

# Two Feathers Ranch



406 & 416 Chief Joseph Trail | Darby, Montana

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

## MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE

**BERKSHIRE  
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HOMESERVICES

MONTANA  
PROPERTIES

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# Location

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The Two Feathers Ranch is an extraordinary 357.21-acre estate near Darby, Montana, offering a combination of luxury and rugged natural beauty. Situated on the southern portion of the historic Chief Joseph Ranch, this property boasts a gated entry and a range of amenities including water rights for the irrigated meadows, a shared border with U.S. Forest Service land on two sides, and 2,500 feet of frontage on beautiful Tin Cup Creek and a private lake. The main lodge-style home is a luxurious 7,180-square-foot residence with custom finishes and an array of high-end amenities. Most of the art, décor, bronzes, and home furnishings are included in the sale making this a move-in ready property for the discerning buyer. Guest quarters, manager's home, ranch buildings, horse arena, and more are also included.

Darby, Montana, offers the charming character of a small Western town, known for its annual rodeo and tight-knit community spirit. It's situated along the Bitterroot River, which provides not only scenic beauty but also ample fishing and water-based recreation opportunities. The town itself is surrounded by stunning natural landscapes, which have become an attraction for film productions, notably serving as the backdrop for the popular series "Yellowstone."





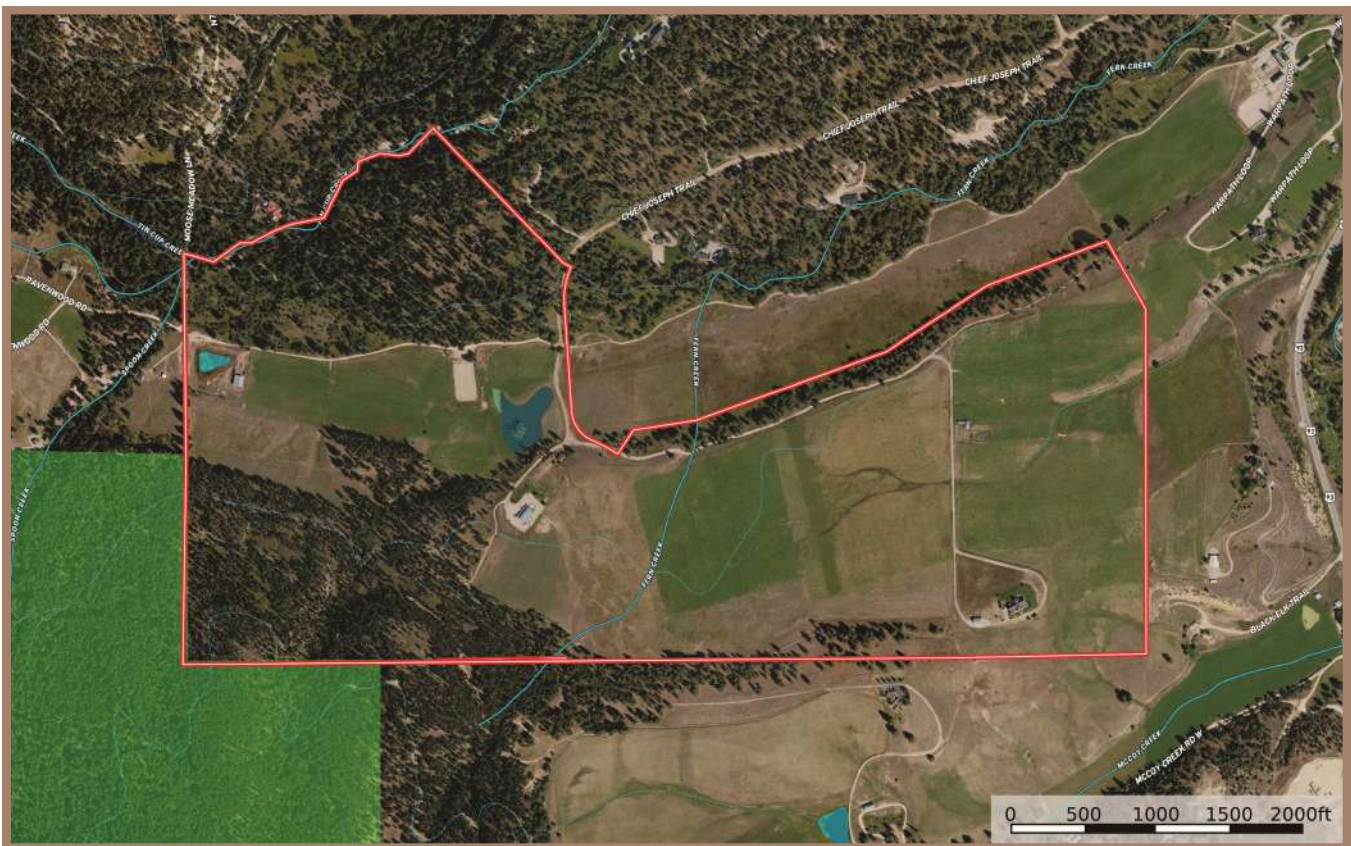
# Map of Two Feathers Ranch

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The ranch is described by 2 Certificate of Surveys – the original survey of two parcels of 178+ acres each and the later survey of 4 parcels on the west side of the ranch for estate planning purposes. The multiple survey configuration is a benefit to the buyers for the additions of future homes, the incremental sale of the parcels, or the protection “take down” benefits common in a conservation easement plan. The Bitter Root Land Trust is an active organization that will assist conservation-minded buyers in the understanding of the financial benefits of placing an easement on this land. Ask the agent for assistance.

The location of the property in the foothills of the Bitterroot Mountains makes it a part of what is called “the westside of the Valley” ecosystem. The Bitterroot Valley narrows in this location to create a wildlife corridor and has very few roadways and private land ownerships due to the topography and the historic large ranches in the region.

The ranch borders U.S. Forest Service land, ensuring privacy and easy access to extensive recreational trails leading into Bitterroot National Forest. Other shared boundaries include private land ownerships on the south, west, and east sides, and the Common Area to Chief Joseph Acres on the north as well as Tin Cup Creek frontage.



# Climate and Outdoors

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Darby experiences a four-season climate that highlights the beauty of each time of year. Winters are cold and snowy, perfect for those who enjoy skiing, snowshoeing, and cozy evenings by the fire. While temperatures can dip below freezing, the area often sees plenty of sunny days, which mitigate the chill and create a dazzling winter wonderland.

Spring brings a sense of renewal as wildflowers bloom and rivers swell with snowmelt, inviting fishing and kayaking enthusiasts. Summers are warm but not overly hot, with average highs in the mid-80s (°F). The long, sunny days make it ideal for hiking, horseback riding, and exploring the vast network of trails in the surrounding wilderness areas. Autumn in Darby is spectacular, with crisp air and vibrant foliage transforming the valley into a patchwork of red, orange, and gold.

# Transportation

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For transportation, Two Feathers Ranch is accessible via two regional airports: Ravalli County Airport in Hamilton, which provides general aviation services just about 30 miles north of Darby, and Missoula International Airport, a full-service airport approximately 90 minutes north of the ranch. Missoula offers regular commercial flights to major hubs, making it a convenient entry point for visitors traveling from afar. These airports provide practical options for accessing this secluded, yet well-connected, property in the Bitterroot Valley.





# Recreation - Area Fly Fishing

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The Bitterroot River, winding through the picturesque Bitterroot Valley, offers some of the best fly fishing in Montana, particularly prized for its dry-fly action. Anglers flock to the area to experience the Skwala stonefly hatch as early as March, marking the start of an abundant fishing season. The river continues to provide a range of fishing opportunities through November, with each season featuring unique hatches such as Blue-winged Olives, Pale Morning Duns, and Salmonflies. By midsummer, the river's warm waters encourage terrestrial fishing for native westslope cutthroat trout, rainbows, and browns, making it a hotspot for enthusiasts.

The Bitterroot's clear waters meander through dense woodlands, open meadows, and occasional rocky outcroppings, with various access points, including Darby Bridge, Bell Crossing, and Tucker Crossing, accommodating wading and boat fishing. For many, floating along the lower stretches of the river proves most productive, as this approach allows for prime positioning near log-strewn corners and grassy undercuts, where larger trout are often found.





# Land and Land Use

The ranch has approximately 200 acres of irrigated pasture, 80 acres of improved forest land, and the balance in native pasture, wild grasses, and riparian land along the creek. There are 9 pastures which are fenced with smooth hi-tensile fencing. This type of fencing is made of smooth wire, and the 4-strands design is perfect for cattle. The fences are better looking and offer a cleaner appearance as well as lasting longer – up to 50 years without rusting. Recently, welded pipe fencing has been added to the ranch for years of satisfactory performance in those areas. Currently stock capacity and grazing includes approximately 91 mother cows, 60 calves and 13 replacement heifers. Bulls and shares in bulls apply. There are 7 horses currently on the ranch. The stock belonging to Two Feathers ranch is a high quality registered Black Angus herd and is available for purchase outside the closing of the real estate on a separate Bill of Sale.





# Water Resources

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**Tin Cup Water District:** Having water rights and shares from Tin Cup provide late water when other regional creeks have gone dry. This is a valuable attribute to the irrigable ranches in the area. **In Montana, water rights are a critical consideration in real estate.**

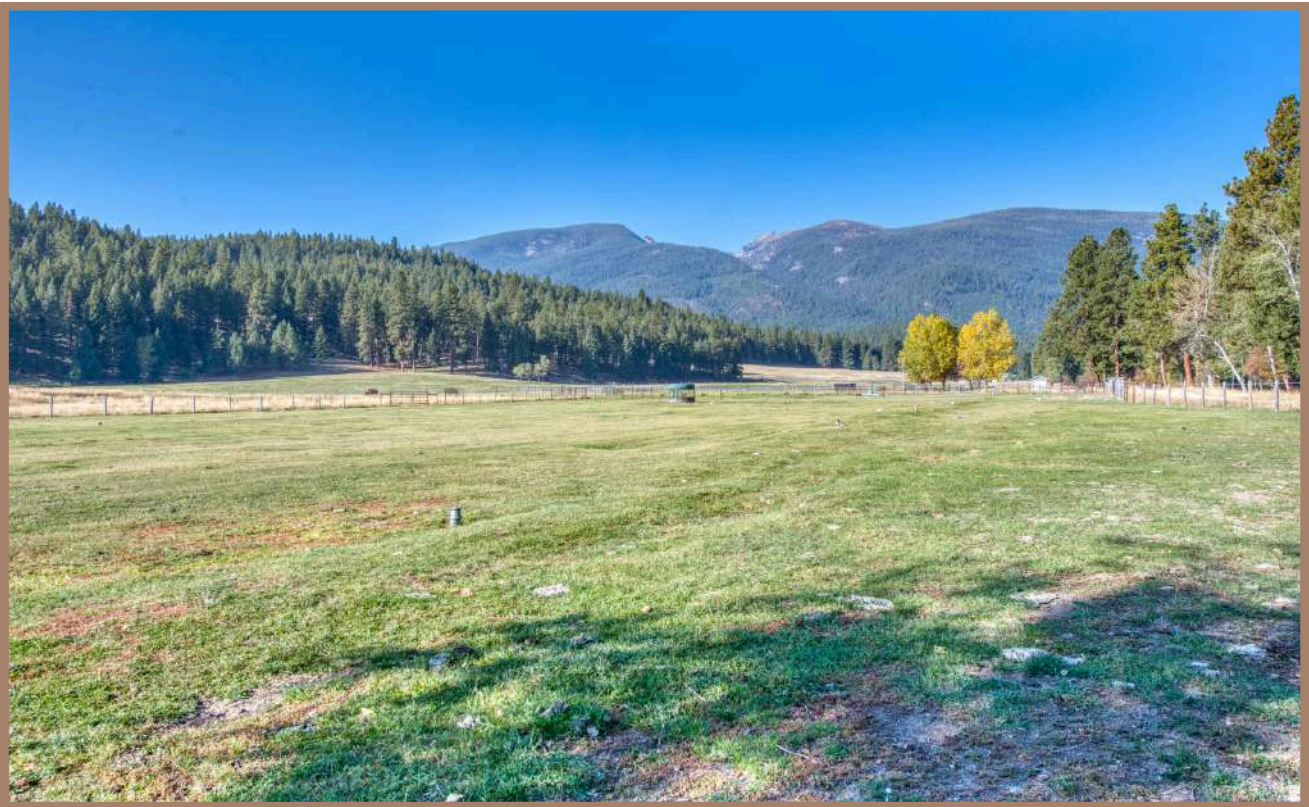
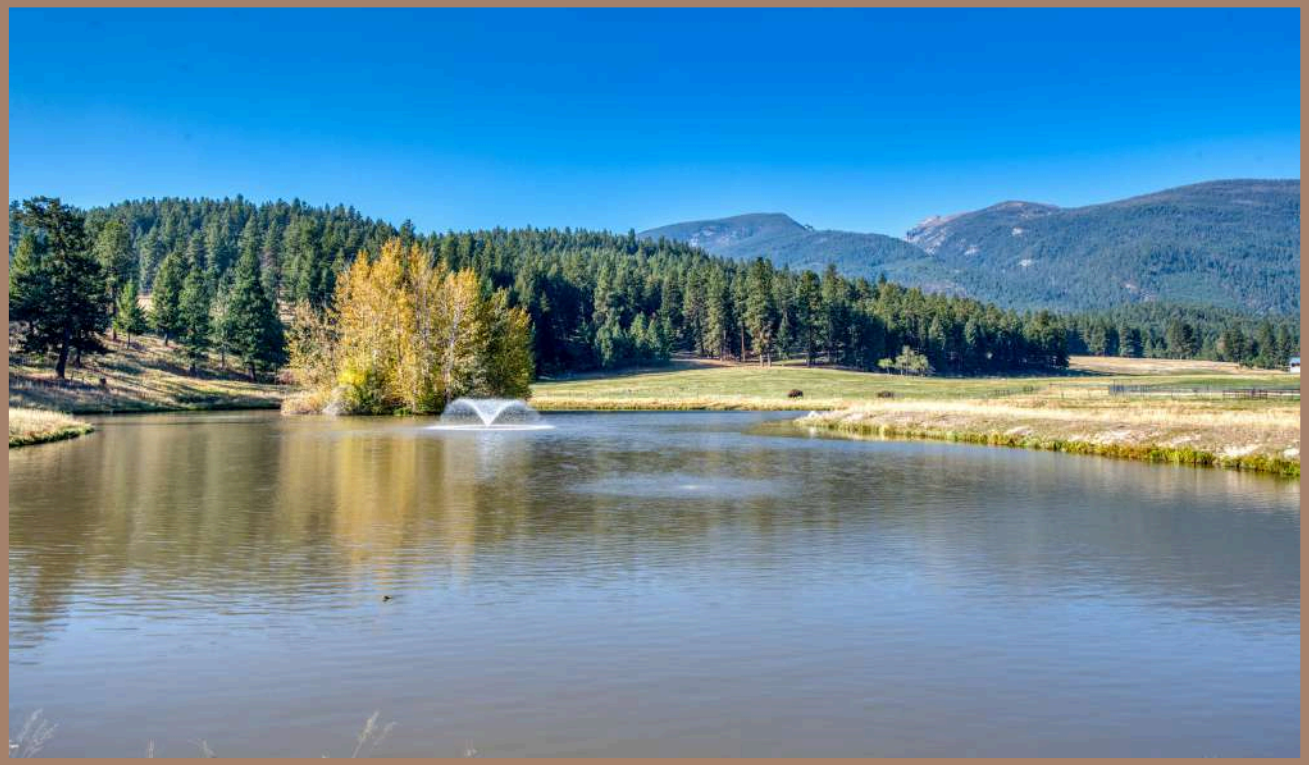
**Tin Cup Creek:** A portion of the ranch on the north side is the meander of beautiful Tin Cup Creek for approximately 2,500 feet. The creek offers trout fishing for cutthroat and rainbow trout as well as the solitude offered by the surrounding aspen, spruce, and ponderosa pine. Elk, deer, and other wildlife enjoy the riparian land that is found in the creek location.

**Private Lake:** A private, stocked lake adds to the ranch's recreational value. The lake has been stocked in the past with both bass and trout. There is a fish stocking permit to transfer at closing from Montana Fish Wildlife and Parks. Geese, ducks, heron and eagles all enjoy the lake which has approximately 2 acres of surface area. A fountain keeps the water fresh and cool. The lake is about 16 feet deep at the deepest point.

**Domestic Wells:** The ranch residences are served with domestic wells. A copy of the well logs are available in the associated documents package. There are many water hydrants around the ranch for exterior water including two RV setups with 50 amp service for RV and Coach users.









# Owner's Residence Details

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The Great Room at the Two Feathers Ranch Main Lodge is a magnificent showcase of craftsmanship and rustic luxury, framed by soaring 34-foot ceilings. This impressive height is accentuated by massive, laminated beams and trusses in a timber-frame style, featuring carved king posts and intricate supports, all enveloped in rich tongue-and-groove pine to create a warm, wood-saturated atmosphere. Stone columns divide the space, each housing a custom gas fireplace with beautifully wrought iron grates, designed by renowned artist Glen Gilmore. These fireplaces, with their hand-forged elegance, are not just functional but also serve as stunning centerpieces.

The room's lighting is a mix of artistry and technology, controlled by a Lutron LED system that highlights custom wall sconces and pendant lights over the bar. The bar itself is an inviting focal point, crafted with a heavy tree slab countertop, its edges hand-carved to echo the natural forms seen in the fireplace mantles and other custom furnishings throughout the lodge. This theme of hand-hewn wood continues across the room with the Amish hand-carved hickory flooring, whose beauty is further enhanced by the north light streaming in from a floor-to-ceiling wall of windows, equipped with remote-operated shades for effortless control.



# Owner's Residence - Main Level

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Nestled in the heart of this mountain lodge-style home, the kitchen combines warmth, elegance, and rustic charm. At the center, a spacious island is topped with rough-edged granite, providing a striking, natural look that complements the rich tones of the surrounding barnwood cabinetry. In the adjacent kitchen, a 6-burner Wolf range with a double oven sits proudly within the cooking island, topped by a hand-forged iron and hammered copper range hood that echoes the artisanal touches seen throughout the Great Room. Four sturdy metal and leather barstools offer a perfect spot for guests to gather, their rugged design harmonizing with the kitchen's lodge aesthetic.

Across the kitchen, smooth-edged granite countertops stretch over knotty alder cabinetry, blending polished refinement with rustic allure. These surfaces create ample prep space, ideal for multiple cooks to work together comfortably. A pair of double trash drawers and a compactor keep the workspace organized and clutter-free, while a Miele dishwasher and a Subzero side-by-side refrigerator add modern convenience without sacrificing the kitchen's timeless feel.



A two-chamber porcelain sink, complete with bronze fixtures, a soap dispenser, and instant hot water, provides both functionality and elegance, while a KitchenAid microwave nestles seamlessly into the cabinetry. Pantry cabinets with pull-out drawers ensure easy access to ingredients, and some cabinets feature weeping glass doors for showcasing glassware, adding a refined touch. The tile backsplash, accented with custom Western-themed tiles, adds character and a sense of place, infusing the space with a subtle homage to the rugged landscape outside. With its open layout, the kitchen flows effortlessly into the bar area and Great Room, making it the social heart of the home—whether for cozy family gatherings or lively entertainment.



# Owner's Residence - Main Level

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The bar's functionality is as impressive as its aesthetic. It features dual Scotsman refrigerators, a bottle drawer, and a unique copper sink with fixtures emerging directly from the stone backdrop, adding a raw, organic touch. Custom barstools complement the countertop's rugged charm, each emblazoned with the Two Feathers logo brand, including the unforgettable carved wooden saddle stool with its distinctive horseshoe base. A grand chandelier, featuring an ironwork depiction of Native American tribes riding in a circle around a central leather teepee bowl, hangs over the west side seating area, lending a sense of cultural artistry and heritage.

Additional light fixtures feature carved leather details, harmonizing with the room's rustic ambiance. Three sliding patio doors open onto a stamped and colored concrete patio, blending the indoor space with the great outdoors.

On the opposite side of the Great Room's grand double-sided fireplace is a more intimate living area, thoughtfully designed for a range of leisurely activities. This cozy nook, perfect for small gatherings, is arranged with comfortable seating and a media setup, ideal for catching up on the latest news, unwinding with a movie, or enjoying a marathon of Yellowstone. The versatile space includes a quaint table, inviting guests to play cards, work on a puzzle, or share in a small dining experience with views of the lodge's remarkable interiors.



# Owner's Residence - Main Level



Tucked just beyond this gathering area, a pair of pocket doors opens to reveal the main office, a peaceful enclave with access to the east patio. The office is anchored by a charming pot-bellied stove, providing warmth as well as character. The walls here, like those throughout the home's non-wooded areas, are finished with a custom leathered faux paint, imbuing the room with a sophisticated, textured backdrop. A beautifully crafted driftwood desk is the office's centerpiece, matched by a rustic credenza that adds both functionality and artistry to the workspace. High-speed internet ensures connectivity amid this secluded, scenic setting.

Entering through the massive arched front door of Two Feathers Ranch is like stepping into the heart of a grand Western lodge. Flanked by elegant side light panels, the doorway opens to reveal a warm, stone-floored entry, with stone accents creating an artful backdrop on either side. Here, a full-size, lifelike Western "dude" greeter, dressed in branded Two Feathers attire and sporting a mustache and a welcoming smile, sets a playful, friendly tone for the home.

Just beyond, the expansive dining area comes into view, grounded by a custom central table that comfortably seats up to ten guests. This space is designed for gatherings, whether intimate family dinners or lively social events. The buffets on either side are crafted from a combination of natural pine branches and rich wood slabs, with hand-carved edges and distinctive antler pulls, providing ample storage for linens, service ware, and other dining essentials.

Attached to the dining room, a climate-controlled wine room constructed from rustic stone is a true showpiece. Featuring redwood wine racks that can hold over 700 bottles, this sanctuary is perfect for a connoisseur's prized collection. Carefully placed windows within the stone walls allow light to filter in, drawing the eye to this stunning space and making it a standout feature in the home's open, inviting design.



# Owner's Residence - Main Level

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The lower level of the main lodge is thoughtfully designed to balance both functionality and style, perfect for the rhythm of daily country living. Two beautifully crafted powder rooms—one at the main entry and another near the back hallway off the attached garage—feature artful vanities that add a touch of elegance to these convenient spaces, offering guests a warm welcome or a spot to freshen up after a day spent outdoors.

The nearby laundry room is spacious and practical, with a high tile countertop complete with a sink, making it ideal for folding clothes or even feeding pets, given its proximity to the spa area. This well-appointed space flows seamlessly into the spa and exercise area, where a large tile shower awaits after a workout or an outdoor adventure. The centerpiece of this retreat is a six-person spa tub, perfect for unwinding, with easy access to the glass-enclosed patio, where views of the surrounding landscape bring the outdoors in. A fenced dog yard off this patio provides a secure space for pets to enjoy the fresh air.

This part of the home is tailored for comfort and practicality, offering a warm, inviting atmosphere that says, “Take off your boots and make yourself at home.” With its blend of thoughtful amenities and rustic charm, the lower level provides a seamless balance of everyday function and indulgent relaxation.

On the west side of the main lodge an attached 4-bay garage provides ample space for both vehicles and adventure-ready equipment. Connected conveniently to the back hallway near the spa and laundry areas, the garage features a durable epoxy floor and is designed to accommodate two full-size vehicles along with side-by-side UTVs and ATVs. A well-equipped workbench and a walk-in utility area offer additional functionality, making this garage not only a practical storage space but also a hub for maintenance, repairs, and prep for outdoor excursions.

# Owner's Residence - Main Level

The master suite features a sitting area in front of a gas-fired fireplace and luxurious draperies framing the large windows on the morning and southern sides of the home. There is access to a small patio from the room with vaulted ceilings and rich trim. The bathrooms have two entries with separate vanity areas and his and hers walk-in closets with built in dressers and organizing shelves. The large jetted tub has a window to enjoy the mountain views plus an oversized stone walk-in shower. This high end spa master suite has towel warmers and abundance of light and space. A separate hot tub room with tile shower is also featured.





# Owner's Residence - Upper Level



Guests will love the upper level bedroom suites complete with deluxe baths and sitting areas and balconies for the ranch views and mountains and valley beyond. Large closets offer lots of storage and vaulted ceilings add grandeur to these two bedrooms.

Enjoy movies in the luxury theater room with comfy recliners and a side bar. The office and sitting area at the landing at the top of the stairs showcases the intricate timber truss work and has views of the Great Room below. A built in desk and walk in closet provide storage for seasonal decor storage and files.

The soaking tub is perfect for children and both bathrooms feature large tile showers and attractive vanities with granite counters and storage for linens and more.



# Guest House/Barn

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A separate 1,440-square-foot guest house offers two bedrooms, two baths, and a well-equipped kitchen and living area for visitors. The guests have their own laundry and a separate driveway as well. The barn below offers three horse stalls, a central alley for housing the amazing replica chuck wagon with cooking amenities used for family and ranch events.

There are two other rooms finished in the rich interior pine for saddles and tack plus a barn office or veterinary supplies area and storage for grain. RV water and 50 amp service are available at the large concrete parking area. The exterior horse stalls are handy for the owner's personal horses separate of the ranch stock.





# Guest House/Barn

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# Manager's Residence/Shop/Barn

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## Manager's Residence/Shop/Barn

Located at the property's western edge, the 2,280-square-foot manager's home includes three bedrooms and two and a half baths. Beneath this residence is a spacious barn with a two-car garage, workshop, tack room, and storage areas for ranch equipment plus two huge horse stalls. The entire interior of the barn is tongue-and-groove pine for a rich interior and upscale feeling to this area. There is an RV hookup at this location offering 50 amp service and water for a large coach.

The 60' x 64' hay barn has adequate storage for over 300 tons of hay for the Black Angus cattle herd. Located at the west end of the ranch near the rear gate, the area near the hay barn is designed for storage of irrigation equipment during the off season and implements.

This section of the ranch is nearest to the second access and Tin Cup Creek.

# Riding Area/Cow Palace/Hay Barn

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Invite your friends to the 150' X 250' riding area for barrel work, team roping, branding, and more. The area has amazing views, plenty of shelter and sunshine and great parking and turnaround areas. Perfect for the horse lover and trainer. The convenient back ranch gate is nearby.

The Cow Palace is located at the center of the ranch for working the mother cows and sorting stock. There are open run-in areas in this structure as well as interior areas for shelter. The cattle herd has been created over a period of years and fall calving in 2024 produced 60 calves, and 7 sets of twins! Ask the listing agent for more information regarding the mother cows, calves, heifers, bulls and the separate sale, if desired.





# Access

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Access to the ranch is over a gated roadway known as Chief Joseph Trail. This is a wide improved gravel road with coded access for the ranch as well as other owners in the area. There is an obligation to pay for the nominal road maintenance expenses due each year as well as gate maintenance. Total in 2024 was under \$2,500 which includes winter snow removal and summer grading. There are no other HOA requirements or covenants associated with the Two Feathers Ranch ownership. There is a second electronic branded gate at the property entrance for ranch owners and guests only.

Additionally, there is an access at the west side of the ranch on Moose Meadows Road which is gated as desired by the ranch owner.

# Personal Property - Bill of Sale

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The cattle herd is available for purchase as well as vehicles belonging to the ranch owners, and other ranch equipment. The horses can be purchased as well and a more detailed list can be provided including their ages, health, and riding skill requirements.

The price of the Two Feathers Ranch includes the conveyance of most of the furnishings, art, décor, bronzes, and housewares. Some of the artwork will be retained by the sellers as it depicts their time on the ranch. Ask the listing agent for a short list of exclusions. The ranch sale will include all irrigation equipment needed for the maintenance of the ranch. Items and personal property belonging to the ranch manager and his family are excluded from the sale. If there is an interest in any vehicles or ATV's or UTV's, please ask the listing agent for more details. The cattle herd and horses will be sold separately on a Bill of Sale.

# Taxes

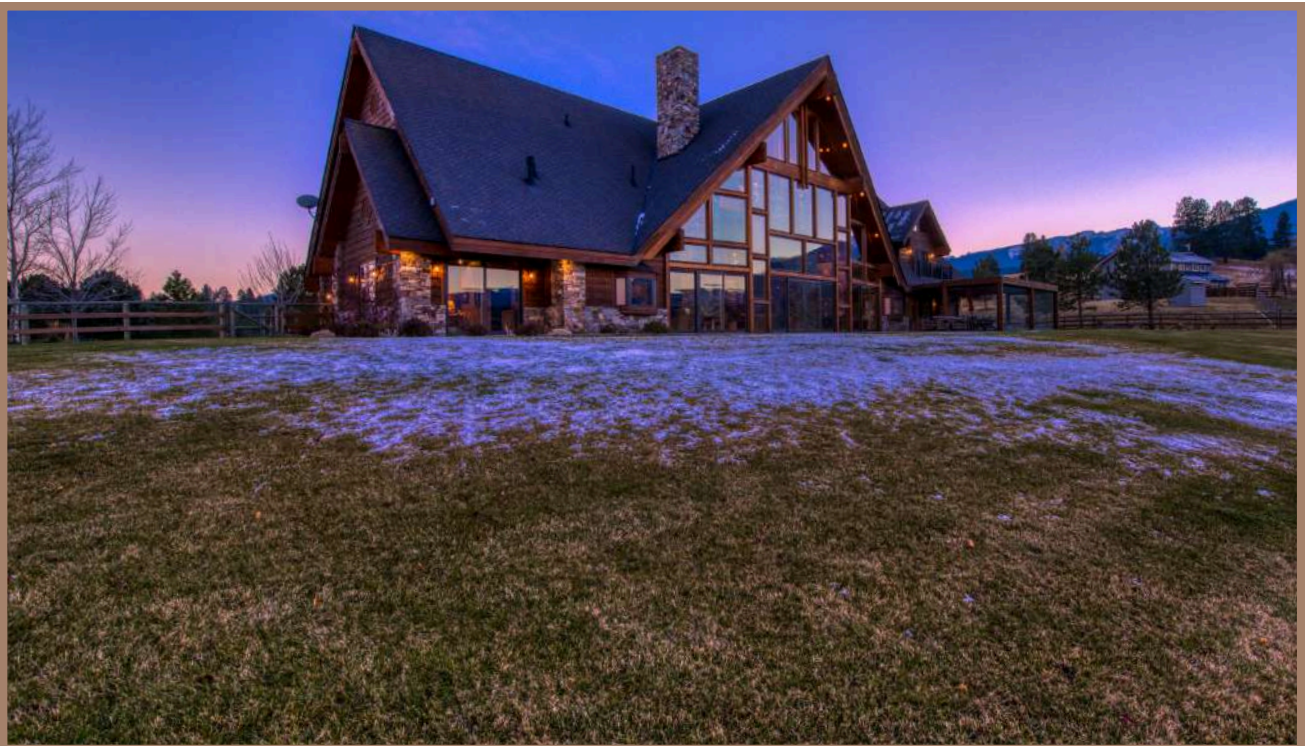
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The Two Features Ranch is described in 5 parcels, therefore, there are 5 tax bills with a total tax for 2024 at \$29,757.94. The taxes include Tin Cup Water Shares fees of approximately \$8,000.00. Taxes and propane onsite will be prorated by the closing agent at the time of settlement. The Chief Joseph Trail maintenance fee will also be prorated which is annually at approximately \$2,500.00 plus any gate maintenance fee as needed. 1031 Exchange potential exists for all or part of the ranch due to the flexibility of the land legal descriptions and use as an investment property.

# Directions

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Travel from Missoula or Hamilton south through the town of Darby to Chief Joseph Trail. Turn right and park at the the exterior gate. A code to enter the area will be required. Travel west on Chief Joseph Trail to the end of the road to the private Two Feathers Ranch gate. Code or ranch access by permission is required. Allow approximately one to one and a half hours to travel from Missoula.





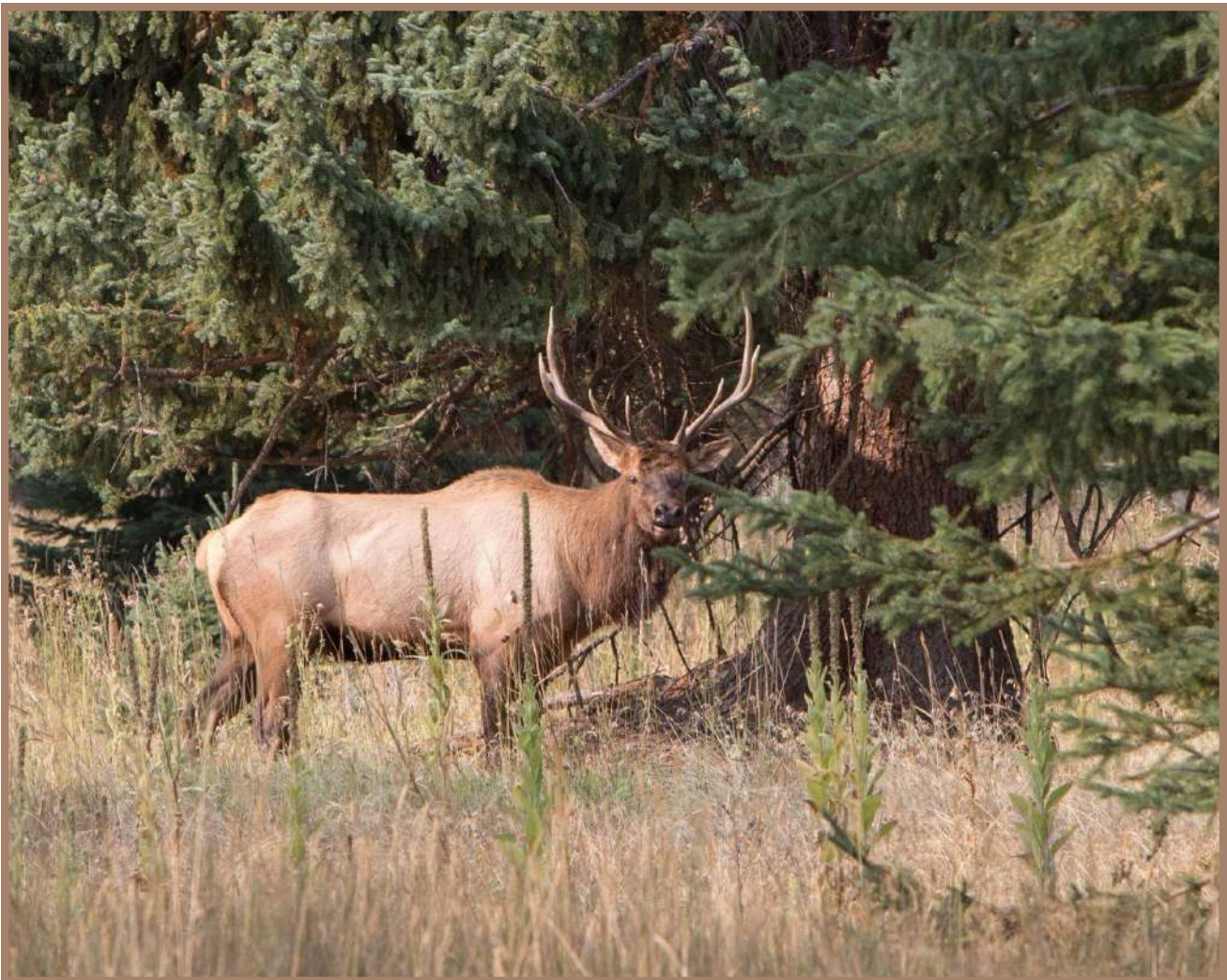
# Area Land Use for Hunting

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The varied landscape of pastures, forest, and creek provides habitat for elk, whitetail deer, and other local wildlife. The ranch is located in Montana Hunting District 240 and subject to all privileges and restrictions according to annual management practices of Fish Wildlife and Parks. There is an abundance of elk and whitetail deer on the ranch almost daily.

Recreation: ATV trails are available from the ranch seasonally when the Forest Service gates are open, connecting recreation opportunities to U.S. Forest Service land and nearby landmarks such as Como Lake and the Selway-Bitterroot Wilderness.

Horseback travel is open year-around.



# Price - \$16,250,000

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## Broker Comments:

The Big 5: It is an honor to be presenting this beautiful and well-maintained ranch to buyers seeking property offering all 5 of the most valuable investment land features - trees, meadow, view, creek, forest service. Montana's Bitterroot Valley is the most scenic valley in Montana with the fewest residents and most public land. Area medical and shopping services offer buyers modern choices without compromising the western rustic lifestyle that makes the Bitterroot a non-place. No college students, no destination ski resort, no airport traffic, no nightlife. Just regular folks going about living and small-town activities to enjoy mountain living to its fullest. For your private showing of Two Feathers Ranch, contact me or your real estate representative. Some notice is required.

## About Your Broker

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Jeff Rennaker  
Ranch Manager

Bio and Resume  
Available.



Jan King has over 45 years of high-volume real estate sales in Montana. Her clients gain a thorough understanding of property values, local negotiating strategies, and an encyclopedic system of due diligence and review. Rural real estate made easy with expertise!

Montana buyers appreciate being the center of her focus when it comes to finding their special rural investment. Her network of lenders, home inspectors, surveyors, and researchers ensure that no detail is left uncovered in the buying and review process.

Buyers become friends and neighbors for years to come!



# History of Chief Joseph Ranch

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The acreage of the Two Feathers Ranch is 357+ acres in size. This constitutes approximately 15% of the acreage of the original CJR and is one of the largest of the remaining undeveloped parcels. Here is the history of the CJR provided by a quick online search.

The Chief Joseph Ranch, now famous as the filming location for Yellowstone, has a rich history tied to the Ford-Hollister family, Luke Weiss, and later, Mel Pervais. Originally, the land was homesteaded in 1880, and its prominent phase began in 1914 when William S. Ford, a glass tycoon from Ohio, acquired the property along with federal judge Howard Hollister. They expanded the ranch to 2,500 acres, with Ford investing in an ambitious three-year project to build an impressive 6,000-square-foot lodge. Designed by Bates & Gamble, the lodge and its extensive barns set a new standard for log architecture in the West. The Ford family later transitioned the ranch from an apple orchard to a dairy operation, and eventually, a Hereford cattle ranch, before opening one of the first guest ranches in the West after Ford's death in 1935.

The ranch was renamed Chief Joseph Ranch in the 1950s, paying homage to the Nez Perce leader, who had crossed the land in 1877 during his people's retreat from U.S. forces. In 1987, Melvin Pervais, an entrepreneur and member of the Ojibwa Nation, purchased the deteriorating property. He dedicated a substantial effort to restoring the ranch to its former glory, including the lodge and barns. He added personal touches, such as a pet bobcat named Toma, after Chief Joseph's wife, and focused on preserving the historical authenticity of the estate. Pervais eventually sold the ranch to multiple buyers which created the opportunity for Two Feathers Ranch to be born as the southern portion including Tin Cup Creek frontage and USFS access. The headquarters of the ranch began offering guest services and then the recent owner shared the ranch on a lease during the summer and early fall seasons with Paramount Productions for the filming of Yellowstone. The ranch is still occupied as a full-time residence and ranching activities maintaining its deep ties to Montana's history and heritage.

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