

# MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



**Stagecoach Parcel D**  
**9975 D West Fork Road**  
**47 Alta Meadow Trail**  
**Darby, MT 59829**

**StagecoachMontana.com**

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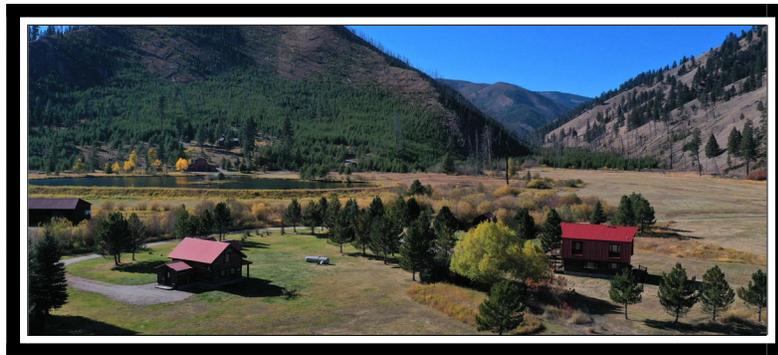
## GENERAL LOCATION

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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 Valley 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.

The Stagecoach Parcel D is located 10 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. Travel time from the airport is Missoula to the property is roughly 2 hours.



## 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 Stagecoach Parcel D has two water wells. One of the wells is located near the Homestead Cabin and the other is actually located inside the Homestead Cabin. Domestic water is sanitized with an ultra violet system installed in the well house 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. Chicken Creek runs along the south boundary of the parcel.



## LIVESTOCK

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The hay meadow which is part of this land will support the grazing for the number of horses. However, keeping and fencing livestock is restricted under the Restated Covenants recently approved by the homeowner's association. See separate document. The use of the barn and corrals on Parcel E could enable horse ownership and hay storage away from wildlife. Licensed outfitters in the area could be hired to offer horseback rides in the area.

There is no livestock fencing on the property. Fencing is covered under the restrictive covenants to insure that it does not interfere with wildlife.

Note: Tract E is currently not for sale. However, information is provided in this brochure as it borders Tract D on the south and is used by the HOA. Tract E is a 42.91 acre parcel south of Chicken Creek at its confluence with the West Fork of the Bitterroot River. The land on the east side of the river is quite steep and forested, and on the west side of the river the few acres are taken up by a horse barn and large implement shed, as well as two fenced pastures. A portion of the 3,000 SF implement shed is considered as common area and used for storage of HOA equipment. While Tract E is not for sale at this time, its horse barn and pastures are available for lease at an nominal rate.

## 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.

Beside the Homestead Cabin is a well which is used for irrigation of the lawn and trees solely on Parcel D. The cost of haying and the maintenance of the hay fields are addressed in the homeowners documents. Ask the agent for a land stewardship report regarding the agricultural practices on the ranch.



Tract E

Not included in the sale of Tract D, but available for purchase with a lease-back agreement to the HOA Association.





Visual Aid Only.

Boundary

Rod Freeman

The information on this map was obtained from sources deemed to be reliable. MapQuest, Google, and other sources are not responsible for any errors or omissions.



## DESCRIPTION OF LAND

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Parcel D has a marketing address of 9975 D West Fork Road. It is also known as 47 Alta Meadow Trail, Darby MT 59829. There is a mailbox available for the new owner located in the north part of the overall property. Parcel D includes deeded land of 28.87 acres and the use of other Common Area land and trails. The parcel offers approximately 1,300 feet of West Fork river frontage plus Chicken Creek frontage. 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.

The parcel is level with native meadow land. Trees were planted in the late 1990's and early 200's adding to appeal and have matured well. 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 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 ownership of Britt Litchford, the original owner and developer who also owns Parcel B. Ranch equipment is stored in the equipment shed, there is a barn, and corrals, and a portion of this land is used for open burning of slash as needed for maintenance of the common areas.

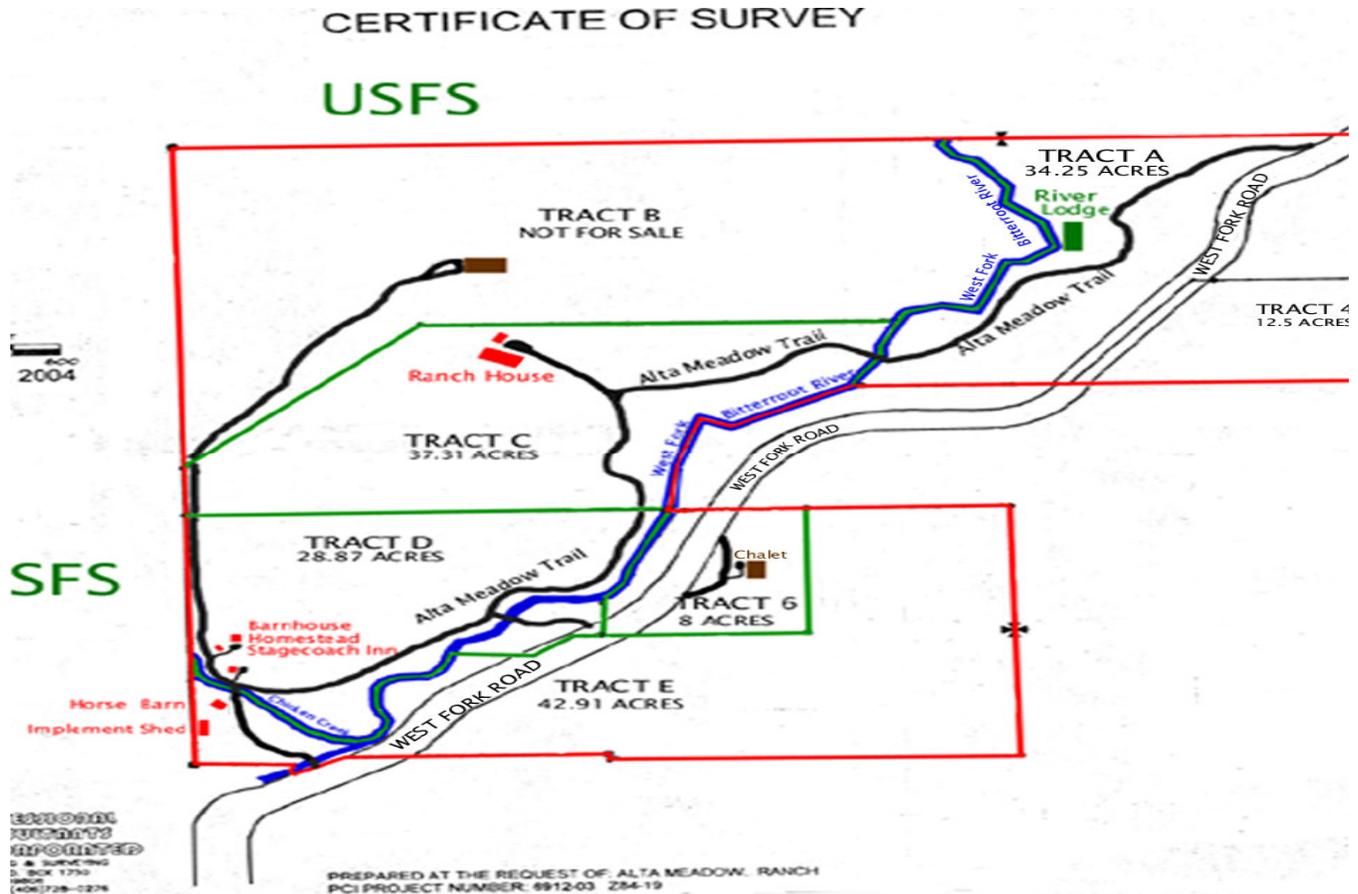
Parcel A has a conservation easement with Five Valleys Land Trust which has restrictions against new dwellings but does allow the construction of a new shop with services. Parcel 4, which is "attached" to Parcel A is not considered as a separate ownership and cannot be further developed.

The subject Parcel D is allowed to build a garage, but no further dwellings. Modifications of existing dwellings is covered under the Restated Covenants. See separate document.

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 association.

# COLOR MAP OF THE ALTA MEADOW RANCH



## UTILITIES PARCEL D

There is a recently updated septic system on Parcel D which serves all three cabins. See Permit No: 1055520-1 Ravalli County Records. Servicing the tank filters twice per year is recommended.

Two wells are located on Parcel D. The older well is located inside the Homestead Cabin and provides domestic water for all three cabins. An ultraviolet sanitary system is located in the nearby pumphouse. A second well located near the pumphouse is used for the irrigation of the lawn area and landscaping.

There is a 1,000 gallon above ground propane tank (leased) located on the property for heating purposes.

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.

There is a generator shed east of the structures. However, there is no generator inside. One would require a propane generator with a transfer switch as well as a dedicated propane tank. The hardest part, underground wiring to all three cabins is already in place. Power outages are not common, but the option is there to be more self sufficient if they occur. The cabins are all on the same electric meter.

## OVERVIEW OF IMPROVEMENTS

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The Barnhouse, The Homestead, and The Stagecoach Inn are located in the southwest corner of the parcel. The homes share a common well and septic system and lawn area. A gravel roadway provides access from the main West Fork Road over a bridge spanning the West Fork of the Bitterroot River. There are parking areas for vehicles at each dwelling.

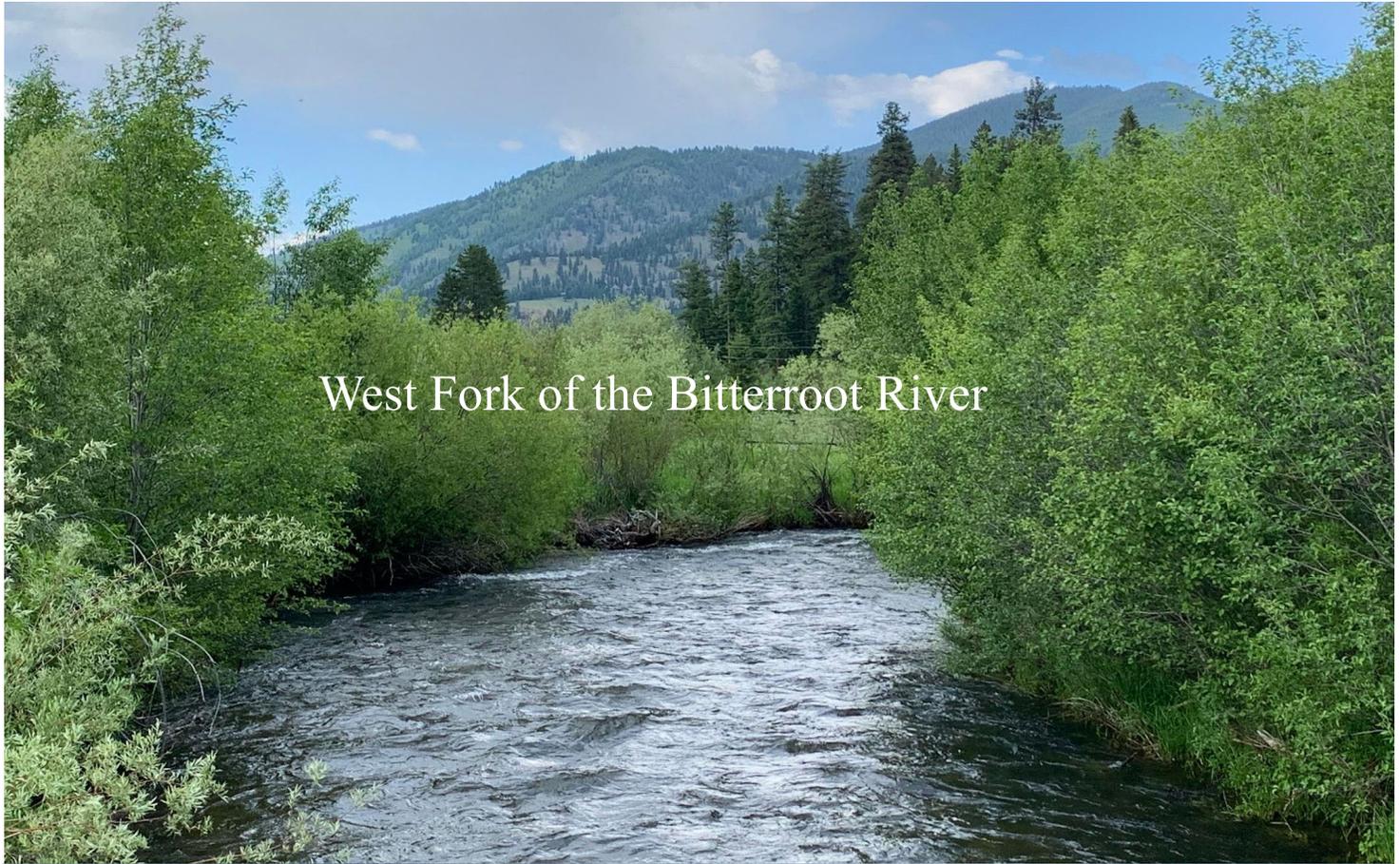
The covenants allow for the addition of a garage on the property. Additions to the Barnhouse would also be possible with compliance of the capacity of the current septic system. See documents.



The history of the improvements add so much to the appeal of ownership of this parcel! The old west charm is authentic in these beautifully restored 1900 and 1910 buildings.

When updated, the buildings now share a large above ground propane tank and electrical services. Each dwelling has propane heating with some electrical heaters. The landscaping project which is now very mature and provides for a visual separation of the buildings.

The Barnhouse has just received a new roof in 2020. All dwellings are being sold furnished and a list is available at the time of offers to purchase. The HOA provides road maintenance and snow plowing to insure all season use of the properties. Please ask the agent for further information regarding additional seasonal ownership are of this parcel, if needed



West Fork of the Bitterroot River



Lush hay meadows for green grass  
and wildlife habitat on Parcel D.

## BARNHOUSE 1,356 SQ. FEET

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The Barnhouse is a luxurious log home, with a spacious master suite upstairs with a queen bed, stone fireplace, adjoining study, and south-facing balcony. The bathroom upstairs includes a giant jetted tub with a beautiful view to the west. There is a shower in the downstairs bathroom. The Barnhouse has a fully appointed kitchen with gas range, dishwasher, microwave, and an adjacent laundry. Although the documents are more relevant to the Homestead, there are copies of patents documenting the claims on the land in the foyer of the Barnhouse, one signed during the Teddy Roosevelt administration.



In 2020, the Barnhouse got a new roof! It also had some detail work done on the upper deck and fascia.

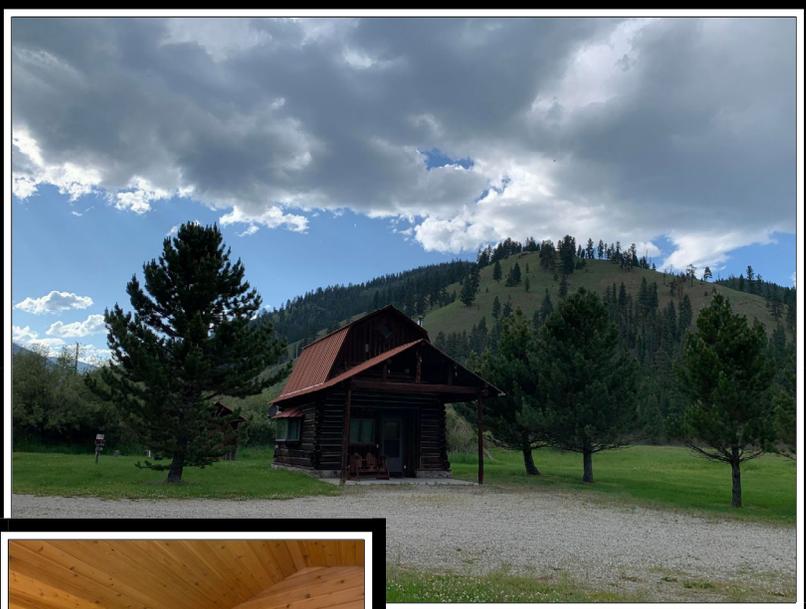
This is the largest structure on the property and the one most suited for an addition of a main floor master bedroom suite and a garage. Ask the agent for a copy of a drawing of a plan for such an addition to the back (north side) of the home. There are plenty of ideas that would work well.



## THE HOMESTEAD 849 SQ. FT.

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The Homestead was just that - shelter for prospectors who homesteaded this land around 1900. The building has been extensively remodeled, but in its original incarnation it sheltered a family, and as the story goes, three children were born there. The restoration started from a bare log structure, which was internally framed to accommodate heavy insulation and finished walls. The multiple layers resulted in a very tight cabin - cool in the summer, warm in the winter. Subsequently a carpenter painstakingly built the cabinets, unique counter tops, and burl supports. His challenge was to use the limited space as efficiently as possible, and it is quite clear that he was successful. In later years the tub room was added with its large jetted tub and great views all around.

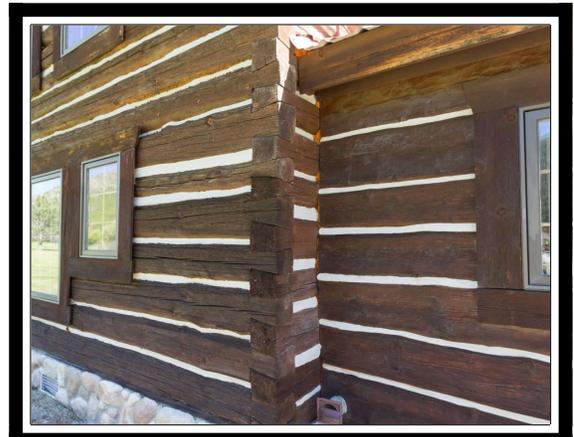


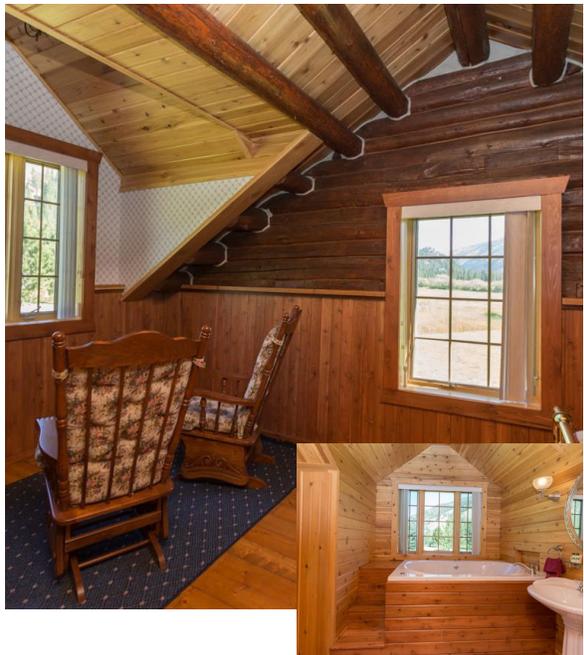
## THE STAGECOACH INN 1,081 SQ. FT.

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The Stagecoach Inn is our name for an historic lodging built in 1910 as both an inn and a home for Frank Kraft and his family. Obviously, it no longer functions as an inn despite its name. Back during Alta's gold rush it provided a meal and a dry place to sleep for the prospectors of that time. For many years it stood empty only a few miles down-river, but in 1999 this venerable icon of the high Bitterroot found a new home at Alta Meadow. The inn has been restored to a very stylish and comfortable iteration of its period, with modern conveniences added unobtrusively. With its rich history, period decor, and creature comforts, the Stagecoach Inn is an excellent guest house. It has a queen bed upstairs with a day-bed and desk beyond a partition. There are two bathrooms, one with a shower and the other with a jetted tub. It has lots of usable space including laundry facilities.





## THE COMMON AREA FEATURES AND HOA RESPONSIBILITIES

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Parcel D 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
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. From there it winds through the property forming a loop back to Alta Meadow Trail (the road). This trail is for pedestrian traffic only.

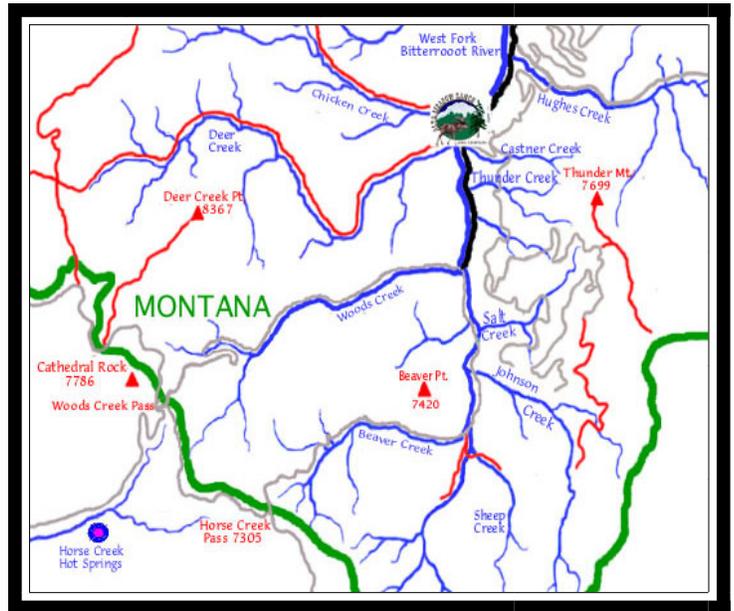
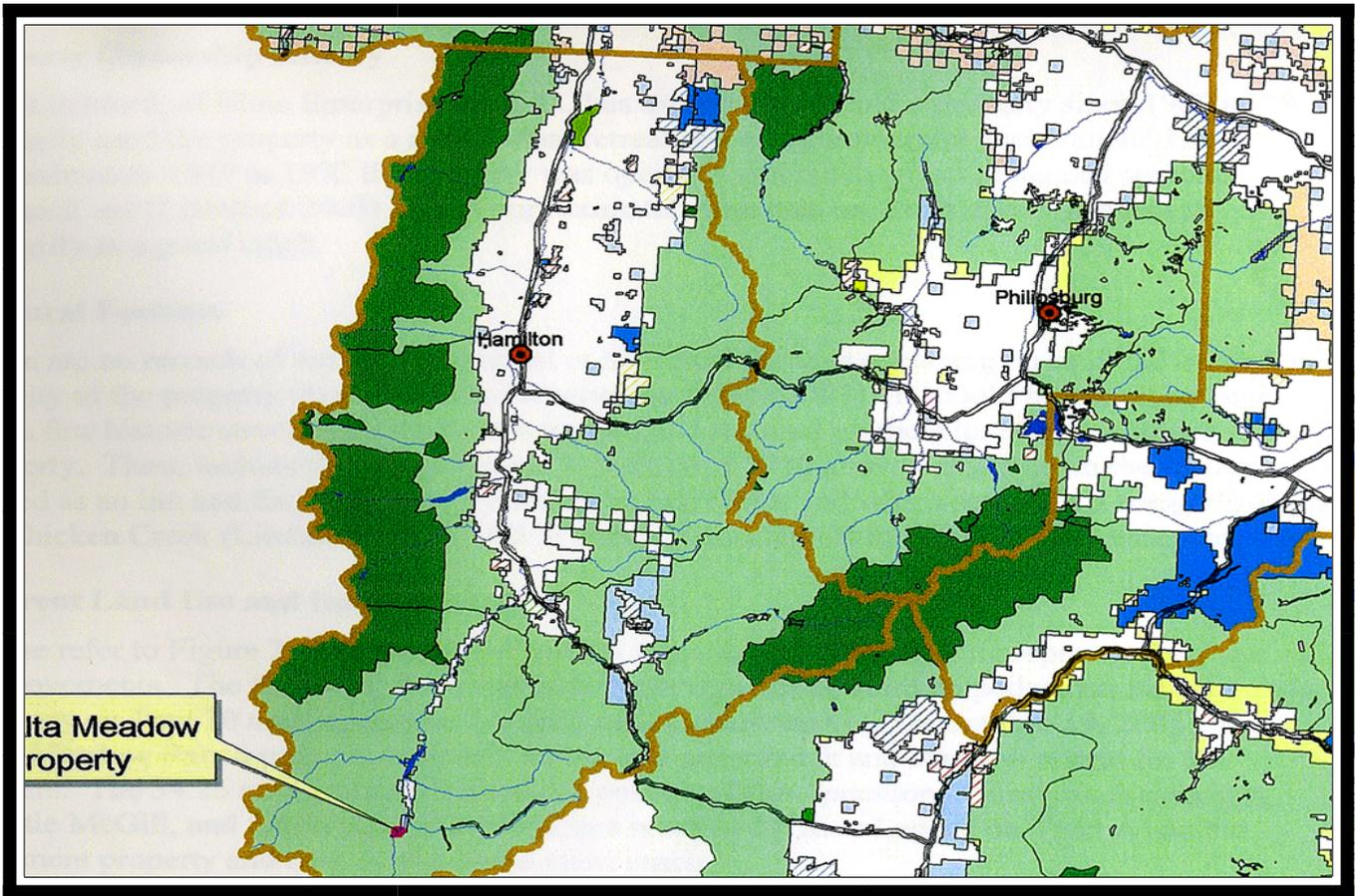
**Tract C** has four ponds, two of which are well away from the Ranch House and partially hidden by willows. The latter two ponds are considered common areas and will be stocked by the association. That portion of Alta Meadow Trail running through Tract C is also a common area for pedestrian and equestrian 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 south of Darby approximately 5 miles to the West Fork Road, Travel West Fork Road, which is a two lane Secondary Highway to the ranch located about 10 miles past Painted Rocks Lake. Look for the second Alta Meadow Ranch sign on the right. Locked gate. Year around maintenance to the ranch is provided by Highway and Ravalli County Road Department. Appointments needed for showings in advance.

## TAXES & INSURANCE

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The taxes on the property total \$2,472.82 for 2020. The parcel number associated with the property is: 1055520.

The property is not currently located in a designated flood plain. Insurance rates may vary depending on use, bundling with automobiles, past claims, etc. Buyer must verify their own insurance.

## PERSONAL PROPERTY BILL OF SALE

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The property is being sold fully furnished. All the appliances, propane tank, furniture, and interior décor and linens are included. A list of the personal property will be provided for the buyers review and approval. For purposes of financing where personal property is not considered as a part of real property, the value of the Bill of Sale is ten dollars. \$10.00.

## PRICE—\$830,000

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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.

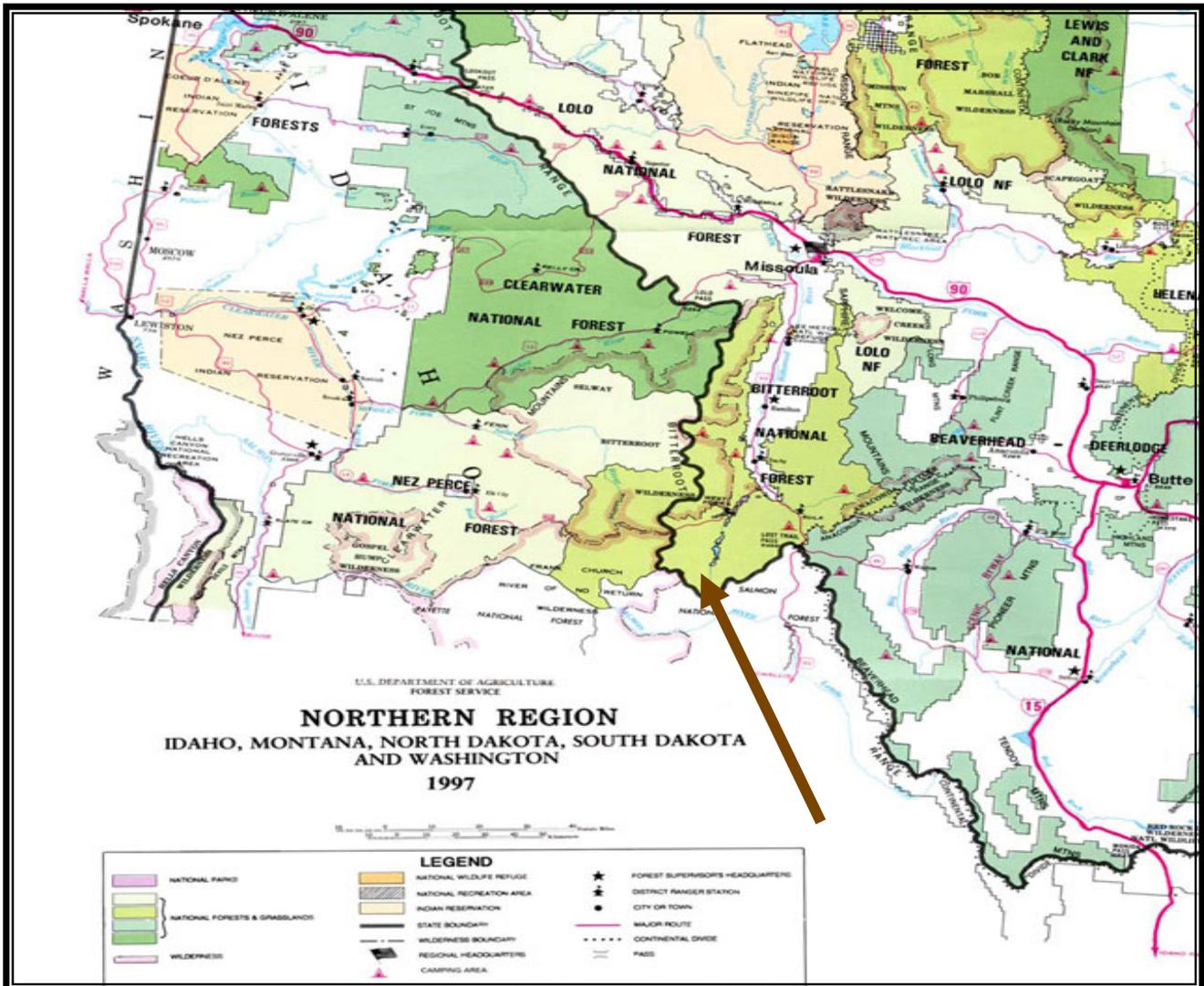
“We are proud to have helped in the sharing of this fine mountain property.” Jan and Rod

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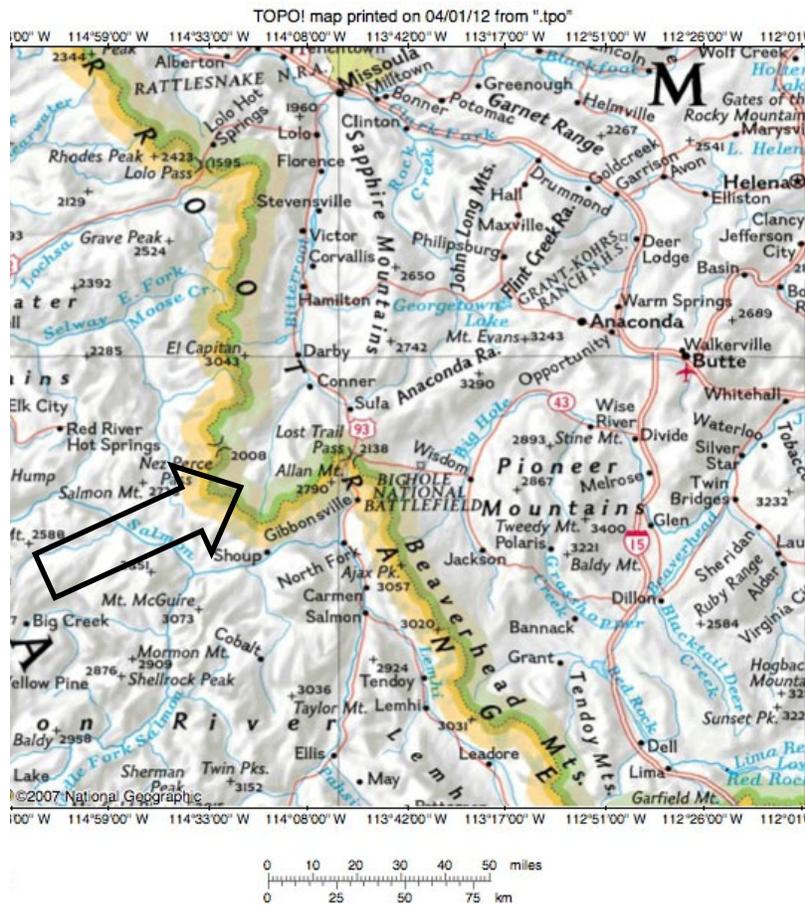
Contact the listing agent for more information about this fine property. Videos and brochures can be seen on [RanchMT.com](http://RanchMT.com) as well as:

[StagecoachMontana.com](http://StagecoachMontana.com)

## DIRECTIONS

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South on Highway 93 from Missoula. Continue through Hamilton and south of Darby about 5 miles. Take a right on 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.





**Rod Freeman and Jan King  
welcome the opportunity to  
show you the beautiful West  
Fork of the Bitterroot Valley.**

**WE KNOW MONTANA!**



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

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