

MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



Reverie Lodge By The Creek

2127 Lost Horse Trail
Hamilton, MT 59840

ReverieLodge.com



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LOCATION

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 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 approximately 12 miles south of Hamilton, MT. Hamilton 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. The subject property is located near thousands of acres of wooded land under the management of the U.S. Forest Service. Roadways lead to high mountain lakes and streams in the area. South of the property on U.S. Highway 93 is the small western town of Darby, MT. Services are available in this quaint town as well.

RECREATION

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. Near the property up a Forest Service roadway is Lost Horse Observation Point which has stunning scenery and has been featured in many Montana videos.

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



Reverie Lodge has a private domestic well which is 40 feet deep with production at 15 gallons per minute according to the well log filed under Martin Builders which was drilled in 2001. No water right has been filed on this well at this time, but will be completed at closing in the name of the buyers with the completion of a 602 Form and paid for by the sellers. The land is not suitable for crops but locals have vegetable gardens with good high deer and elk fencing. No water right from Lost Horse Creek has been established. Downstream from the home is a ditch diversion for Lost Horse water right holders who have ranch land at lower elevations. The diversion for the ditch and the head gate are located on this property. Twice a year (July and October) Charlos Heights water user personnel visit the property and install plastic to divert some water into the ditch and then return to remove the diversion in the Fall. As the home is upstream from the opening of the ditch, the owners experience little intrusion.



LIVESTOCK

The acreage vegetation is native grasses and timber. Horses could be kept on the property with the purchase of hay from local markets. The access to trail riding is excellent. The land is level and could be fenced for horses. There are many residents in the area with horses and hay is relatively inexpensive as it is the primary crop in the Bitterroot Valley.



The timber on the property is Ponderosa Pine and Douglas Fir. The trees are mature and have undergone extensive stewardship. The owners have limbed all the trees and had the forest professionally thinned so that the trees are healthy and have space to grow. The understory has wildflowers, wild grasses and attention has been given to remove any weeds or invasive species.

The land has been especially well cared for. There are large boulders, a few rolling hills, and level places throughout the 20+ acres. The work done on the land over the past 20 years represents so many man hours that it is hard to calculate. The new owners will benefit from this work for years to come.

DESCRIPTION OF LAND

The land is described in two parcels. The lodge is located on Parcel B with 13.02 acres. There is another separate parcel—Parcel A with 7.00 acres. The owners divided this property in order to comply with septic requirements so that another structure could be built on the smaller parcel if needed. Both parcels are described by Certificate of Survey.

The lodge sits above Lost Horse Creek and has about 1,200 feet of frontage on the creek. Lost Horse Creek is not in a designated flood plain according to current regulations.

The approach to the house is through the smaller parcel to get to the large parcel. See Certificate of Survey in the associated document portion of the presentation.

ACREAGE

The Reverie Lodge is located in Ravalli County and has a Certificate of Survey # 592063-F in two parcels. Other private land owners surround the property. The southwest corner of the property is across Lost Horse Creek and is common with U.S. Forest Service land. The property is located in Section 17, Township 4 North, Range 21 West. Area properties can be viewed on Google Earth. Most of the properties in this area are large in size and there is little development in the area.

The multiple tax parcel descriptions will allow for the for the incremental sale of the property or the construction of addition structures requiring water and sanitary systems. This adds value to the land.

There are two septic systems installed on the property. Permit #8530 installed in 2001 for a 4 bedroom home with a 1,500 gallon tank. A second system was installed on the smaller parcel and has never been hooked up to a structure— Permit#1027710-1 with a 1,000 gallon tank for a 3 bedroom home.



MAP OF REVERIE LODGE



UTILITIES ON THE RANCH

The heating of the lodge is provided by a propane fired furnace. Propane gas is delivered to the lodge and stored in a 1,000 gallon buried propane tank which is privately owned. Bitter Root Disposal Service provides garbage collection at an off-site location. Land telephone is in place by Century Link. Cell phones work well at the ranch with a satellite boost from Hughes.net. Television and internet services are provided by several companies throughout the Valley. There is no water softener treatment system needed for the home as the water tested very high in quality.

Utility and stewardship costs will be made available upon request. The owners have not occupied the home on a year around basis but have utilities on during winter months. They have a caretaker who looks in on the property and plows the driveway and could be available to the new owners if needed. The property is smartly designed with a list of Vendors who know the home and can continue services.

IMPROVEMENTS GREAT ROOM WING

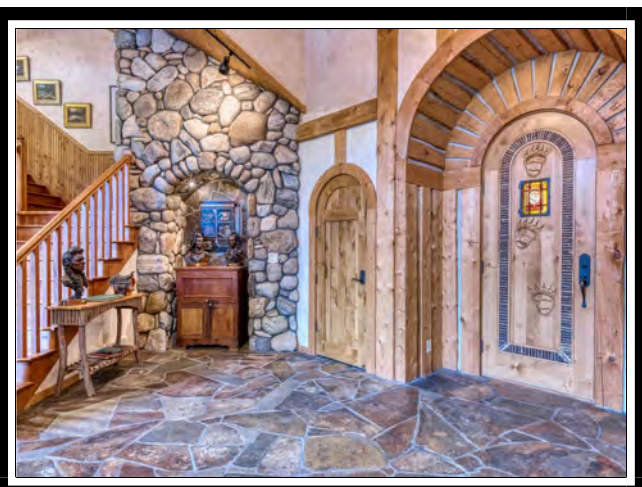
General Description of Great Room Wing:

Stone entry with closets on either side of custom front door with bear foot carvings
Stone art nook near stairway
Great Room with central dining area
Large window seat overlooking the creek
Smaller dining or game table area
Cozy living room in front of stone fireplace with media and hearth
Large kitchen with granite island with prep sink and breakfast area
Kitchen office counter top with large sink and 3-D tile backsplash and range hood wall
Upscale kitchen appliances and knotty Alder cabinetry
Dutch Door out to patio and two stone fireplaces
Horseshoe shaped bar with seating, sink, appliances, and custom lighting
Walk in Pantry
Powder Room with mural wall
Laundry Room with sink and folding counter
Sportsman's Room for fly rods and waders, etc.
Two car 877 sf garage with work bench and access to crawl space and utility closet



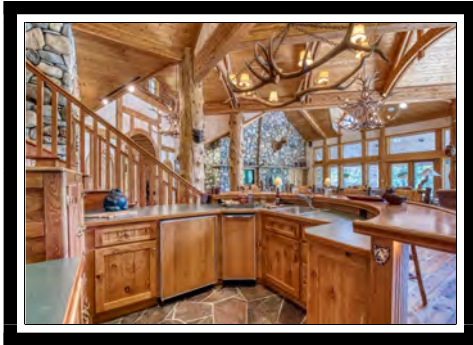
OWNER'S RESIDENCE DETAILS

Circular sawn fir flooring with slate tile plus quality carpeting in bedrooms. Heavy composition roof with fire suppression system and multiple dormers. Rock fireplace in the main Great Room plus rock nooks for art. Large arches with complementary designs in the windows and doors. In floor heating in baths and entry areas. Built in sitting areas around the home.



OWNER'S RESIDENCE DETAILS

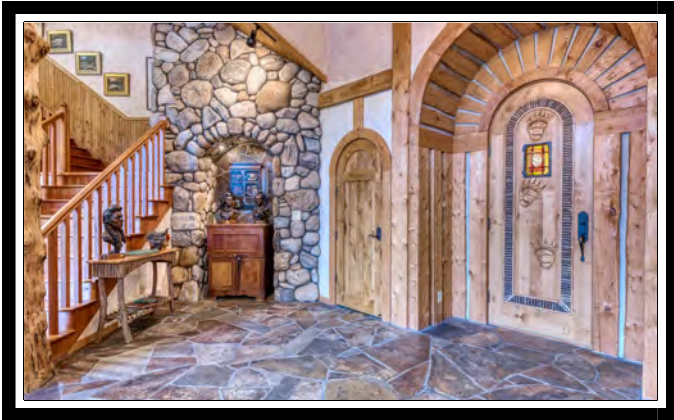
The lodge has 5 bedrooms and 6.5 baths. All the lighting in the home is specialty lighting made by artisans with antler, leather, and cut metal torch work. The cabinetry and trim is knotty alder with circular sawn fir flooring and three stone fireplaces. All the media in the home is included in the sales price. The tile in the kitchen is 3-D with scenes of woodland animals and habitat. The sinks in the bathrooms are hand thrown, hand painted ceramic and mimic the themes of nature and lifestyle in Montana. The kitchen counters and island are granite and flow like the creek with rich color.



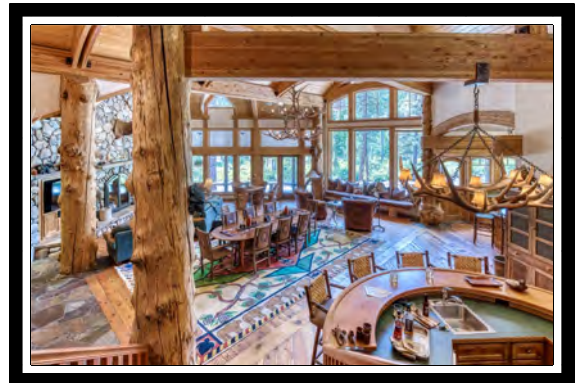
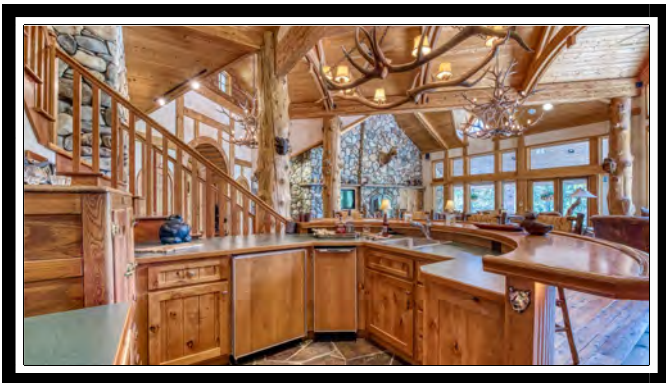
A large horseshoe shaped bar adds to the entertainment and appliance package of the stylish kitchen with upscale features.



HISTORY OF REVERIE LODGE CONSTRUCTION



The lodge was designed so that no elements of the outside views of the creek and surrounding mountains would be obscured. The vaulted ceiling are an impressive design with character log supports and arched truss work. Award winning Briggs Architecture worked with the owners to design a home using the existing smaller cabin, which was built in 1981, for the interior guest room space with the addition of two large “wings” on either side creating a new and dramatic 4,537 sf home including an oversized two car garage.



POWDER ROOM, HALL AND DELUXE OFFICE

Check out the mural in the powder room. Such a beautiful scene. Central hallway to bedrooms.



MASTER SUITE AND OFFICE

The master suite wing of the lodge features a private laundry area as well as additional storage in a vanity with sink. The master accesses the covered deck overlooking Lost Horse Creek. The interior walls are plank and chinking for a rich western feeling. The huge turret corners house the office overlooking the creek and the garden looking out to the front flower gardens. The bathroom features a large soaking tub, walk in shower, standard toilet plus a bidet, double vanity sinks and a master closet with ample room for His and Hers plus much more.



GUEST BEDROOM SUITES

The central hall from the Great Room gives access to three of the guest bedrooms and the Master Suite. There is a slight elevation change at this location with 4 steps. Each of the bedroom suites has its own bathroom and each has access to the covered concrete deck overlooking the creek. In each of the bathrooms is a custom hand thrown and hand painted sink with wildlife or lifestyle theme. Fish, cowboy boots, bear, and moose.

The opposite side of the hall features large bookcases and window seating for enjoying a good read. Rich interior plank walls with chinking add to the “cabin feeling” of the area with attractive knotty alder cabinetry for art and collection displays.



The walls in the bedrooms feature faux paint and custom lighting and draperies over the large patio doors out to the porches. The bathrooms feature tile counters and high end fixtures. Listen to the sound of Lost Horse Creek from these lovely guest suites.



OUTDOOR LIVING SPACES

The lodge has a large covered porch on the creek side with covered stained concrete patios and two wood burning stone fireplaces. Three bedrooms access the patio area directly. There is ample room for entertaining large numbers of guests outdoors. A spa hot tub is located overlooking the creek with a composite deck surround.

Bark landscaping highlights this area for ease of maintenance. The front of the lodge has a drip irrigated garden with flowering shrubs and native plantings. The concrete walkway has a stamped custom bear paw welcoming visitors to the covered “Chief Joseph Ranch” inspired stone entry and impressive Adirondack style front door built for the owners out of knotty alder and twigs.





AMENITIES OF REVERIE LODGE

Security System in place with ADT

Air Conditioning in the large upstairs bunkroom—this room has two full bathrooms plus a central sink crafted from a wood barrel. Adorable use of materials with 6 bunkbeds with private lighting

Rich interior wood and faux paint

Quality doors and windows

Dutch Door in Kitchen

Back Up Generator

Outdoor Lighting has been prewire but is not installed

40 Year Heavy Composition Roofing with fire suppression sprinklers

Propane Forced Air Furnace with In Floor Heating in Entry and Baths

Sportsman Storage Room off of Main Laundry Room

Folding Counter, Sink, and Built-in Ironing Board in Laundry

Extra Room by Master Bedroom for hobbies with cabinets, sink and Washer and Dryer

Solid Alder Doors with Heavy Hardware



ACCESS

Access to the property is from the US Hwy 93 about 50 minutes from Missoula, MT. The secondary road is Lost Horse Road. This is a Forest Service roadway but is maintained by Ravalli County road department. The access is year round. Some snowplowing is needed for Lost Horse Trail and must be done privately by the residents on this road.

TAXES

The taxes on the property total \$7,804.34. The parcel numbers are 1027700 and 1027710. The smallest of the parcels is taxed as bare land. The improvements are located on the larger of the two parcels. Having multiple parcels will allow for a incremental sale to another without the subdivision process for the construction of another home or estate planning. Boundaries can be altered within the total acreage in a boundary line relocation, if needed. This makes this a perfect choice as a family legacy property.

PERSONAL PROPERTY BILL OF SALE

The Reverie Lodge is being sold with all the appliances, bar stools, and media systems. Some furnishings may be available for sale separately on a Bill of Sale.

PRICE REDUCTION TO: \$ 2,950,000

The Reverie Lodge by the Creek is one of the finest homes in the Bitterroot Valley! The land is so beautiful with mature pines and the feeling of the property is truly magical. This property has been well loved by the owners and is a legacy property that will be cherished by a new owner for years to come. This very special location is extremely private with a rushing trout creek and and located close to services and ride-out options for the back country experience on Montana. What an amazing place! Don't miss the opportunity to purchase a property that offers such privacy without being remote. Enjoy the easy commute to town and to an airport.

Thank you for you interest in this fine property. For more information, videos of the Valley as well as a larger photo display, visit the custom website:

ReverieLodge.com

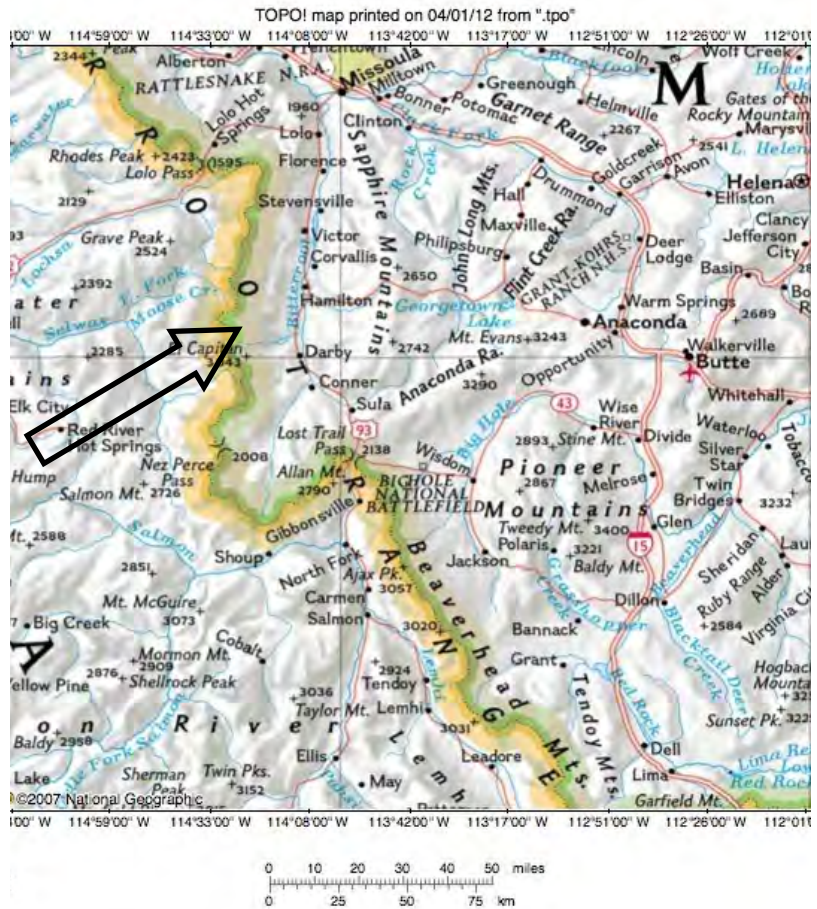
MAPS & VIDEO

Contact the listing agent for more information about this fine property. Videos and brochures can be seen on RanchMT.com as well as:

ReverieLodge.com

DIRECTIONS

South on Highway 93 from Missoula through Hamilton and south approximately 8 miles to Lost Horse Road. Turn right (West) onto Lost Horse Road and continue approximately 3 miles to the address. The first 1.5 miles of this road is paved and the balance is improved gravel. Turn left onto Lost Horse Trail. Stay on the main roadway to the address with the stone pillars. The home cannot be seen from the road. GPS will get you there.

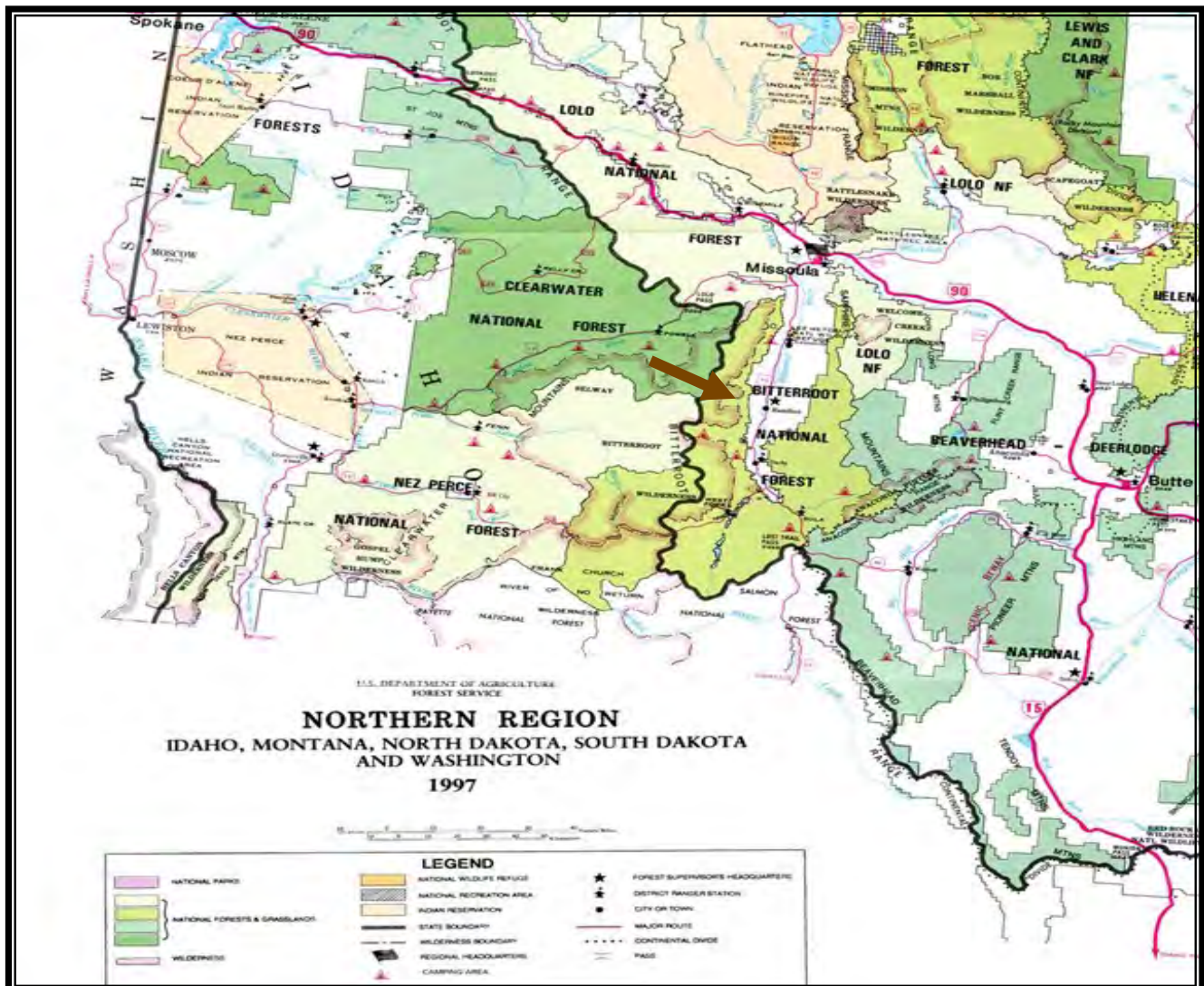


AREA LAND USE FOR HUNTING AND FISHING

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 .





The Reverie Lodge location places it right in the middle of access to unlimited recreation in every season. Early spring the creek is high and the roaring past the house. Time for getting the hummingbird feeders out for the returning summer visitors. Then the creek starts to become fishable with brook trout, cutthroats and rainbows. July is huckleberry picking just up the Lost Horse Road on the way to Twin Lakes. These powerful berries will flavor a stack a pancakes for that special Montana breakfast with house guests. Horseback riding the back country gives access to high mountain lakes and overnight camping under the stars. Como Lake is an easy drive the back way from the lodge. Como Lake is completely surrounded by US Forest Service land with no homes around the shoreline. The clear waters are perfect for swimming, canoes, and kayaking. The towering Como Peaks are snow covered most of the year.



Farmers Market in Hamilton on Saturday mornings is a great place to acquire local produce and enjoy the artist's works from the area.

Skiing at Lost Trail Pass is within 20 minutes of the lodge. Fun and adventure are near.



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