

MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



The Moondance Ranch

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LOCATION

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

Getting here is easy with the (MSO) Missoula International airport, a mere 45± minute drive from the Valley. The 55,000 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 Bitterroot Health 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 20± miles north of Hamilton, MT. Hamilton is an upscale western community of approximately 6,000 residents. 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 Paramount Pictures production of "Yellowstone" is filmed in the Bitterroot Valley, noted for its open space, scenic beauty, and western lifestyles.

The nearest town to the ranch is Stevensville—the first non-native settlement in all of Montana. The town has a new hospital annex under construction, medical clinics, hardware stores, coffee shops, museum, plus two grocery stores and more. The ranch is located within easy commuting distance to Missoula—about 35 minutes to the north. The University of Montana and the Missoula International Airport are all within a short drive.

RECREATION

Recreation includes hundreds of miles of trails for hiking, 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.

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 newcomers 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.

Fly fishing is located nearby at the Bitterroot River access at Bell Crossing. The river is famous for blue ribbon fly fishing and access is readily available to anglers.

WATER RESOURCES

The Moondance Ranch is well watered! Irrigation shares from the Bitterroot Irrigation District system will transfer to the new buyer in an amount that is sufficient to care for the pastures and hayfields. All water rights filed with the DNRC will transfer at closing.

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 year-round and the lovely pond stays full for waterfowl and upland birds.

There are two domestic water wells on the property. See well logs in associated documents.



The presence of live water flowing in the small creeks and the large pond make this ranch an oasis in the summer months in Montana!

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, car wash, large horse barn, arena and ranch headquarters. The log home is tucked into the center of the ranch for the ultimate privacy yet still offers amazing views of the Bitterroot Mountain Range.

ACREAGE

The Moondance Ranch is legally described as Certificate of Survey #491786-TR. This up-to-date retracement 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 incremental sale of the property upon review by regulations pertaining to the same. Additional homes or ranch building could be added under current guidelines.



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. 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.



AERIAL VIEW OF LEGAL DESCRIPTION MOONDANCE RANCH



There are 8 parcel descriptions for the ranch. Interior lines may be modified through a boundary line adjustment and amended plat procedure, if needed to provide for a partial sale of the ranch. Moondance Trail borders the ranch on the east side for additional access.

The pivot irrigation systems will convey with the ranch along with all irrigation equipment.

Hay fields are currently planted in a combination of crops. Ask the agent for more information about the crops and planting schedule for the ranch.

The ranch also features a fenced garden with fruit orchard near the main log home.

UTILITIES

Electricity is provided by REC Cooperative. Propane is delivered to the ranch from a number of providers. Bitter Root Disposal provides weekly garbage removal. Television and internet services are provided by local companies or Starlink. There are three septic systems on the ranch. Domestic water is provided in two water wells. See Associated Documents for more.



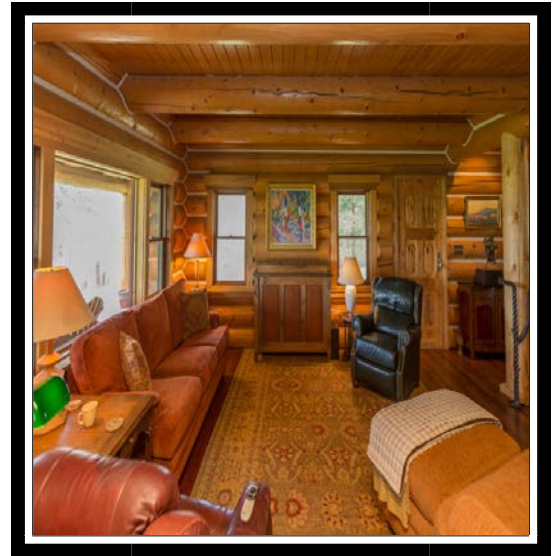
RANCH HEADQUARTERS LOG HOME

Main Residence: The main home is handcrafted log construction with a total square footage of 3,564± on three levels. Room configuration is as follows:

Main Level: The 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.



LOG RANCH HOUSE DETAILS

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 fireplaces 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.



UPPER-LEVEL FEATURES



Enjoy the spacious master upper level with sitting area in the master bedroom, huge master bath with cast soaking tub and a large walk-in closet.

The balcony exit features a view of the east portion of the ranch, garden and orchard, and the Sapphire Mountain Range.

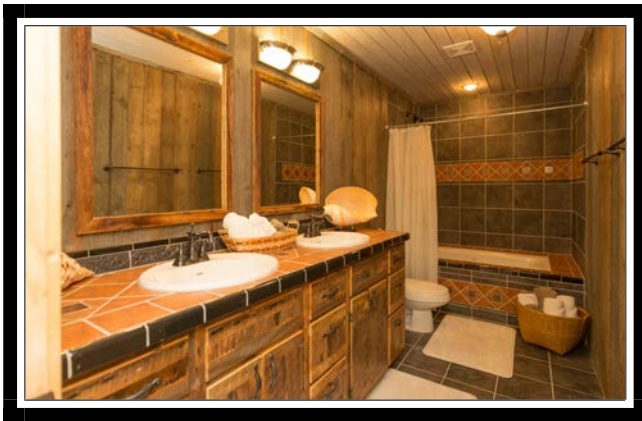


Beautiful large dimension log roof system with exposed trusswork in the Master Suite. Westerly views overlook the ranch lawn and have views of the Bitterroot Mountain Range.

LOWER LEVEL AND EXTERIOR



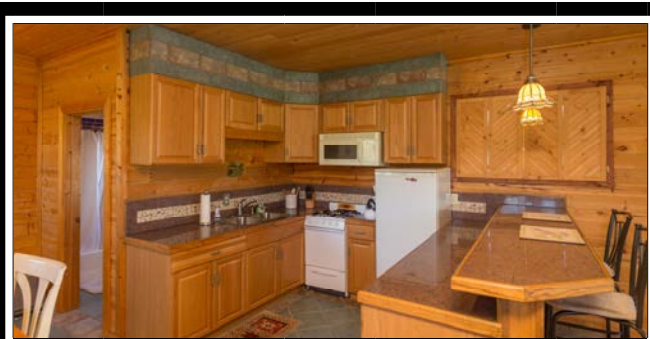
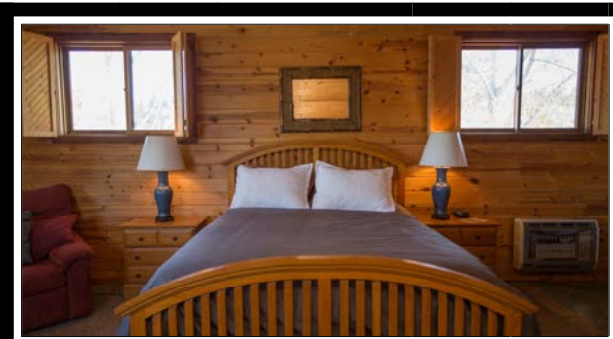
The family room features a media wall and rich interior wood. There is a very nice bathroom, lovely utility room and office as well.



GUEST APARTMENT AND ARTIST STUDIO



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.



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. 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.



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.



OVERVIEW OF STRUCTURES ON MOONDANCE RANCH

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. Buyers are encouraged to verify all measurement independently prior to closing.





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± square feet 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 \$11,525.00. 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. This makes this a perfect choice as a family legacy ranch.

PERSONAL PROPERTY BILL OF SALE

The Moondance Ranch purchase will include irrigation equipment, appliances located in the interior of 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. There are 4 pieces of farm equipment which may be available for purchase.

PRICE—\$6,499,000

Brokers Comments:

This is a very special and extremely well designed 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 a larger photo display, visit the custom website:

TheMoondanceRanch.com

MAPS, VIDEO, ASSOCIATED DOCUMENTS

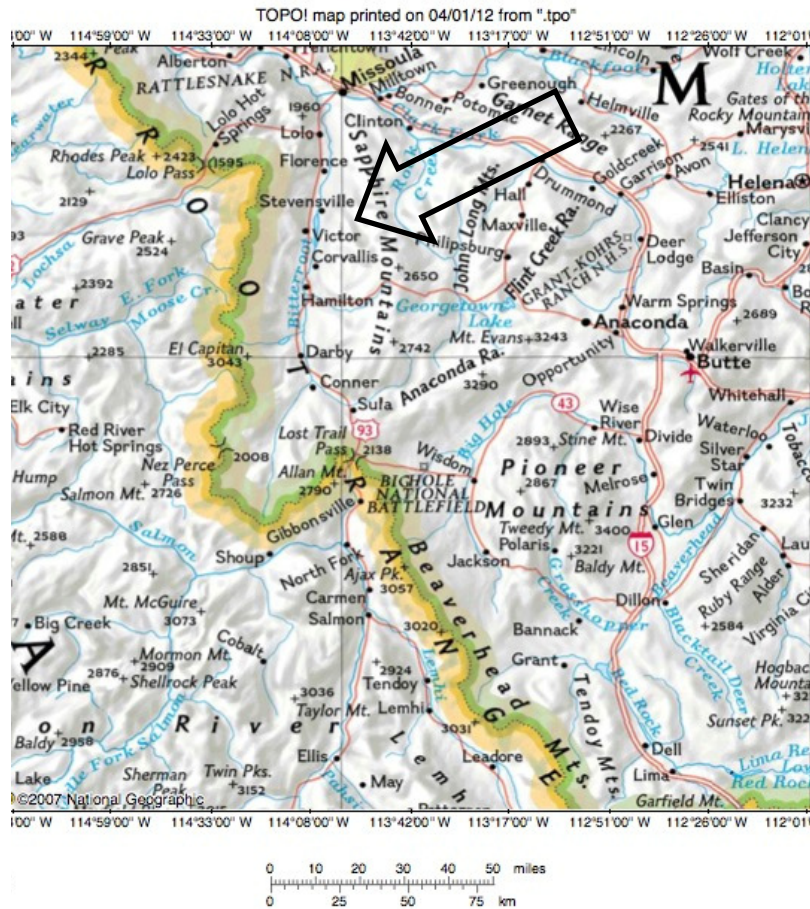
Contact the listing agent for more information about this fine property. Videos, Certificate of Survey, well logs, septic documents and other details are by request. Brochure and video links are available also on RanchMT.com

TheMoondanceRanch.com

DIRECTIONS

The Moondance Ranch is generally located southeast of Stevensville, MT. This is not a drive - by property. Appointments are required to enter the gate. Even if the gate is open, please do not enter. Call 406.369.4313 for Jan or 406.369.0320 for Rod.

Appointments are required.

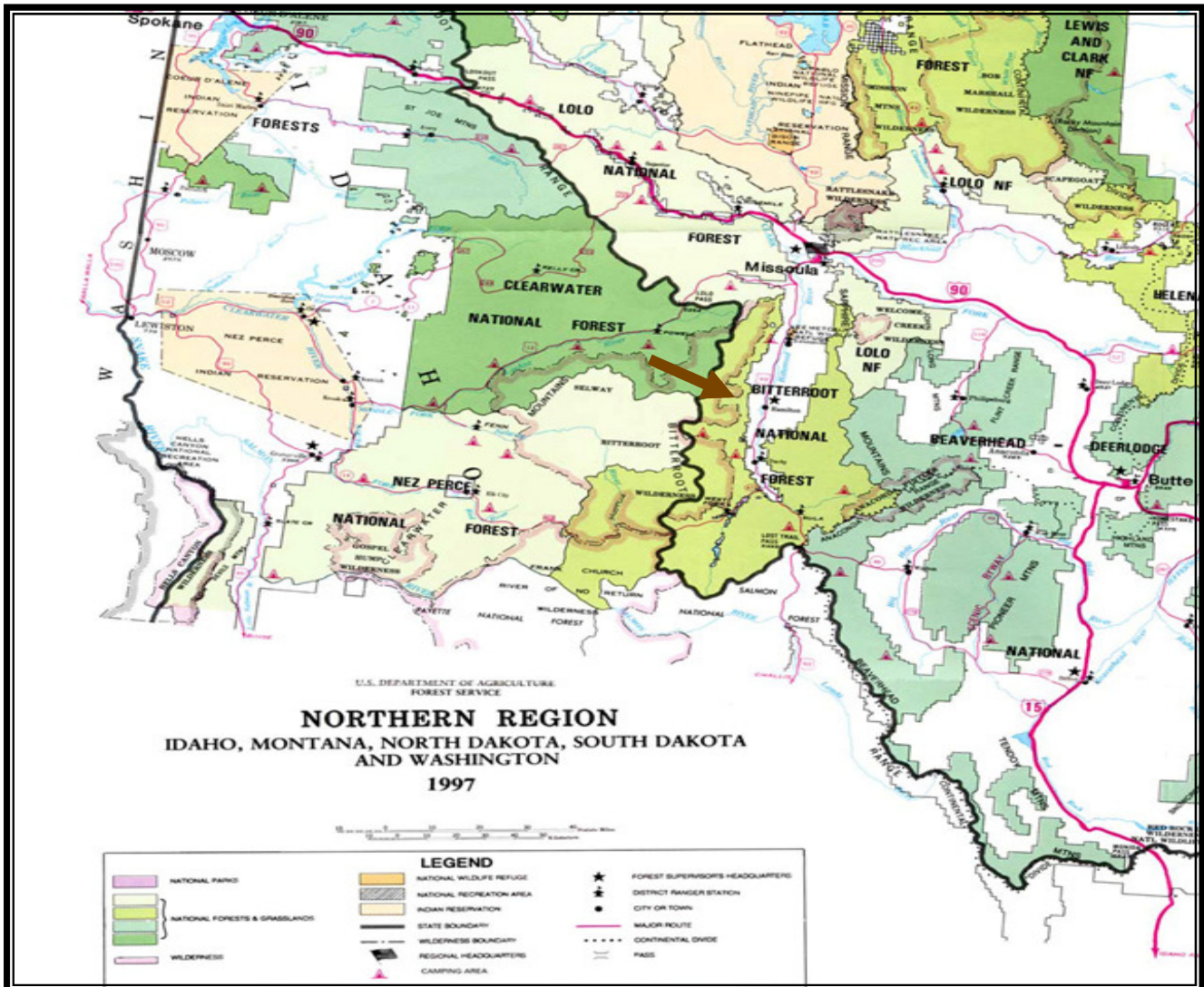


AREA LAND USE FOR HUNTING AND FISHING

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. Landowners must have a valid permit in order to hunt game even on the land that they own. Elk and deer are relatively abundant in the Bitterroot Valley Hunting districts – much of which is public land in National Forest designations. Hunting is a way of life in Montana and many hunters participate as a family event annually.

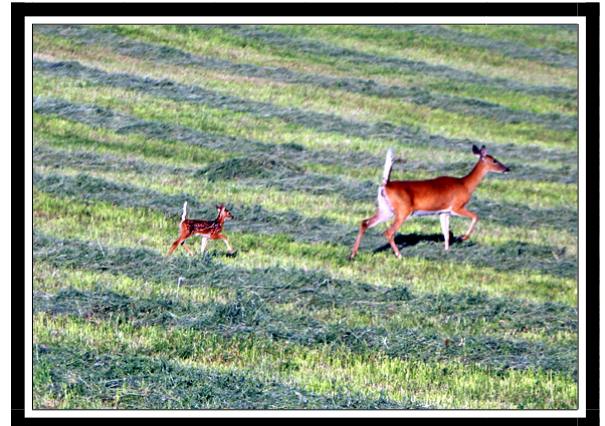
Fishing is year-around in the Bitterroot Valley. The Bitterroot River flows north into the Clark Fork and is part of the Columbia River system. There are many high mountain lakes and streams as well as two large lakes in the area. Some of the best fishing in the west is just a mile down the road.





The ranch provides habitat for Elk, Whitetail and Mule Deer and other Montana wildlife.

Riding trails are nearby into both the Sapphire and Bitterroot Mountain Ranges.



**BERKSHIRE
HATHAWAY**
HOMESERVICES

MONTANA
PROPERTIES

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