

MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



**3 Ashlin Lane
Hamilton, MT 59840
AshlinRanchMontana.com**

Jan King, Broker
Cell: 406.369.4313 jan.king@ranchmt.com



BERKSHIRE HATHAWAY
HomeServices
Montana Properties

**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 that part of the western boundary of Montana that looks like a face on the map – specifically, the nose on the face. Flanked by the Sapphire Mountains and Continental Divide to the east and the Bitterroot Mountain Range to the west, the Bitterroot is a lush valley with a freestone river running north through the middle of it. The spectacular scenery, mild mountain climate, and friendly small western communities define the area.

Getting here is easy with the (MSO) Missoula International airport, a mere 45 + minute drive from the Valley. The 45,000 residents come from all walks of life and varied lifestyles. Land uses include neighborhood homes, small farms, and large agricultural ranches. Many of the larger parcels in the Valley are protected from development through voluntary conservation. Surrounded by 1,850 square miles of public forest lands, there is no shortage of room to roam. The County seat of Hamilton offers medical services at Marcus Daly Memorial Hospital with its new ICU and Birthing Center. Community medical clinics serve residents as well as nearby Missoula medical facilities which offer specialty care to the entire region.

The new Bitterroot College of the University of Montana located in Hamilton offers a wide selection of coursework to prepare students for unfolding job opportunities. Principle industries include agriculture, science and technology, log home construction, and entrepreneurial businesses.



ELEVATION, PRECIPITATION, CLIMATE

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 miles south of Hamilton, MT. Hamilton is an upscale western community of approximately 6,000 residences. 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. There is always something to do in and around Hamilton, from Farmer's Market, music festivals, holiday events, and sportsman dinners. The friendly folks in the Bitterroot Valley make it easy to be a newcomer. People wave at you on the roads and show kindness to others.

RECREATION

Recreation includes hundreds of miles of trails for hiking and horseback riding, fishing on the Bitterroot River or in mountain, boating and hunting. Bicycling is popular thanks to a new trail paralleling Highway 93 between Lolo 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.

AGRICULTURAL OVERVIEW

The history of agriculture in the Bitterroot Valley dates back to the mid to late 1800's where the production of apples was a budding industry. After the completion of the Big Ditch in 1910 using water stored in Lake Como south of Hamilton, thousands of acres were planted with apple trees to be harvested and sold by the boxcar loads. Killing frosts three years in a row in 1922, 1923, & 1924 ended the Apple Boom forever.

Many orchards still exist today, but the primary crop in the Bitterroot Valley is grass and alfalfa hay. Land owners still benefit from the ambitious and marvelously engineered Bitter Root Irrigation District project providing affordable water through valuable d shares in the BRID.

Other sources of irrigation water include the many creeks in the Valley. Snowpack and the hierarchy of historical use determine the quality and quantity of water availability. Generally speaking, the Bitterroot Valley remains green and lush even in the driest of agricultural seasons as the land is not solely dependent upon rainfall.

WATER RESOURCES

A professionally prepared Water Rights Report on by WGM Group of Missoula, MT reports that there are 13 water right claim numbers filed with the Department of Natural Resources with the earliest priority date being 1903. The ranch also has shares from Ward Irrigation District. A copy of the report is available upon request.

Much of the ranch stewardship is done from groundwater wells with production ranging for 7 gpm to 35 gpm. Stock and Fish and Wildlife uses are also filed.

Domestic wells provide potable water for each of the residential improvements. Other wells are located on the ranch and serve to irrigate lawn areas and provide stock water in selected pastures.

The interior of the ranch is riparian in nature and has Vole Creek running through the ranch as well as a large pond and a smaller pond east of the ranch house. Stock has access to water year around.



LIVESTOCK

The ranch has approximately 120 acres of pasture for horses or cattle. Estimated carrying capacity is around 30 to 40 horses or similar animal units. The property has a combination of fence designs. The western pastures feature a smooth wire fence with rail top and smooth cable. Interior fences are a combination of post and rail and barbed wire. The stock is kept off the river bottom to protect riparian areas. No animals are currently being kept on the land. All stock panels, sorting or handling equipment are included in the sale.

RANCH BUILDINGS AND FENCING

The ranch has a small shop on the north side which is perfect for equipment storage. There are also two run-in sheds in the pastures for stock to use.



DESCRIPTION OF LAND

The Ashlin Ranch offers a diversity of land type. The western portion of the ranch offers level pastures with water sources in a small pond and irrigation water shares from Ward Ditch.

The interior section of the ranch has Vole Creek running through Aspen trees and willow bushes plus a huge waterfowl pond and open grassy meadows.

The eastern portion of the ranch has mature Ponderosa pines, aspen, open meadows and approximately eight tenths of a mile of main Bitterroot River frontage.

A recent survey of the property identifies the acreage and the boundaries for the sale.

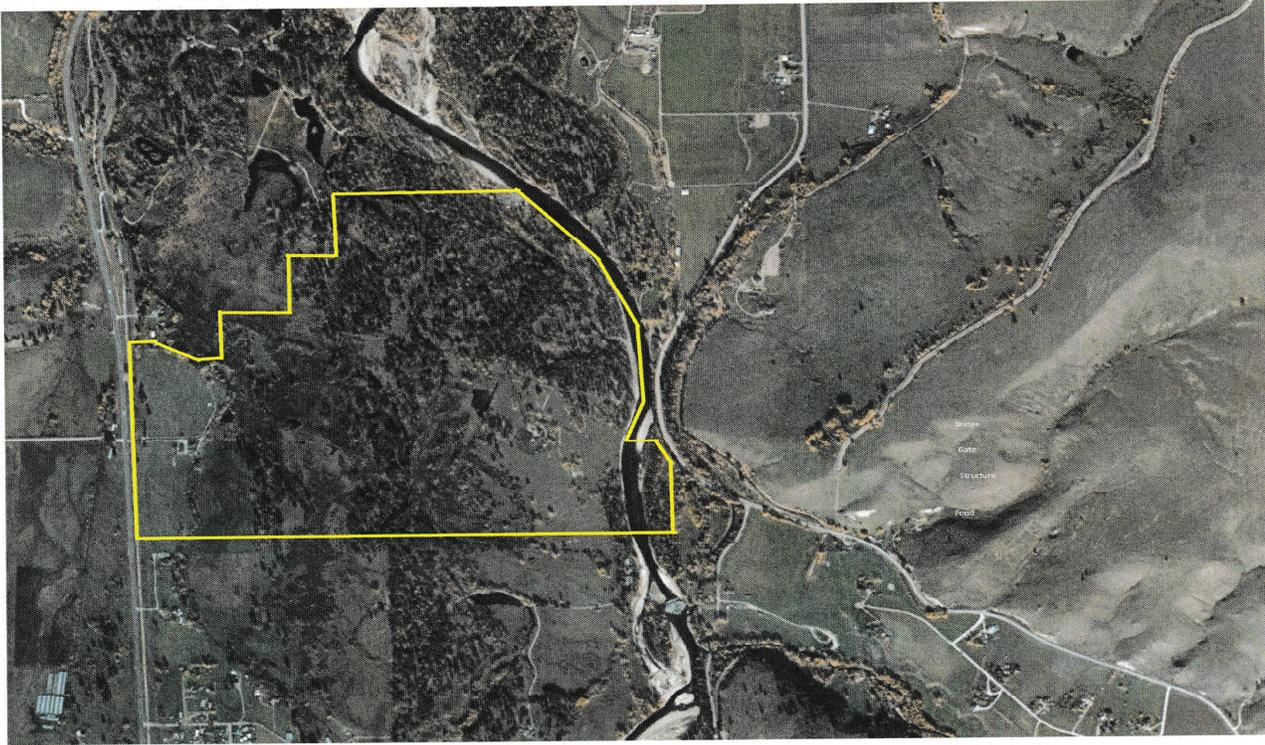
This ranch was put together by the current owner over a period of 15 years from parcels that were homesteaded in the late 1880s and early 1900s. It was their vision to create a single property offering a small ranching opportunity and private recreation. The individual parcels were not aggregated by the recent survey and remain as part of this history of the ranch for future uses.

ACREAGE

The subject property has recently been surveyed as being 347.29 acres. The property is located in Sections 23, 24, 25, & 26, Township 5 North, Range 21 West, Ravalli County. There is no conservation easement on the property. The 5 multiple taxable parcel descriptions will allow for the incremental sale of the property upon review by regulations pertaining to the same. The owner currently has a flood plain insurance policy on the main residence complex at an approximate annual cost of \$3,678.00. A recent Elevation Survey Certificate provides up to date data. Portions of the ranch are located in a flood designated area and are subject to restrictions.



MAP OF ASHLIN RANCH



The ranch is well designed and encompasses the land from Highway 93 South to the Bitterroot River. The property corners will be shown to the buyer or buyer's representative. There is a small amount of acreage on the east side of the river as illustrated in this approximation using the Ravalli County cadastral system.

UTILITIES ON THE RANCH

Northwestern Energy supplies electrical service to the owners residence from a service line coming into the property from across the river east of the home. The ranch house and barn are served by Ravalli County Electric Coop. Propane provides another power source. There is a high capacity propane generator at the owner's residence for infrequent power outages.

The owners complex is served by a large 3,000 gallon capacity approved septic system and the ranch house and barn are served by a separate 1,000 gallon capacity septic system. Both have been pumped in 2018 and have reports to continue use and are in working order.

IMPROVEMENTS GENERAL DESCRIPTIONS

Main Residence:

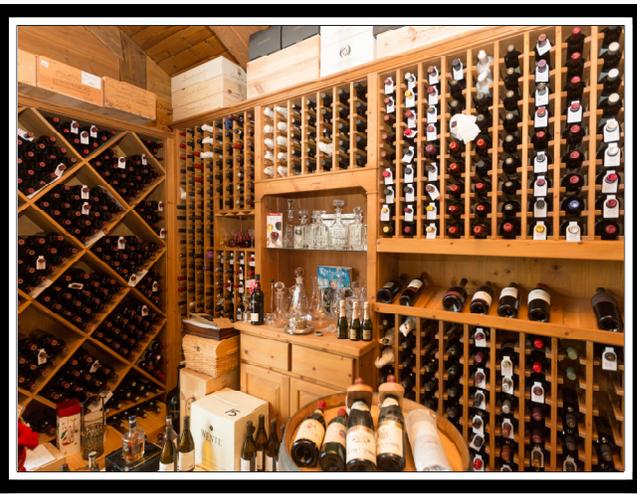
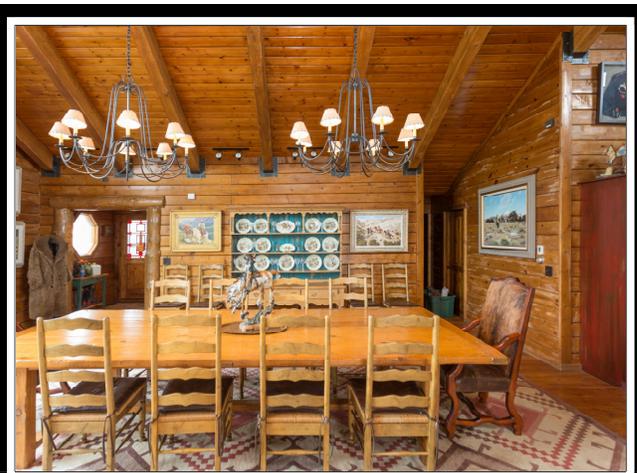
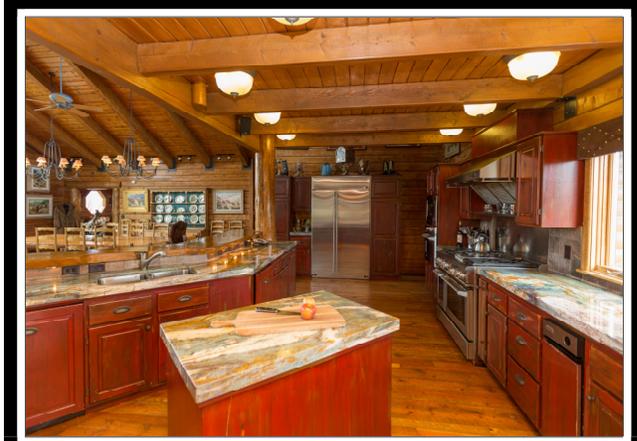
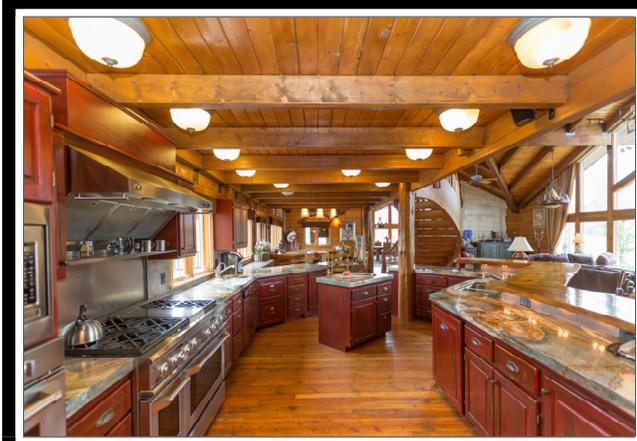
The main home is log and timber construction with a total square footage of 5,100 sf on one level with a loft office of 280 sf overlooking the Great Room. The home has exterior chinking, quality windows and doors, a crawl space with service equipment area and an attached trip garage. Above the garage is a 1,360 sf two bedroom apartment. In a separate structure, there is another triple garage with sporting room, walk in vault, and storage with an executive suite above with a steam bath and sauna.

The total of living space at the owners residence complex is 8,100 sf. Heating is provided by propane and there are 6 A/C units. The original structure was completely remodeled in 2010. The structure has a heavy tab composition roof with interior timber truss work and tongue and groove pine interior walls throughout. Interior finishes include 1870's French roofing tile flooring in the entry and sun room, circular sawn fir flooring, stone, slate, and carpet in the bedrooms. Counter tops are a mix of granite and concrete. Vertical log elements have carvings of Native American figures on them. The crown of the Great Room is the two story rock fireplace with a five foot fire box and custom heavy screen and log mantle. Taking on second place, but none the less spectacular, is the circular wood staircase leading to the open office with hand peeled twig pickets and one piece bent handrails. The massive works of art make the home feel like one is visiting a Yellowstone era lodge. A log burl and antler chandelier hangs at the center accenting the vaulted ceiling and adding drama.



OWNERS RESIDENCE DETAILS

The kitchen features professional grade GE Monogram appliances including, six burner propane range, dishwasher and dish drawers, side by side refrigerator, compactor, wine cooler in the butler service area, stainless main sink, center work island, and log slab breakfast bar seating as well as a small dinette and a large dining room and cowboy wet bar.



OWNERS RESIDENCE DETAILS

The details in this home offer something special in every room. The upper office overlooks the Great Room and features a full length built in pine desk with file storage and sitting area. The televisions and media systems are included in the sale. The front porch invites guests to both the main residence and the apartment and also access the triple garage with work bench and storage cabinets for outdoor gear. Master closets and spa bathroom make this master suite very private. The window seat in the master bedroom looks out to the back yard towards the river.



INTERIOR LIVING SPACES AT OWNERS RESIDENCE



The master bedroom suite features a vaulted ceiling with dry brushed color, skylights, clearstory window, two separate walk in closets with quality barn cabinetry for organizing the perfect Montana wardrobe. The private entry to the master wing accesses both front and rear porches and also accesses the long guest central hallway.

There are four guest bedrooms. Two of the bedrooms have their own bathroom. The bedrooms are spacious and all have vaulted ceilings with tongue and groove walls and accents.

GUEST BEDROOMS IN MAIN RESIDENCE

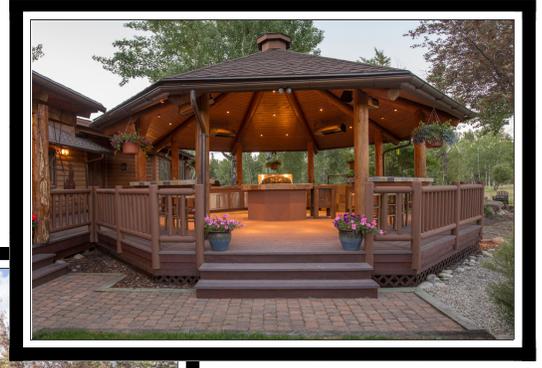


4 Guest Bedrooms
2 Baths, Powder Room
Beautiful Bedroom Sets
Custom Window Blinds



OUTDOOR SPACES AT OWNERS RESIDENCE

The sunroom features huge floor to ceiling windows with views of the Como Peaks and the meadow. Also featured are custom flooring and a walk-in smoked glass wine room with storage and displays designed for 3,000 bottles of wine. The heated screened in porch has slate tile flooring, ceiling heaters, and a wood stove with access to the side and rear decks. Outdoor cooking and dining is professional in every way with huge counters, stainless grills, custom lighting and tile flooring. The tumbled stone paths lead to a spa hottub and fire pit beyond the lupine garden and picnic areas.



APARTMENT ABOVE TRIPLE GARAGE AT OWNERS RESIDENCE



The two bedroom apartment over the triple garage has a private entrance with warm T & G interior finishes, wood floor, wood stove, full kitchen, full bath, and balcony.



The Thomas Molesworth furniture in this living room is a six-piece set and fit perfectly into the décor.

EXECUTIVE OFFICE SUITE AND SPORTING ROOMS

The executive office suite features a deluxe U-shaped office with distressed alder cabinetry with windows looking out at the front of the residence. The vaulted ceilings have lots of recessed lighting so the area is bright and cheery. The living room features a television viewing area for keeping up with the news as well as relaxing on the Thomas Molesworth furniture that adds charm and appeal to the room. Wood flooring, air conditioning, and custom window treatments add value.

The workout room has mirrored walls and media, attached bath with tiled steam shower, large sauna, wet bar and floor to ceiling windows.

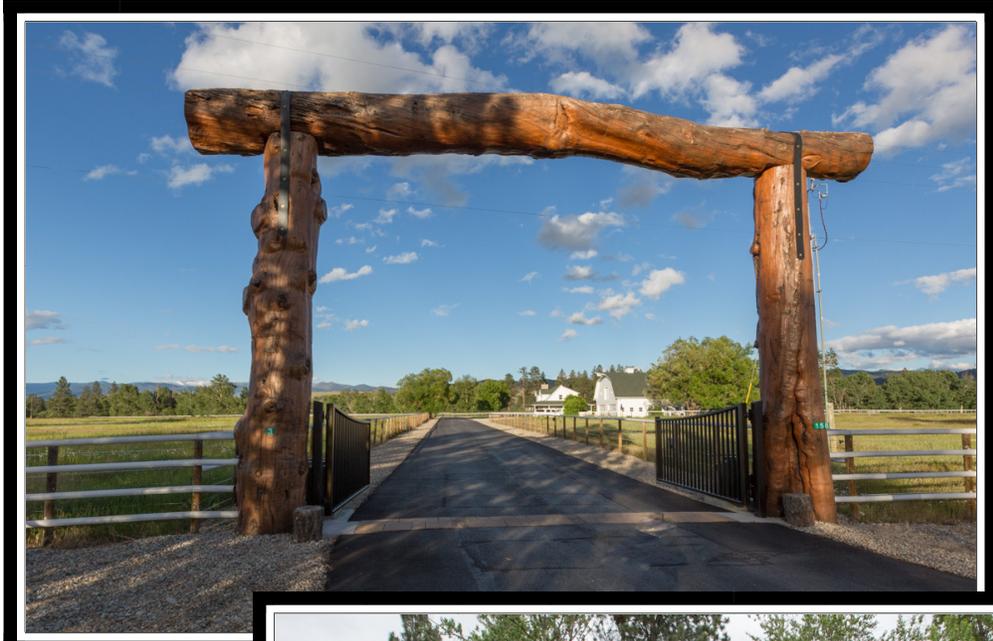
Below, there is a triple car garage with sports room for hobby, taking care of dogs and sporting gear. This room is heated and is perfect for storage and crafts. There is a walk-in vault, closets, and a covered shooting bench for target practice in this structure. ATV's and river raft storage is perfect in this area.



RANCH HOUSE AND HORSE BARN

The ranch management operation is centered out of the 2,100 sf one and half story ranch home with wrap around porches located at the western entrance to the ranch near the 3,100 sf 4-stall horse barn with shop and large bay garage.





ACCESS

Access to the property is from Highway 93 South about 5 minutes south of Hamilton. The roadway to the ranch is gated with an electronic gate. The property is well designed to include the land from the highway to the Bitterroot River. The interior ranch road has over 30,000 sf of paved surface and is easy to travel year around with the mild Bitterroot Valley winters. The crossing outside the gate over the rarely used railroad tracks is well documented and insured by title.

TAXES

The taxes on the property total \$9,569.67. The property is automatically qualified as ag exempt with Department of Revenue because it is over 160 acres, therefore lowering the taxes. The parcel numbers are: 1235500, 1235510, 12331000, 12331010, 1224300. The property was acquired in parts over a period of 15 years into its present configuration.

PERSONAL PROPERTY BILL OF SALE

The Ashlin Ranch is being offered with art, furniture, furnishings, décor, taxidermy mounts, media equipment, cameras, security equipment, and ranch equipment. A list is available upon request to qualified buyers.

PRICE—\$7,850,000

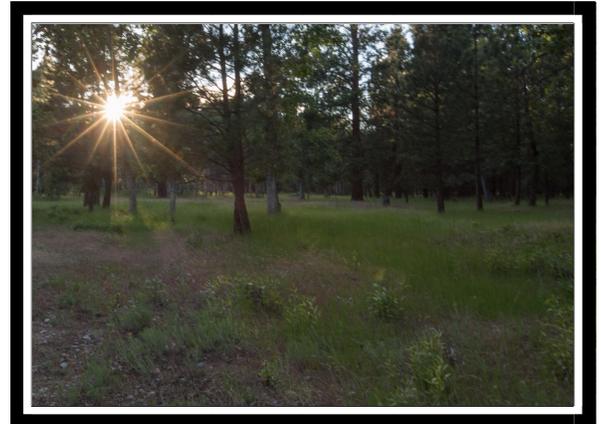
Brokers Comments:

This ranch represents one of the best values in the Bitterroot Valley! The buildings show pride of ownership and the location offers fantastic views of the Bitterroot Mountain Range. The end of the road setting offers privacy.

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



Bitterroot Brown Trout. Our thanks to the river guide who authorized the use of this photo –taken at the shoreline of the Ashlin Ranch Spring 2018.



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



Berkshire Hathaway HomeServices Montana Properties • www.RanchMT.com

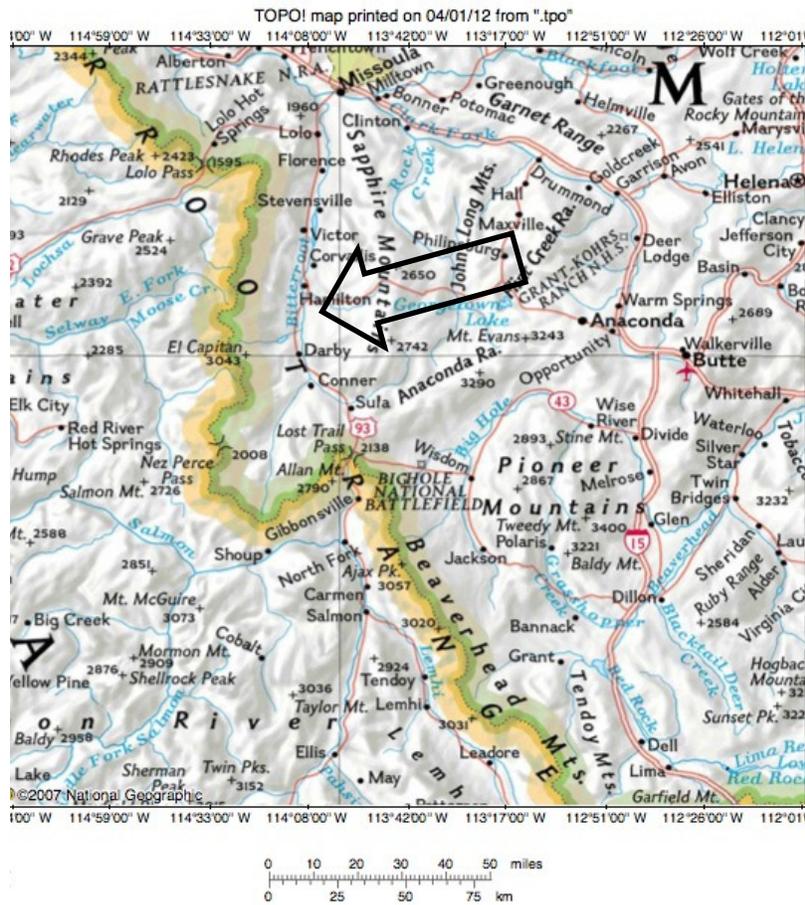
MAPS & VIDEO

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

DIRECTIONS

Drive south of Hamilton approximately 5 miles to Ashlin Lane on the left. Appointments are required for showings. Even if the gate is open, please do not enter. Call 406.369.4313.

Thank you for reviewing this property. Jan King, Listing Broker



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!

