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HART BENCH RANCH | DARBY, MONTANA | \$8,900,000



EXECUTIVE SUMMARY

Efficient and compact in a setting that rivals some of the best in the West, Hart Bench Ranch sets a new bar for what a hobby operation can be. Situated on an eponymous bench in the shadows of the Bitterroot Mountains' most scenic peaks lies a near-perfect assemblage of irrigated meadows, riparian-influenced gullies, and a complete set of operational and residential improvements.

With views of Trapper Peak and the most impressive prominences in the southern Bitterroot Range, the 2,895± square foot main home sits to the south of the Ranch's improvement cluster. Constructed in 2001, the log home imbues turn-of-the-century charm, reminiscent of some of the West's most adventurous eras. A guest home, two-car garage, two large shops, a greenhouse, and a Western-style saloon complement the residential components.

Supporting the agricultural operation, the ranch boasts a new, 9,288-square-foot hay barn with equipment storage and a five-stall horse barn with wash station, tack, and vet rooms. With 58± acres under irrigation, the ranch provides sufficient feed for livestock. Nearly five miles of new split rail fencing tie it together, creating several pastures, paddocks, and perimeter enclosure.

Recreationally, the ranch is home to deer and elk, and fishing is available in the pond. Two stems of the Bitterroot River flow nearby, creating the main channel just north of the ranch. There are multiple access points locally into the Selway-Bitterroot Wilderness, one of the largest roadless areas in the lower 48, providing a vast array of recreational opportunities.

Darby, just ten minutes north, is a charming Western town offering staples and dining with Hamilton and its more robust population center and FBO, roughly 30 minutes north. Missoula, Montana's second-largest metro area, is roughly one hour and thirty minutes to the north.

Hart Bench Ranch provides a rare opportunity to own a complete yet manageable operation in a true Western setting.



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JUST THE FACTS

- 155± acre mix of irrigated meadow, improved pasture, and riparian-influenced open range with stunning views of Trapper Peak and the southern Bitterroot Mountain Range
- 58± acres currently irrigated by wheel-line with an additional 62 acres irrigatable
- 2,895± square foot four-bedroom, three-bath main house with wrap-around deck
- 2,225± square foot three-bedroom, two-bath guest home
- Detached garage with ADU above
- Over 6,100 square feet of additional shop space and equipment storage
- Western style saloon
- New 108'x86' (9,288± square foot) hay barn with equipment storage, squeeze chute, and vet area
- New 3,360± square foot five-stall horse barn with tack room, wash station, and vet room
- Heated and vented tunnel-style greenhouse and attached garden space
- Approximately five miles of new split rail fencing
- Ten minutes to Darby, 30 minutes to Hamilton, one hour thirty minutes to Missoula
- Taxes are \$10,581 based on previous years



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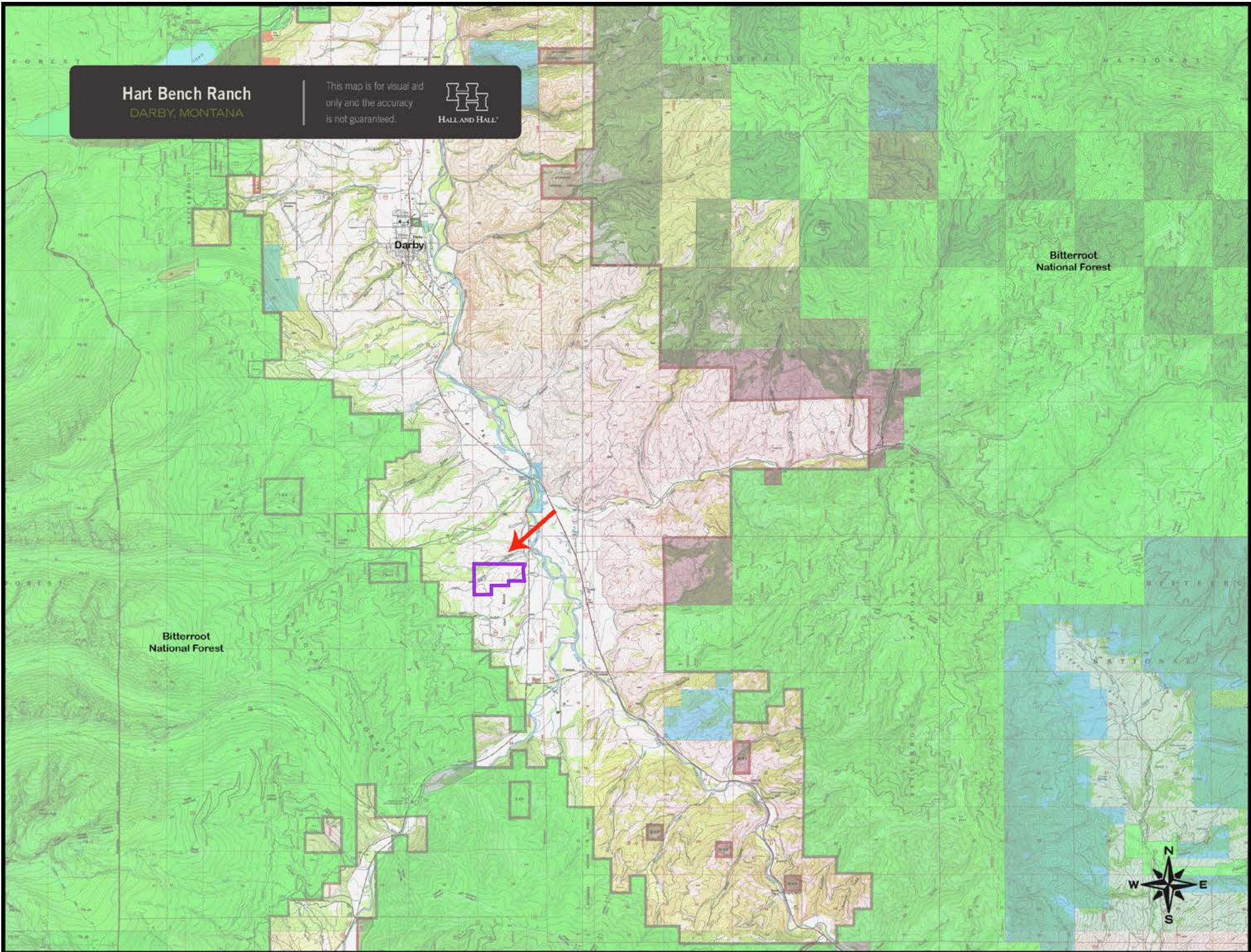
Hart Bench Ranch
DARBY, MONTANA

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Bitterroot
National Forest

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