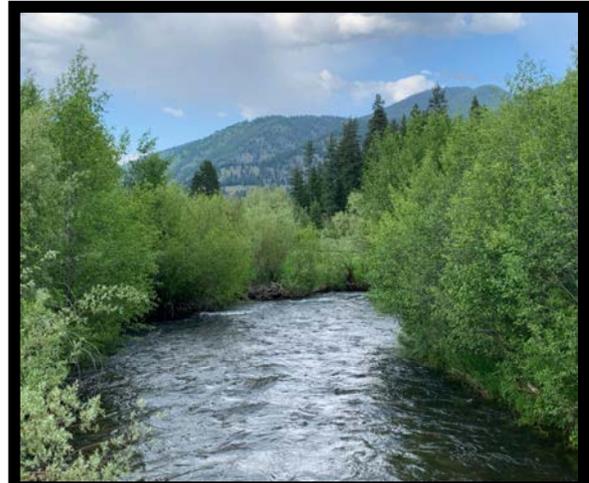
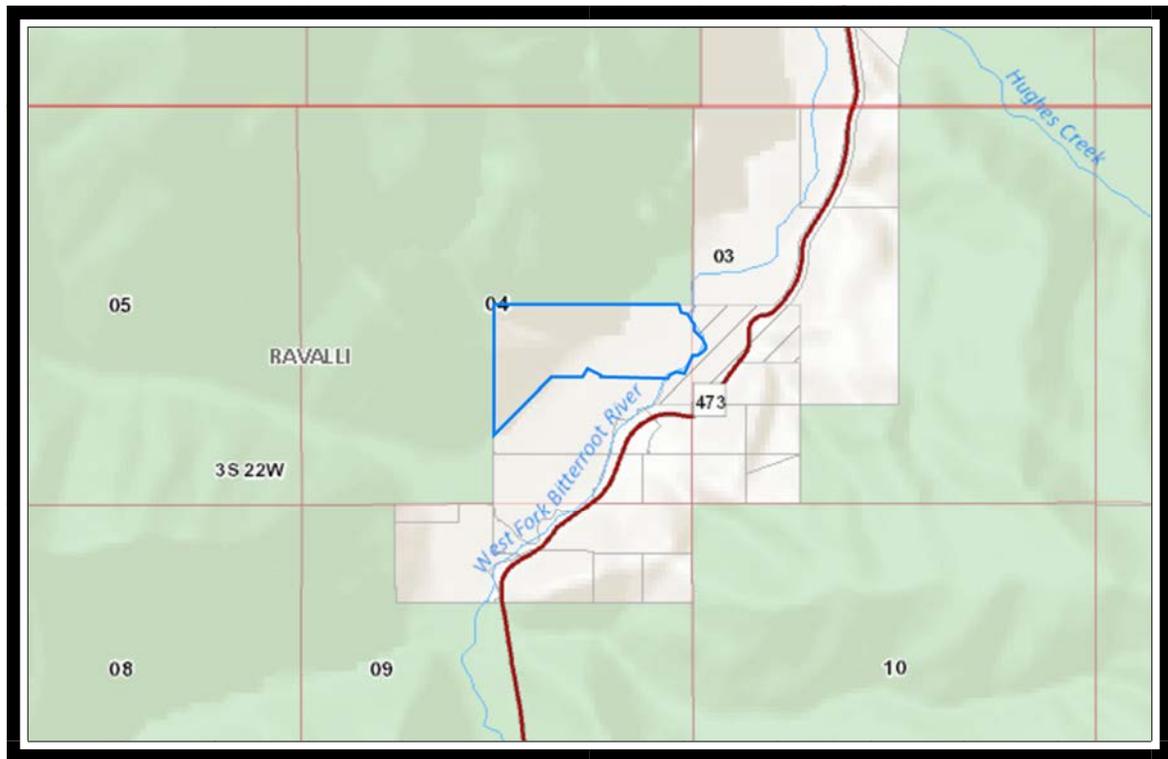
Northwestern Energy Company provided electrical service to the area residents.

Bitter Root Disposal provides trash pick up weekly.

Dish and Direct TV provide satellite service to the area.

The land includes 700+/- feet of river frontage on the Upper West Fork of the Bitterroot River offering excellent trout fishing. The land borders other Alta Meadow parcels on two sides plus U.S. Forest Service land on the west and a part of the north boundary. 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 like new condition and ready for the second owner to enjoy for years to come.





View of Mountain House from meadows.



Lush meadows near hay barn and corrals.

## OVERVIEW OF IMPROVEMENTS—6,450 SQUARE FEET LOG HOME

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The Mountain House was built as a custom home for the owner and has been used very lightly. It is almost like new! One drives over the main entrance bridge and around the Stagecoach cabins and then travels along the base of the mountain of a good gravel roadway to the home. There is a circular driveway and adequate parking plus entry to the double garage.



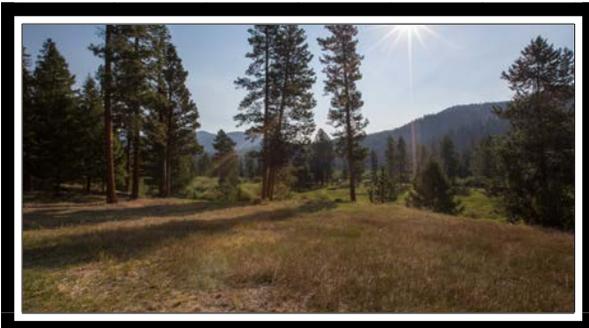
A view of Mountain House from the lower section looking across the pond gives perspective of the elevation change from the house to the lower meadows. The home is situated so that it has a commanding view of the mountain ranges to the south and to the north plus a tucked in feeling at the bottom of a small valley in the mountain with access to walk direction into the Forest Service land from the property.

The home was designed to be both western and contemporary with a soaring roofline offering vaulted ceilings and rich handcrafted log construction with chinking and covered porches. Truly a work of art with all the details of a high end well crafted log home.

## MOUNTAIN HOUSE—2 BEDROOMS, 3.5 BATHS

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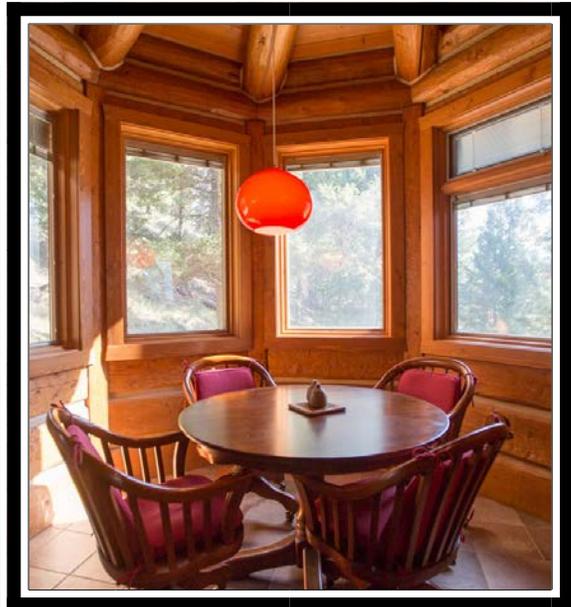
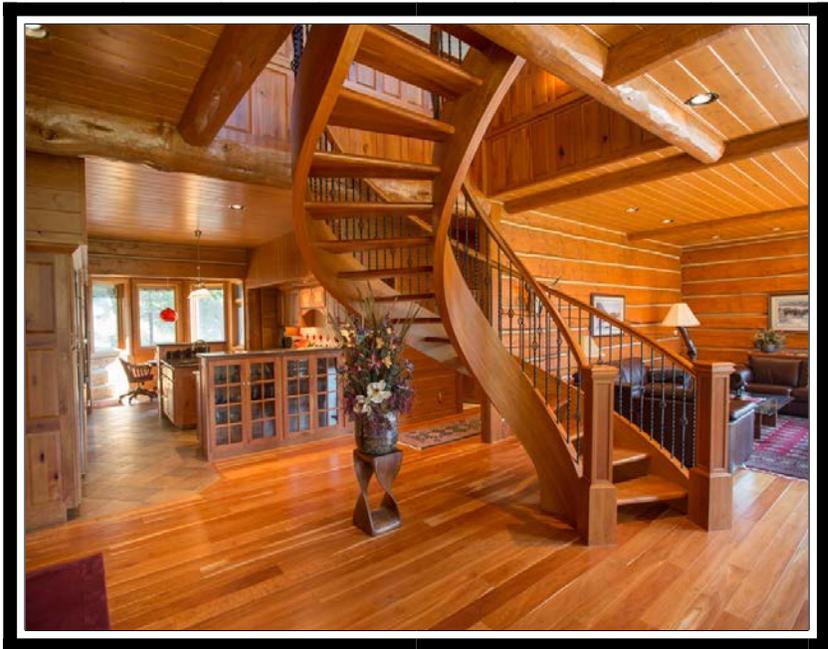
The 2003 custom home is luxurious handcrafted square log construction with dove tail joinery and exquisite detailing. The owners have enjoyed this as a second residence and have taken such good care of maintenance that it looks like new! The floor plan offers two covered porches, attached double garage, three levels of living space, two stone fireplaces, and vaulted ceilings. The heating system is highly efficient propane radiant in-floor heating plus air conditioning. The fireplaces are both propane heat. The property also includes a large whole house generator in the event of power outages. The driveway access is along the base of the mountain on a gravel roadway with a circular drive. The home has a 1,000 gallon septic tank and a drain field designed for a two bedroom home. Domestic water is supplied by a mountain spring with a large cistern and UV sanitation system.



## MAIN LEVEL-2,350 SQUARE FEET

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The main level of this handcrafted log home features an open floor plan with dining area, fireplace, large living room, deluxe kitchen with center island and breakfast nook, one guest bedroom, full bath, entry, laundry room, half bath, and two entries to the attached double garage. The central spiral stairway is a marvel of wood craftsmanship! The interior wood complements the wood flooring and the whole house enjoys the rich hues of mountain log home living! The kitchen offers high-end commercial grade appliances and ample granite counter space plus quality cherry wood cabinetry. All windows have quality window treatments. Character log pillars and log purlins accent the structure.

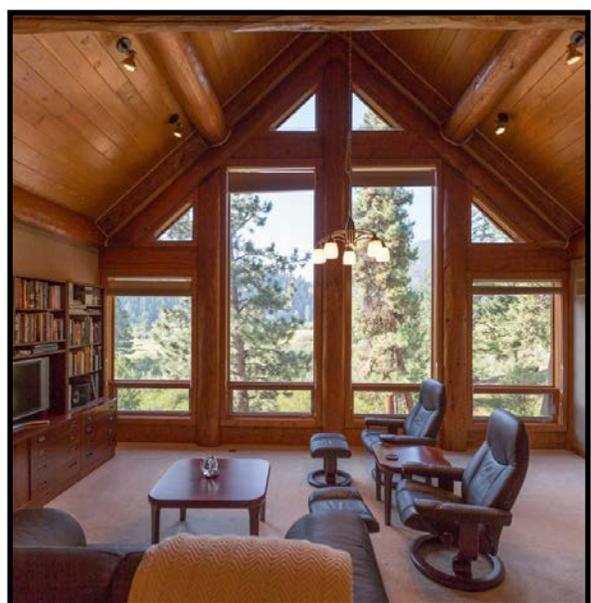


## UPPER LEVEL—2,350 SQUARE FEET

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The upper level features a stone propane fireplace, huge view windows with vaulted ceilings, and open space for living or office. There is also a media room with ample seating and room for fitness equipment on the opposite side. High speed internet and cell service will still be available through private satellite providers. The neighbor has just installed Starlink and raves as to the fast speeds and great connectivity!

The master bedroom suite features a large sitting area with mountain views, large master bath with walk-in shower, huge tub and double vanity. The interior finishes are consistent with the main level details with rich wood, log walls and purlins.



## LOWER LEVEL—1,600 SQUARE FEET FINISHED

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The lower level of the home features a walk-out feature from the large central hallway. Two utility and storage areas are conveniently designed for food storage and home maintenance items. House guests will appreciate the large recreation room with hickory kitchen and dining facilities and the abundance of light through the windows. This area of the home is big enough to use as a bedroom but is not designated as such due to septic capacity compliance concerns. There is a bonus room for clothing storage, recreation equipment, crafting, etc. The stairway to the lower area of the home is through the attached garage. A small closet area in the lower hallway has been used for wine storage in the past as it stays very cool.



## HAY BARN, HORSE FACILITIES, WILDLIFE POND

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The property offers the benefits of having horses on the lower portion of the land with a large hay barn, corrals, and holding areas. The automatic stock waterers have not been confirmed as working and should be checked prior to closing. There is a small building which has been used as tack and grain storage. The new line on this area of the land has recently been flagged by a licensed surveyor. The covenants are restrictive to some fencing in order to provide the proper habitat for the elk herds and deer that frequent the land.



## THE COMMON AREA FEATURES AND HOA RESPONSIBILITIES

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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 areas
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.

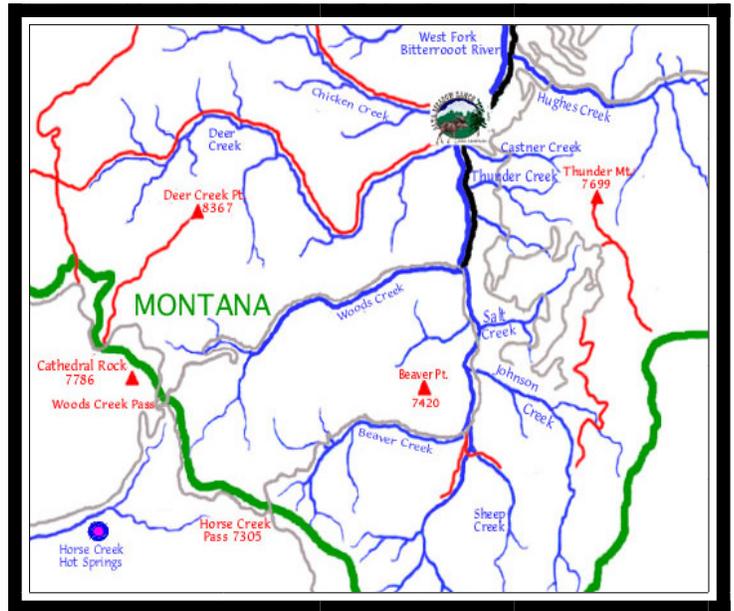
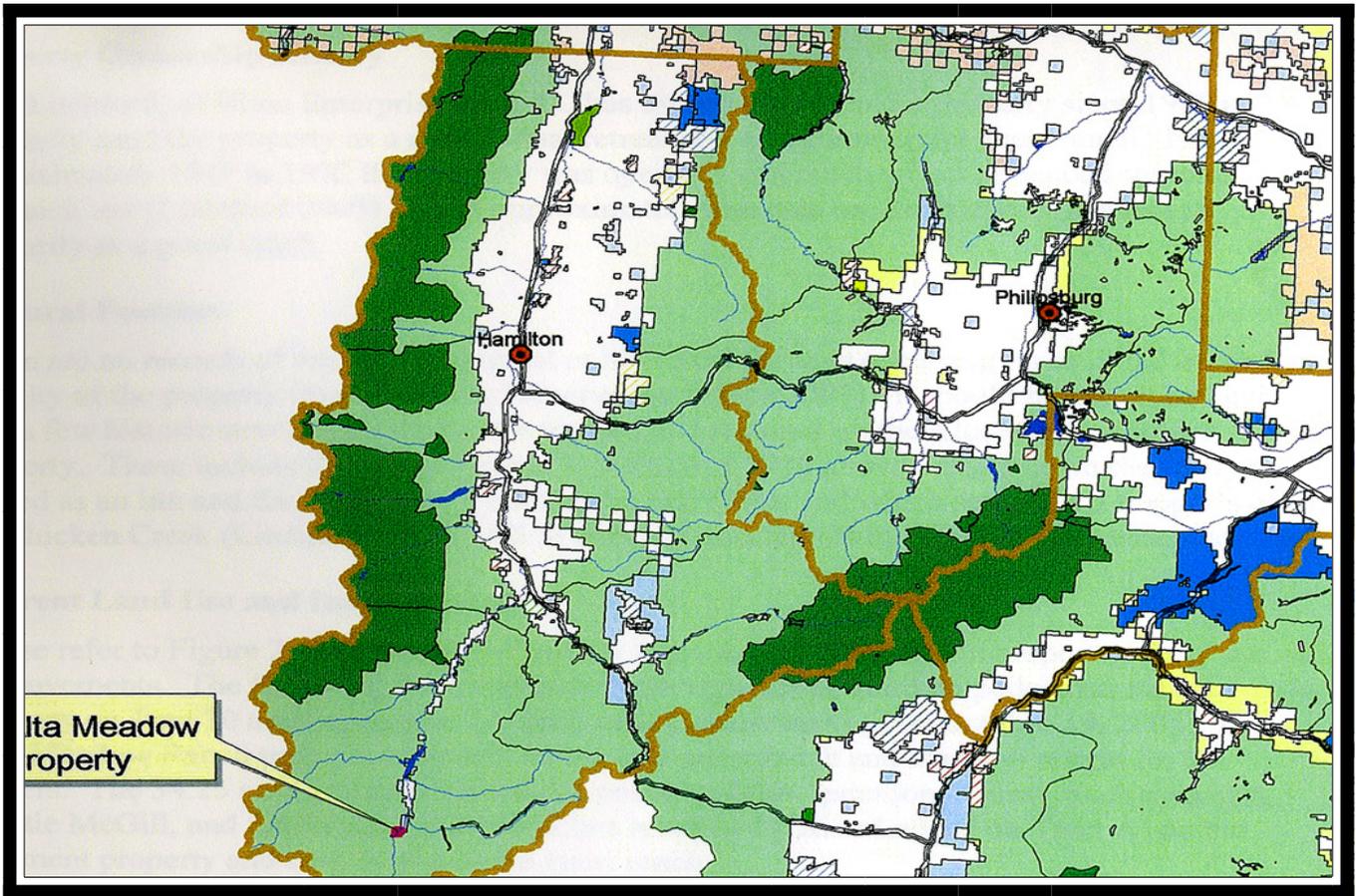
**Tract B** contributes a hiking trail system through the meadow to a natural pond, at times the home of beavers. Along the way is a spur to a river access point. The trail progresses into a beautiful forest glade with a camouflaged observation deck. From there it winds through the property forming a 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** is relatively small with no obvious common areas, but with its excellent view of the meadow, the Chalet is uniquely situated to serve as the "neighborhood watch" for the other tracts. It should also be noted that owners of Tract 6 will be contributing funds to the maintenance and repair of all areas designated for common use.

# AREA RECREATION OPPORTUNITIES



## NEARBY PAINTED ROCKS LAKE

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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

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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

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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

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The taxes on the property total \$11,329 for 2020. The parcel number associated with the property is: 1055510. Insurance has recently been updated due to increased cost of replacement. Ask the agent for more information.

## PERSONAL PROPERTY BILL OF SALE

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All appliances, propane tank, generator, and maintenance items are included in the sale. For purposes of financing where personal property is not considered as real property, the value of the Bill of Sale will be ten dollars. \$10.00.

## PRICE—\$2,750,000

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### 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 insure that the ranch will always be open and beautiful and quiet and peaceful. Many a Montana ranch has been ruined forever due to the lack of protections.

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, have hike-out and ride-out access to thousands of acres of U.S. Forest Service land.

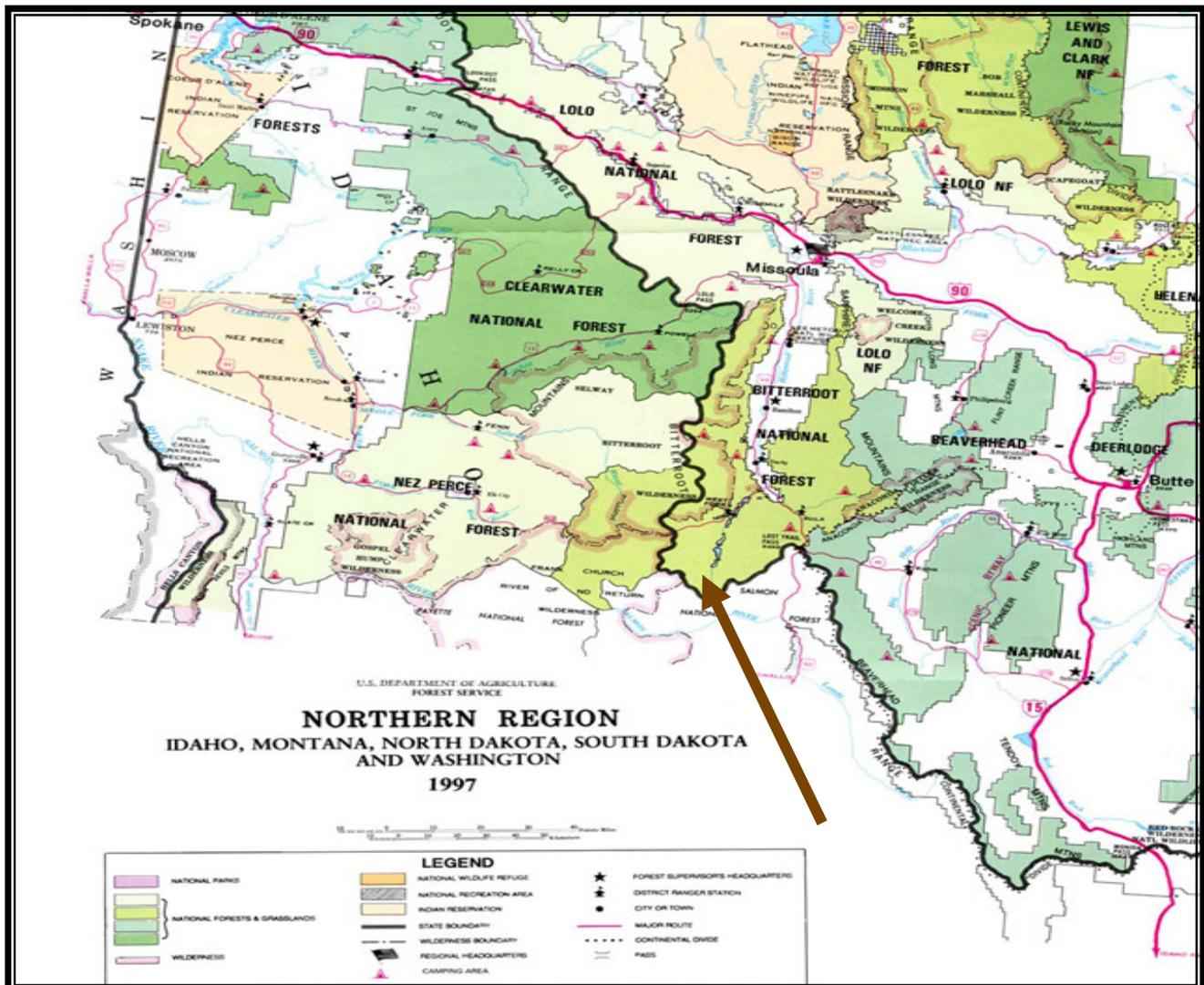
“We are proud to have helped in the sharing of this fine mountain property.” Jan and Rod

## 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](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 .



## MAPS & VIDEO

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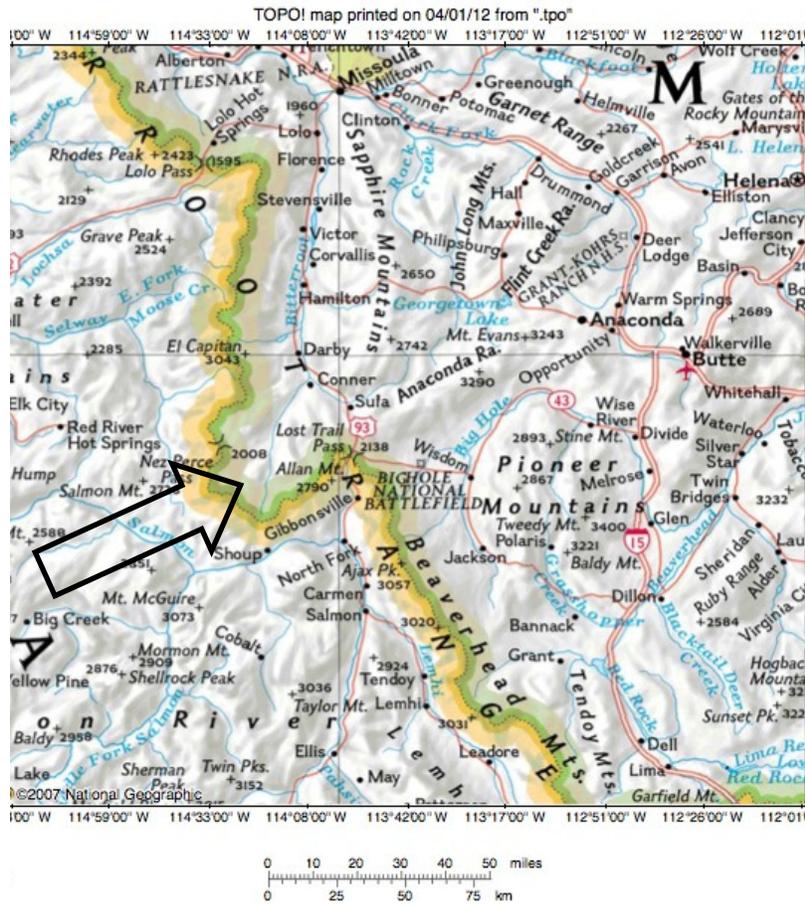
Contact the listing agent for more information about this fine property. Videos and brochures can be seen on [RanchMT.com](http://RanchMT.com) or [www.MountainHouseMontana.com](http://www.MountainHouseMontana.com)

## DIRECTIONS

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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!**



**BERKSHIRE HATHAWAY**  
HomeServices  
**Montana Properties**

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