



Rocky Bar O Ranch

8500 North Fork Road

Polebridge, Montana | Offered by Matthew Hohnberger





*Nestled alongside the breathtaking Glacier National Park,
this remarkable property spans over 2,006 acres of unspoiled wilderness.*



Welcome to unparalleled, natural beauty at the majestic Rocky Bar O Ranch.

The ranch is surrounded almost entirely by State, Federal, and Park lands and feels much larger than its 2,006+ deeded acres of wilderness paradise. The North Fork of the Flathead River forms most of the north and eastern property boundaries with over 2.6 miles of frontage, a common boundary with Glacier National Park. Coal Creek forms a portion of the southern boundary for half a mile at the bottom of a ravine. The land is a mixture of expansive meadows, old-growth forests, rolling ridge tops, and timbered mountainsides. All this is interspersed with crystal clear springs and creeks cascading down the mountainside or gently flowing through the ranch. There are many advantages to the numerous miles of river breakouts for fishing, wildlife observation, or a tranquil walk by the water.

Secluded and off-grid, yet despite the seclusion, the ranch is accessed via a paved and gravel County Road. Log rail fencing, accompanied by multiple gates and ATV fence openings, allows easy movement through the ranch while keeping others out. No matter where you go on the ranch, you are constantly captivated by the breathtaking views of Glacier Park's Rocky Mountains, reaching 8,000 to 10,000 feet high, or the forested Whitefish Range. The views here never get old!

The main ranch headquarters has various structures perfect for comfortable wilderness living or ranch operations. On the property, you'll find a primary log 2-bedroom, 1.5-bath, 2,900 square foot home, two original homestead cabins (dating back to 1946 and before), three guest or ranch hand log cabins, a garage/shop, a spacious pole barn for equipment or hay storage and an additional barn for hay or horses.

In a separate location on the ranch, there's a caretaker's 3-bedroom, 1-bath, 2,520 square foot log home paired with a small cabin, workshop, and various outbuildings. Near the main river, situated on one of the river breakouts and a spring, resides a cozy 2-bedroom, 1-bath, 1,020 square foot cabin with a garage and storage buildings.







Sanctuary to nature lovers, adventure seekers, hunting enthusiasts, and individuals looking to escape the hustle and bustle of everyday life while embracing peaceful serenity.



To own the Rocky Bar O Ranch is like possessing a piece of Glacier National Park itself!

The North Fork Valley, home to this ranch, is known for its limited private land ownership and its vast variety of wildlife. Beyond the beauty of all the water, meadows, and scenery, the ranch is literally a sanctuary to an array of wildlife. Throughout the year, but especially from fall to springtime, the elk herds from the valley and Glacier National Park assemble here on the ranch and call it home. It is always a special moment when you find that antler shed in the grass or see a prize bull elk bugling.

The ranch also consistently hosts moose, whitetail and mule deer, wolves, black and grizzly bears, mountain lion, beaver, otter, fox, coyote, lynx, snowshoe hare, flying squirrel, pine martin, and other mammals. Nearby on the half-mile-long pond complex or the seasonal wetlands, you will find ducks, geese, swans, sandhill cranes, and not too far away in the meadows or forest, grouse, owls, hawks, eagles, and numerous other birds.

If fishing is your passion, all the miles of creeks, ponds, river breakouts, and the main river serve as your fishing spots. These clear blue waters are known for their variety of cutthroat, rainbow, and bull trout. Spend your time with your fly rod on the main river and occasionally share it with others or find your own secluded spot inside your ranch and see no one else while creating memories to your heart's content.

This majestic and extraordinary ranch is like no other in the State of Montana or the entire Northwest, for that matter!







When it comes to Rocky Bar O Ranch, seeing is believing.

Contact me today for a private viewing to explore this once-in-a-lifetime opportunity and make your wilderness and wildlife encounters come true.



The ranch is located within a Wild & Scenic Corridor, with portions of the ranch under Conservation Easements.

The largest conservation easement is with the Nature Conservancy and covers approximately 1,052 acres. The conservation easement does allow for residential, limited commercial, and non-commercial restricted uses, livestock grazing, hay production, tree harvesting, recreational uses, other ranch-type operations, etc. Inside a designated 20-acre residential area, you can maintain and build residences, barns, cabins, and outbuildings and rent them as temporary overnight lodging. Please see each conservation easement for more specific details.

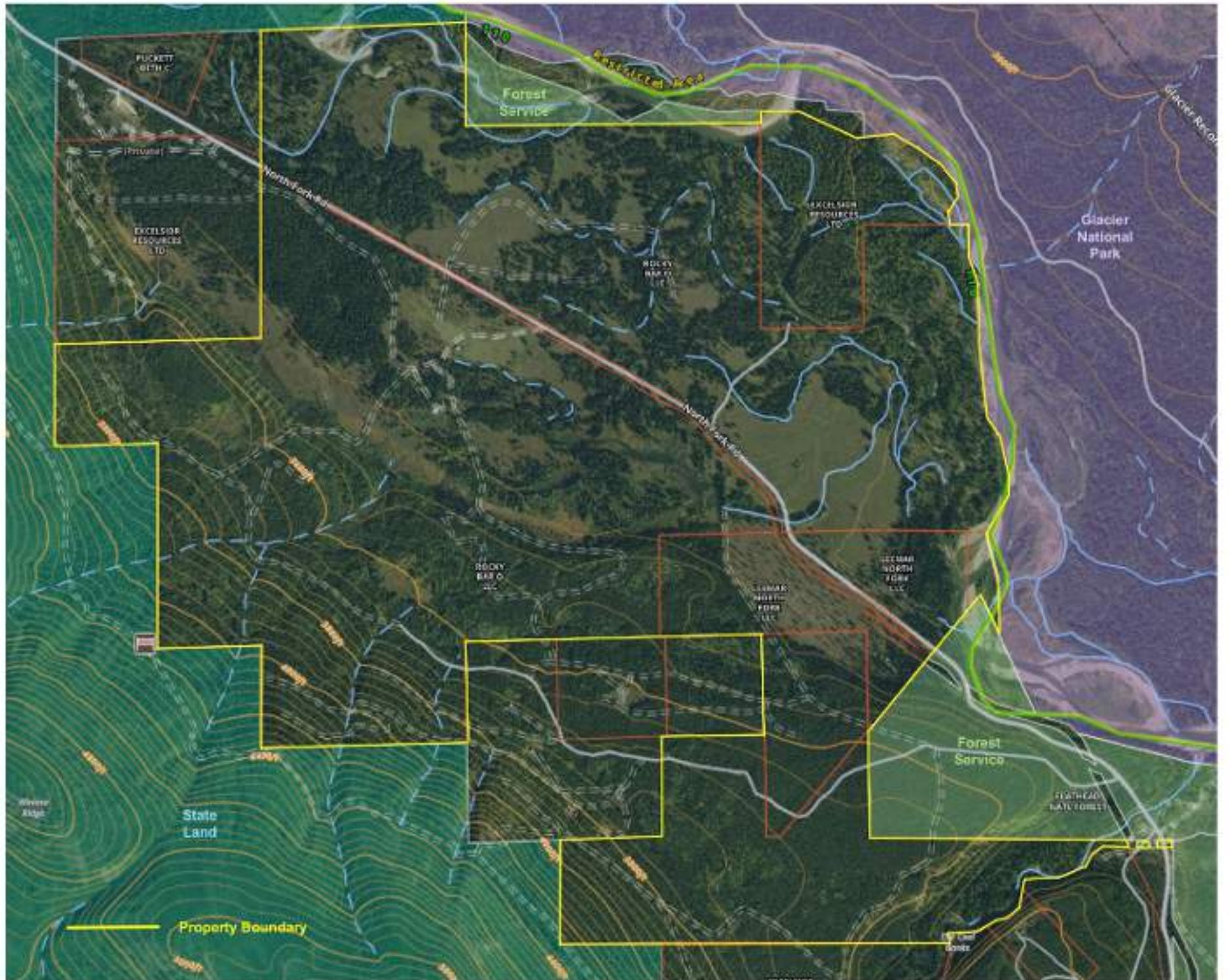
The other two conservation easements are with the Forest Service and are located by the river on the north and east sides of the ranch, covering approximately 514 acres. The remaining 440+ acres have no conservation easements and are divided into four parcels. There are no covenants on these parcels, either. This land extends from the river on the north side, down through the ranch nearly to the southern boundary. This allows for many options of what you may choose to do with the property.

The whole ranch is located within the North Fork Zoning district of Flathead County, Montana.

The Rocky Bar O Ranch is one of nature's masterpieces! You need to see it for yourself.









One of nature's masterpieces!

- 2006+ acres bordering Glacier National Park
- Almost entirely surrounded by State, Federal & Park lands
- 2.6+ miles of North Fork of the Flathead River frontage
- Creeks, springs, ponds and seasonal wetlands
- Diverse landscapes: meadows, old-growth forest, ridge tops
- Three residential areas with 3 homes, 7 cabins, 3 garages & outbuildings
- Homes have a combined 7 bedrooms, 4 baths, 6,520 SF
- Secluded and off-grid yet accessible via County Road
- Wildlife Sanctuary to elk, moose, wolves, bear and many others
- Hunting, fishing and outdoor recreational enthusiasts paradise!

Distance from ranch to:

Columbia Falls 30 miles, Whitefish 40 miles, Kalispell 48 miles, West Glacier 22 miles

Airport (FCA) – 38 miles, Hospital in Whitefish 37 miles & Kalispell 46 miles

Whitefish Mountain Ski Resort – 46 miles



Offered exclusively by Matthew Hohnberger

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