

MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



**Moondance Ranch
Corriente Trail
Stevensville, MT 59870**

MontanaHorseProperty.net

Jan King, Broker

Cell: 406.369.4313
jan.king@ranchmt.com



BERKSHIRE HATHAWAY
HomeServices
Montana Properties

Rod Freeman, Realtor

Cell: 406.369.0320
rod@bitterroothorseproperty.com

**www.bitterrootmt.com
120 S. 5th Street • Hamilton, Montana 59840**

Berkshire Hathaway HomeServices Montana Properties • www.RanchMT.com

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 14 miles north 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 just outside Stevensville, MT. (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. Area restaurants are some of the best in the Valley.

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. The Moondance Ranch is located in the foot hills of the Sapphires Range with stunning views of both ranges.

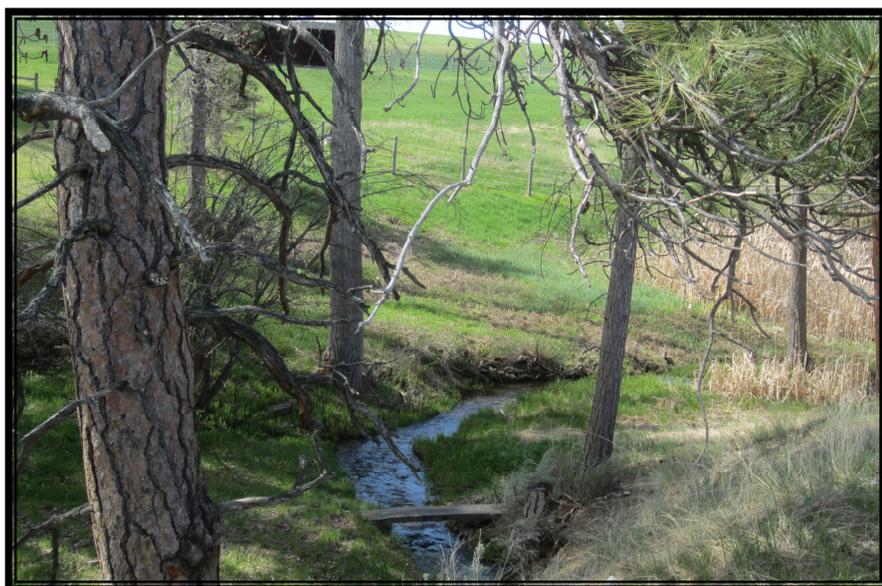
Bitterroot Valley equestrians enjoy easy access to the mountains, rodeos, and training events throughout western Montana. There is a County Rodeo in Hamilton and a larger event in Missoula every year. Darby has a Bull Riding competition and senior events that bring high quality riders for large purses 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

The Moondance Ranch is well watered! Irrigation shares from the Bitter Root Irrigation District system will transfer to the new buyer. Willoughby creek and small tributaries run through the ranch and fill a lovely pond providing both stock water and irrigation for lawns and gardens. The live water is located on the north, middle, and south portions of the ranch. Two domestic wells benefit the ranch and serve the main home, guest house, and barn.

The Willoughby area east of Stevensville is well known for having highly prized irrigated land. Early pioneers homesteaded in this area due to the superb soil, moderate climate, and the beauty of the diversity and rolling terrain.

Portions of the ranch have mature Ponderosa pines, cottonwood trees, and aspen. There is a draw along the creek which provides shelter and shade for wildlife and stock alike. The creek runs all year around and the lovely pond stays full for waterfowl and upland birds.



LIVESTOCK

The ranch has approximately 66 acres of irrigated hay fields and 70 acres of pasture for horses or cattle. Estimated carrying capacity is around 60 horses plus some cattle. Areas around the homestead are wood post and rail. The ranch is cross fenced into pastures for horse separation and field management. The native grass and sage pastures on the northern section of the ranch add additional grazing. The land is mostly level to rolling terrain with good sun exposure and shelter from any north wind by Sunset Bench which is north of the ranch. The hay production on Moondance Ranch is one of the highest in the Valley. Perimeter fencing is 5 strand white tinsel wire and two strands, one high and one low, of hot wire. There is a total of 5.5 miles of this type of fencing on the ranch and all is in excellent condition. Every pasture has a collection point to facilitate handling and transferring of livestock, horses or cows, from pasture to pasture or pasture to barn. The ranch has 4 total 12' x 36' loafing/run-in sheds with functional locations in pastures around the ranch. Each can be paneled to create foaling stalls for mares.

IRRIGATION EQUIPMENT AND HAY PRODUCTION

The ranch has two pivot irrigation systems with supplemented quick release big guns to cover the corners—all supplied by underground pipe and all gravity fed/powered. This eliminates the cost of electrical pumps which adds value to this ranch. The pivot irrigation systems have liquid fertilizer tanks that provide programmable automatic fertilization with the irrigation water. There are a total of 66 acres of irrigated weed-free

grass/alfalfa mix hay fields which produced three cuttings in the most recent year averaging 8 tons of hay per acre. All irrigation equipment, wheel lines, guns, and associated parts are included in the price of the ranch. The entire irrigation system on the Moondance Ranch is as efficient and sophisticated a system as installed anywhere.



ORCHARD/GARDEN

There is a fruit tree orchard with drip irrigation to each tree and 3 drip irrigated raised bed gardens.



DESCRIPTION OF LAND

The Moondance Ranch offers diversity of land type. The southern portion of the ranch offers improved pastures with pivot irrigation systems for high hay production. The middle section of the ranch has an unnamed tributary of Willoughby Creek running east to west past the home into a lovely pond and then through the hay field. The northern portion of the ranch is native sage and grasses with a guest house/art studio, machine shop and car wash, and large horse barn, arena and ranch headquarters. The log home is tucked into the center of the ranch for the ultimate of privacy yet still offers amazing views of the Bitterroot Mountain Range.

This ranch was purchased by the present owner 13 years ago and he has made improvements each year to make this the best horse property currently on the market in western Montana. The irrigation plan is brilliant and costly, but pays off in time and production.

ACREAGE

The Moondance Ranch is legally described as Certificate of Survey #491786-TR. This up-to-date re-tracement survey includes multiple parcels combined to total 139.50 acres. The property is located in Sections 18, Township 8 North, Range 19 West, Ravalli County. There is no conservation easement on the property, but the ranch would definitely qualify for conservation status with a local land trust. Ask your agent to determine if the benefits of conservation would fit your estate planning.

The 8 multiple tax parcel descriptions will allow for the for the incremental sale of the property upon review by regulations pertaining to the same. Additional homes or ranch building could be added under current guidelines.



MAP OF MOONDANCE RANCH



UTILITIES ON THE RANCH

Ravalli County Electric Cooperative supplies electrical services to the ranch. Propane gas is delivered to the ranch for heating. Bitter Root Disposal Service provides garbage collection. Land telephone is in place by Century Link. Cell phones work well at the ranch. Television and internet services are provided by several companies throughout the Valley.

There are three septic systems on the ranch. One at the guest house, one at the main house, and one at the barn. Septic systems will be pumped and pumpers reports will be provided to the buyer. See due diligence package for details on wells, septic systems, vendors, and water shares from BRID.

IMPROVEMENTS GENERAL DESCRIPTIONS

Main Residence:

The main home is handcrafted log construction with a total square footage of 3,264 sf on three levels. Room configuration is as follows:

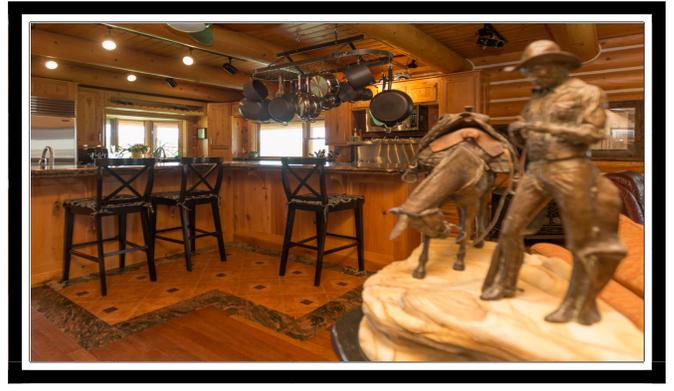
Main Level: back entry with tiled counter and sink, newly remodeled dining area, living room with propane fireplace, deluxe kitchen with breakfast bar and butler serving area and central food preparation, walk-in pantry, three quarters bathroom.

Upper Level: Open vaulted ceilings throughout with large master suite and sitting area, walk-in closet, large bathroom with tile shower, soaking tub, spacious vanity, and balcony access.

Lower Level: This level of the home has access to the exterior of the home for fire safety. There is a main room currently used for media and two bonus rooms. The laundry is also in this area and the service closet has the furnace and water service equipment.

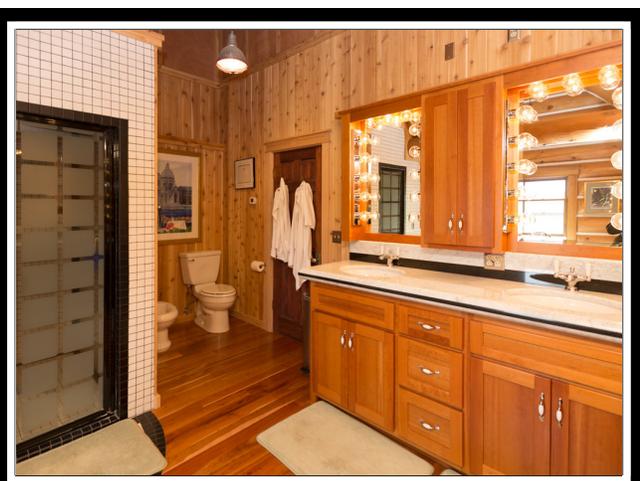
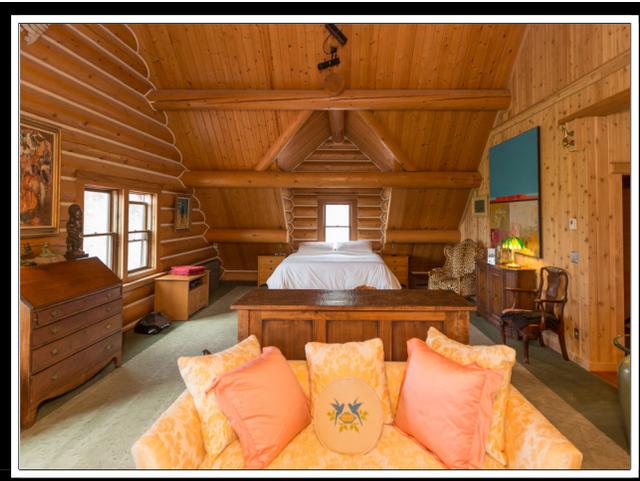
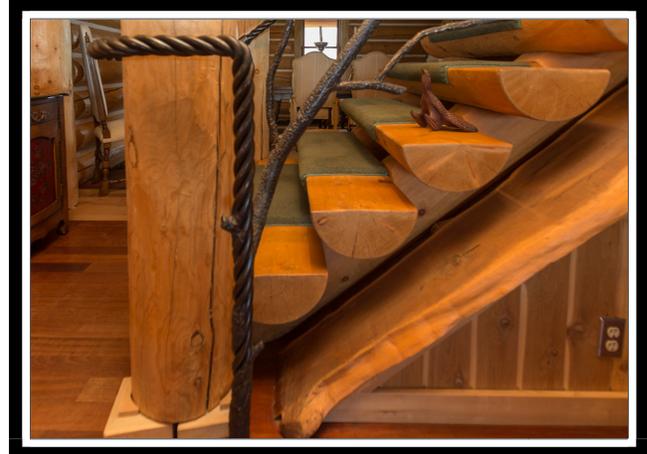
The log home has a metal roof and spacious mahogany decks on all four sides of the home. Windows and doors are of high quality with custom iron work. The large logs have chinking and are exposed to the interior for a dramatic western flair. The cabinets are rough sawn knotty oak by Mike Roth and the granite counter tops are thick “sandwiched” red granite with a black granite interior accent strip. Appliances include double dishwasher drawers by Fisher/Paytal, SubZero stainless refrigerator, and a large Viking Range that will delight even the most discerning chef.

Wood flooring is accented with custom granite tile in the bar area. Heating is propane hot water radiant heating plus a lovely propane fireplace in the living room. The stairway railing was made on the ranch as well as the “tree” accents on the upper balcony, and many other door pulls throughout the ranch.



OWNER'S RESIDENCE DETAILS

The Master bedroom has tongue and groove wood ceilings and is carpeted. The exterior balcony is accessed off the central hallway that serves a huge walk-in closet with built-in clothes storage and the spacious master bathroom with soaking tub, tile shower, and ample vanity area.



OWNER'S RESIDENCE DETAILS

The lower area of the home has recently been remodeled with rich barn wood accents. The lighting is very appealing and there is a large laundry area as well as two bonus rooms. Note: there is access to the exterior from the rear hallway of this level of the home for fire safety. The full bathroom has rich tile flooring and countertops as well as rustic cabinetry and good lighting.



DETAILS OF OWNER'S RESIDENCE



The ranch house has propane hot water radiators which make the home very cozy in cooler months. The details of the home include: crafted iron accents, split door off the kitchen to the decks, thick custom front door with western peep hole door, tile and granite accents, wood counter tops in food prep area, large stainless steel range hood,



EXTERIOR OF OWNER'S RESIDENCE



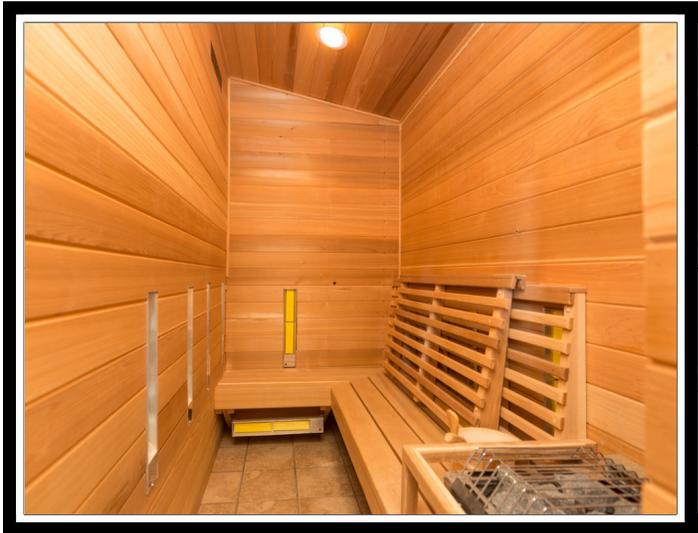
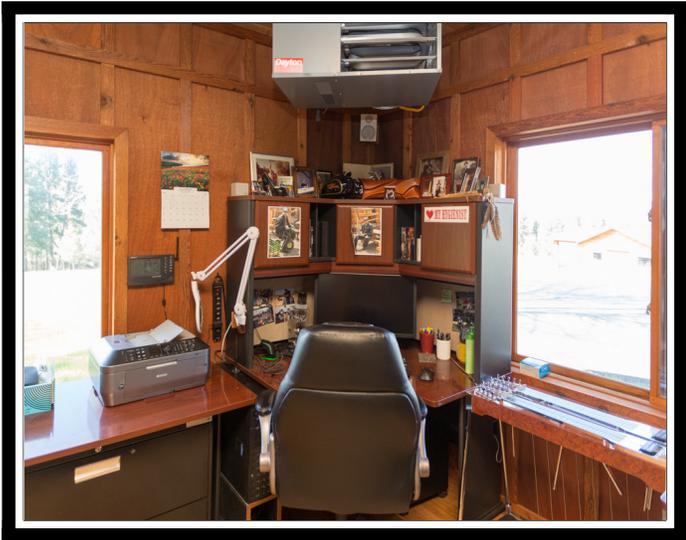
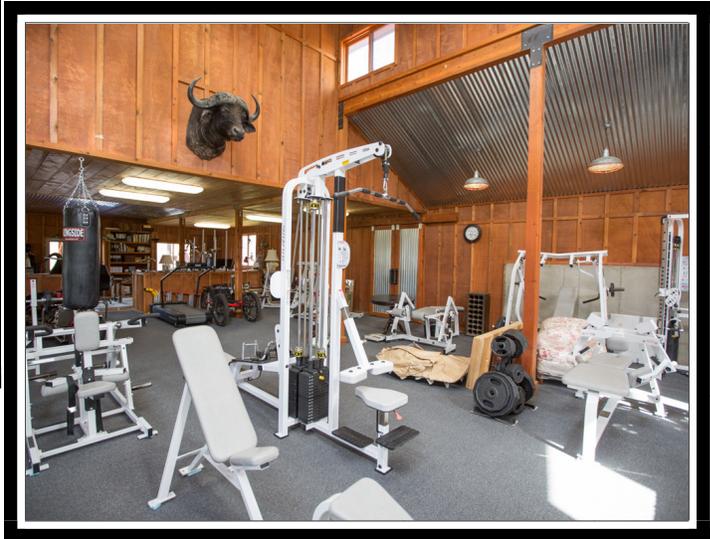
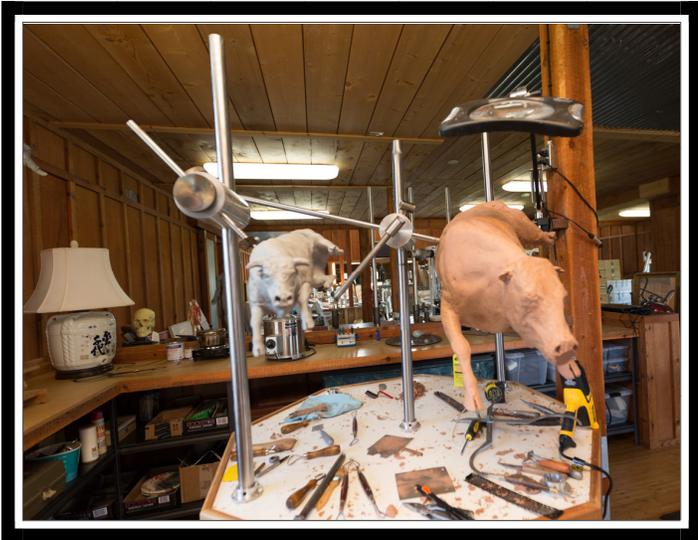
GUEST QUARTERS OVER ARTIST STUDIO

The guest quarters are located over the artist studio and measure 648 sf. There is a cute country kitchen, full bath, closet area, and area for living and bedroom furniture. The windows feature western shutters and the interior is accented with wood. Access is up an exterior stairway with a large deck overlooking the ranch.



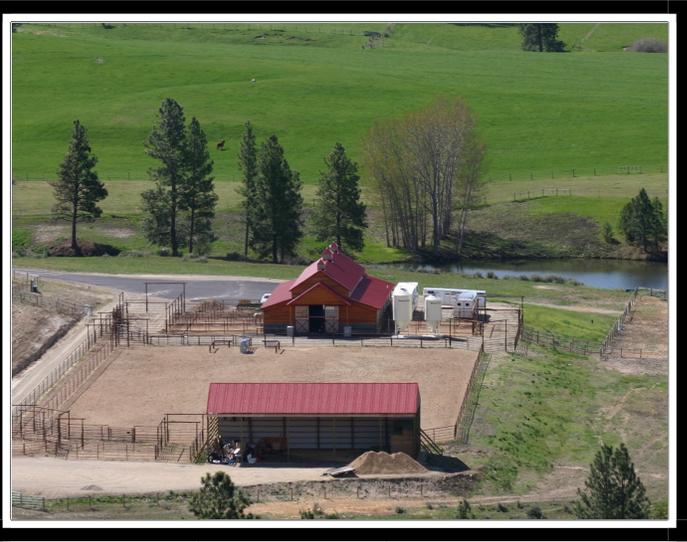
ARTIST STUDIO WITH GYM AND SAUNA

The artist studio measures 2,344 sf and features a small kitchen, three quarters bath with large shower, sauna, library, small kitchenette, and has upper story windows, commercial lighting and wood and metal interior finishes. This part of the ranch is currently being used as a sculpture studio and gym, but could also be used for displaying collections or other hobbies.



HORSE BARN , HAY BARN, GRAIN BINS, AND ARENA

The horse barn is a magnificent 46' x 84' structure featuring 10 total 10' x 12' stalls with turn outs, an office, a tack room, grain room, bathroom, and a horse wash space with hot water. Each stall has access to a thermal cycle frost free automatic waterer, of which there are 12 strategically located around the property and barn. The barn is connected to a 160' x 320' arena with a remote-control roping chute, a stock return, stripping chute, three sliding stock chutes, 2 holding pens on each end of the arena. All arena fencing is pipe with all posts set in concrete. Arena and runs are all sprinkled. There is a 32' x 72' hay barn at the north end of the arena. There is a total of 6 pastures in addition to the hay fields, 2 are not irrigated and have natural grass and cover and 2 are creek pens. All have a frost-free waterer. Also featured are two large grain bins for storage in bulk of alfalfa pellets and specialty colt pellets.





MACHINE SHOP AND CAR WASH

The machine shop structure has over 1,131 sf of finished space as well as the attached 16' X 24' drive through car wash with hot water and soap dispenser. The items in the shop are not included in the sale price. Ask about any machine which may of interest to see if it could be purchased on a separate Bill of Sale. The ironwork featured on the ranch was made in this shop. Having this shop makes maintaining the ranch easier. Getting large trucks, horse trailers and other ranch equipment clean is a breeze.



ESTIMATED IMPROVEMENT MEASUREMENTS

Main House:	Above Grade:	2,268
	Below Grade:	1,296
Total in Main House:		3,564 sf
Guest House:		648 sf
Artist Studio/Gym:		2,344 sf
Car Wash:		384 sf (16 X 24)
Machine Shop:		1,131 sf
Barn:		4,032 sf 48 X 84
Wheaten Grain Bins		2
Hay Barn:		4,032 sf 32 X 72
Arena:		160' X 320'
4- Loafing Sheds:		12' X 36'
Paving:		10,000 sf

The above are estimates only, which have been taken from the Ravalli County Property Record Card or measured for the purposes of providing additional information to prospective buyers. There may be errors in the measurements. Please ask for verification in advance of purchasing.

ACCESS

Access to the property is from the Eastside Highway, then east on a County maintained roadway to a private gravel road. The access is year round with some need for snow plowing. The roadway to the ranch has a security gate located near the guest house. The interior ranch road has over 10,000 sf of asphalt paving, including the road to the barn and barn aprons. The roadways are lined with trees which have drip irrigation systems.

TAXES

The taxes on the property total \$9,569.67. The parcel numbers are: 293780, 293770, 293750, 293760, 293700, 293720, 293730, 293740. The separate legal parcels will allow owners to have incremental sales to others without full subdivision process. Boundaries could be altered within the ranch from the current configuration to another as long as there remain 8 parcels or less. This makes this a perfect choice as a family legacy ranch. Taxes include cost of BRID water shares which will be altered prior to closing.

PERSONAL PROPERTY BILL OF SALE

The Moondance Ranch purchase will include irrigation equipment, appliances in the structures, and some shelving. Items (tooling machines) in the machine shop are not included in the sale. Buyers should inquire about any items which are of interest and not clearly defined to determine if they can be purchased separately on a Bill of Sale.

PRICE—\$4, 375,000

Brokers Comments:

This is a very special and extremely well planned horse ranch with western luxury amenities designed to facilitate maximum enjoyment of ranch ownership with minimum labor. What an amazing location! Don't miss the opportunity to purchase a property that is already divided into 8 parcels with live water, ponds, views, privacy, and with an easy commute to town and airport.

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

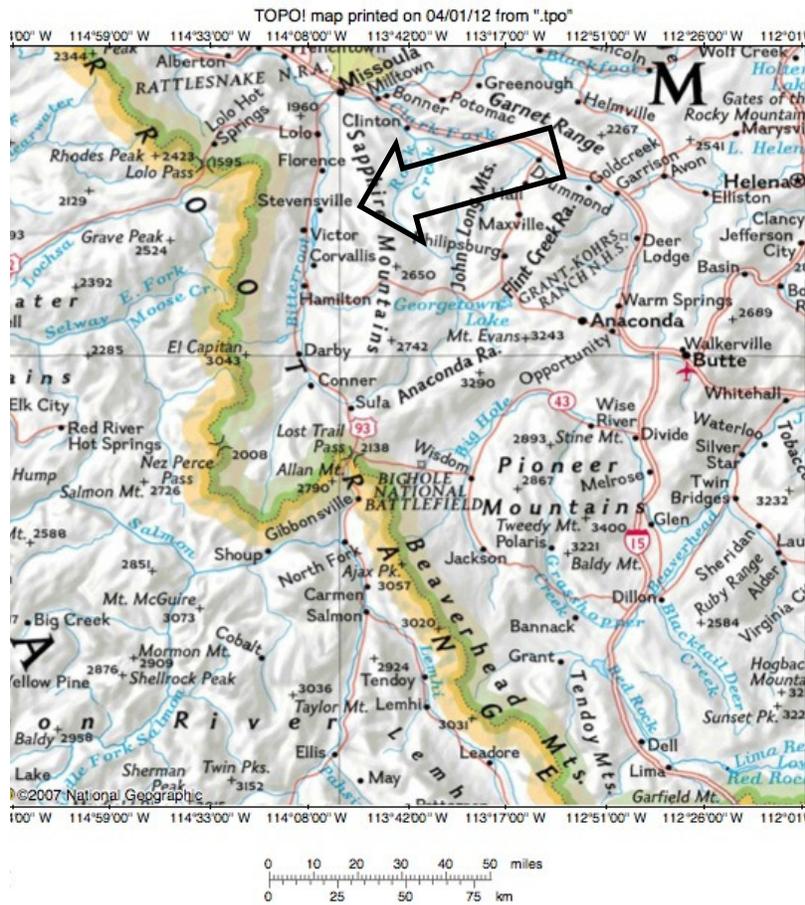
www.MontanaHorseProperty.net.

MAPS & VIDEO

Contact the listing agent for more information about this fine property. Videos and brochures will be available on www.RanchMT.com and www.MontanaHorseProperty.net.

DIRECTIONS

In order to preserve the owner's privacy, the directions to the ranch will be provided by request only. The ranch is generally located southeast of Stevensville, MT. This is not a drive - by property. Appointments are required to enter the gate at the guest house. Even if the gate is open, please do not enter. Call 406.369.4313. for Jan or 406.369.0320 for Rod.

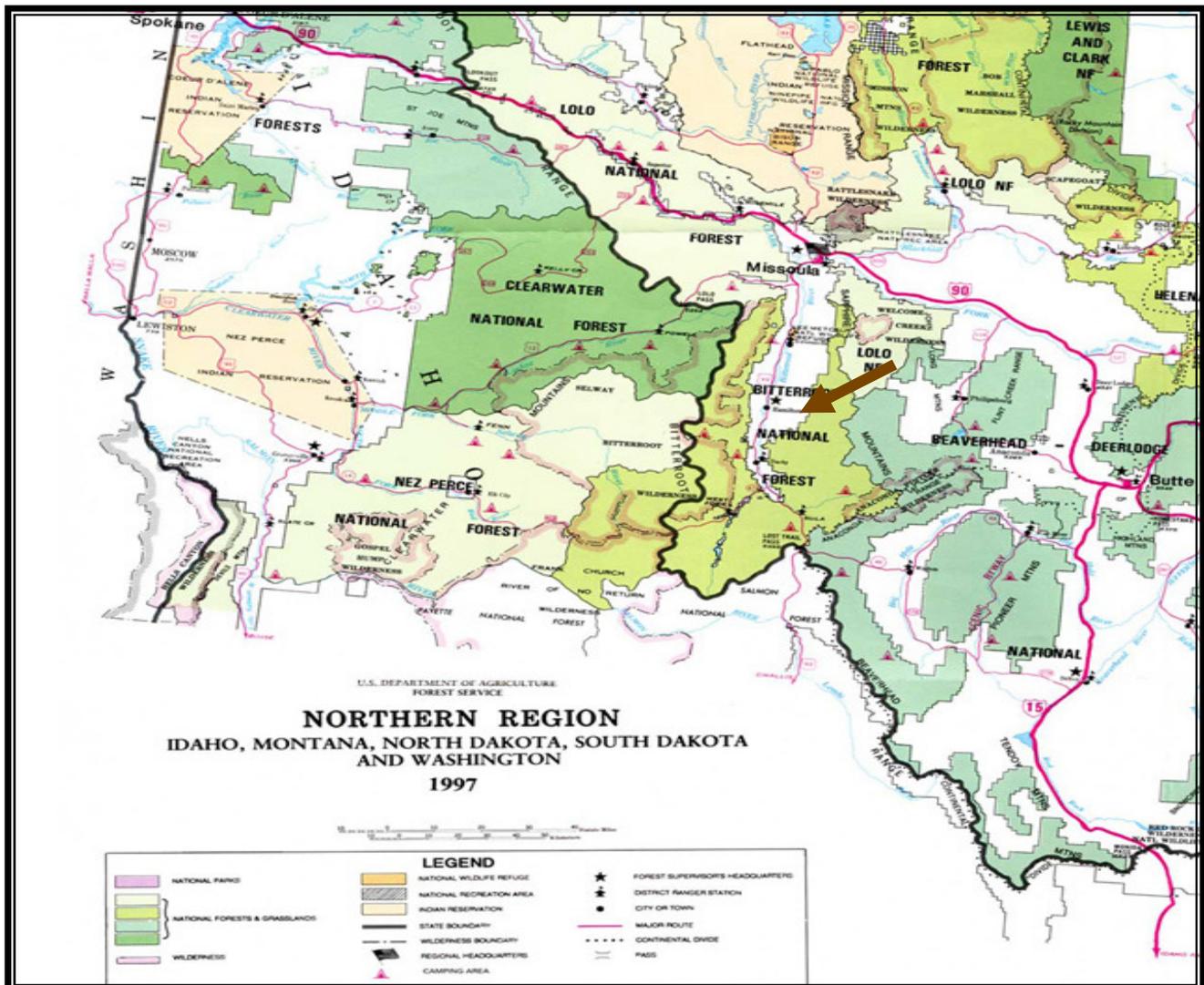


AREA LAND USE FOR HUNTING AND FISHING

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. 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 .





Bitterroot Brown Trout. Our thanks to the river guide who authorized the use of this photo –taken on the Bitterroot River. Bell Crossing Access is the nearest to Moondance Ranch.



BERKSHIRE HATHAWAY

HomeServices

Montana Properties

© “2018 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

