



BITTERROOT MOUNTAIN RETREAT
BITTERROOT VALLEY, MONTANA





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BITTERROOT VALLEY, MONTANA

\$14,250,000 | 4,506± ACRES



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for **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

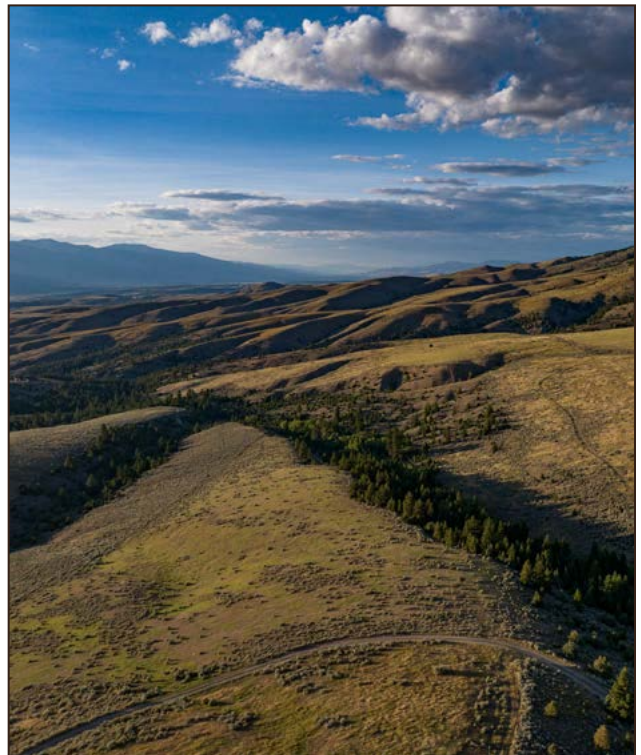
Positioned on the east flank of the valley, the 4,506± acre Bitterroot Mountain Retreat offers a well-blocked and private holding, one hour from Missoula, Montana's second largest city. Nestled in the foothills of the Sapphire Range, this sprawling complex delivers a classic foothill assemblage with an expansive, gently ascending native range below, giving way to forested ridges and gullies in the upper elevations. Sharing a five-mile boundary with Bitterroot National Forest, the recreational opportunities are significant on both the deeded and public grounds. The ranch is lightly yet thoughtfully improved, with a lodge and two remote cabins.

Hunting District 261, where the property is situated, is one of Montana's top trophy Mule deer management areas. In addition to quality mule deer, elk utilize the property in archery and rifle season, offering good representative bulls. Other species, such as whitetail deer, black bear, mountain lion, grouse, and a myriad of smaller game and birds, call the ranch home.

In addition to hunting, the property offers a multitude of recreational pursuits, including horseback riding, hiking, four-wheeling/trail riding, mountain biking, cross-country skiing, and bird watching. The vast mountain ranges, beautiful meadows, long vistas, and lush valleys contribute to the area and include trail systems that offer additional recreational experiences.

LOCATION

Bitterroot Mountain Retreat is located in western Montana's Bitterroot Valley, several miles east of Corvallis and 20 miles north of Hamilton, the valley's largest community with a population of around 5,000. Commercial air service is provided at Missoula by Delta, United, Allegiant, Frontier, and Alaska, while the nearby Ravalli County Airport is a private, jet-capable airstrip with a 5,200-foot runway and FBO services.



LOCALE

The Bitterroot Valley is arguably one of the most beautiful valleys in Montana, if not the northern Rockies. When combined with its immediate accessibility to modern amenities, it is hard to find a more desirable setting. The jagged peaks of the Bitterroot Mountain Range descend to the western edge, contrasting with the more gradual slopes of the Sapphire Range to the east, where the Bitterroot Mountain Retreat is nestled. The Bitterroot Range is the eastern edge of the largest wilderness complex in the lower 48 states. The Selway, Frank Church, and River of No Return wilderness areas total nearly three million acres of wild and scenic terrain serviced by an extensive network of trails that originate along the Valley's western flank.



The Bitterroot Valley is one of the more populous valleys in Montana and, therefore, offers an array of services often lacking in more remote locations. The valley is dotted with bucolic communities, the largest of which is Hamilton, located approximately 20 minutes south of the ranch. The heart of the valley is the Bitterroot River. Running over 75 miles in a northerly direction to its confluence with the Clark Fork River in nearby Missoula, it provides legendary dry fly fishing from March through October, an unusually long season that owes its existence to the Bitterroot's mild climate. The nearby Lost Trail Ski Area, located about 50 minutes to the south, provides deep powder and reliable, high-quality alpine and cross-country skiing in a family-oriented setting.

Missoula, located roughly one hour to the north, is a city of roughly 75,000 people and is home to two regional medical facilities, the University of Montana, a healthy art community, and an emerging technology sector. With its full-service commercial airport, Missoula is the regional hub serving all the communities in the Bitterroot Valley.

GENERAL DESCRIPTION

The Bitterroot Mountain Retreat is a classic foothill-to-forest assemblage with gently rolling and open native range below, giving way to steeper forested gullies and hillsides above. Entering the gate near the southwest corner of the ranch, the views of the foothill prairie are expansive, showcasing the incredible topographical diversity of the property. These mostly open lower knobs, benches, and ravines provide for both big game habitat and quality grazing for stock during the summer months. As one ascends through the open meadows, the rolling prairie gives way to thicker stands of forested ridges and canyons, providing that essential cover for the elk and deer that inhabit the ranch. The middle property is replete with hidden meadows and cool hollows with seasonal streams meandering through the lush bottom ground. The topography moderates at the extreme eastern boundary as it heads into the Bitterroot National Forest.



The ranch is oriented on the east side of the Bitterroot Valley in the west-facing foothills of the Sapphire Mountain Range. Picture frame views of the jagged and snow-capped Bitterroot Mountains are visible from nearly every vantage point, providing one of the most dramatic backdrops available today.

ACREAGE BREAKDOWN

- 4,506± deeded acres
- 2,500± acres of light to moderate forest
- 2,007± acres rolling foothill native range



LEASES

A 640± acres state of Montana grazing lease- landlocked within the deeded acreage and no public access from the ground.



IMPROVEMENTS

The Bitterroot Mountain Retreat is lightly yet thoughtfully improved, allowing a new owner to finish the build-out to suit their needs.



LODGE

The centerpiece of this recreation-oriented ranch is its world-class hunting lodge situated near the northern boundary. Offering two bunk rooms and a master bedroom, the lodge offers comfortable sleeping and bathroom accommodation for 12 people. Intended to host larger groups, the lodge's kitchen is efficiently designed with commercial-grade appliances and a long banquet-style dining table. The great room, with its vaulted ceilings, offers cozy seating around the flagstone fireplace, game tables, and wet bar. The mud room provides individual cubbies for gear storage for up to twelve hunters, while a shipping container has been cleverly converted to provide processing space and cold storage for harvested game.







Perched at roughly 6,000 feet, the lodge offers expansive views up and down the Bitterroot Valley and is sited in a protected saddle in prime elk and mule deer habitat. Constructed with fire in mind, the structure's exterior is all metal, including the roof, siding, and shutters. The facilities are tied to grid power with a backup generator, propane, well, and phone/internet service in place.



CABINS

Situated near the southern boundary of the ranch at roughly 5,200 feet are two comfortable and richly appointed off-grid cabins, suitable to accommodate several guests each. Both cabins have full kitchens with professional-style appliances, three-quarter bathrooms, wood heat, and generator power. The cabin compound offers many creature comforts, including wrap-around decks with outdoor seating and fire pits. The location on the southern portion of the ranch, separated from the main lodge, allows hunters to spread out for more efficient utilization of the big game resource.





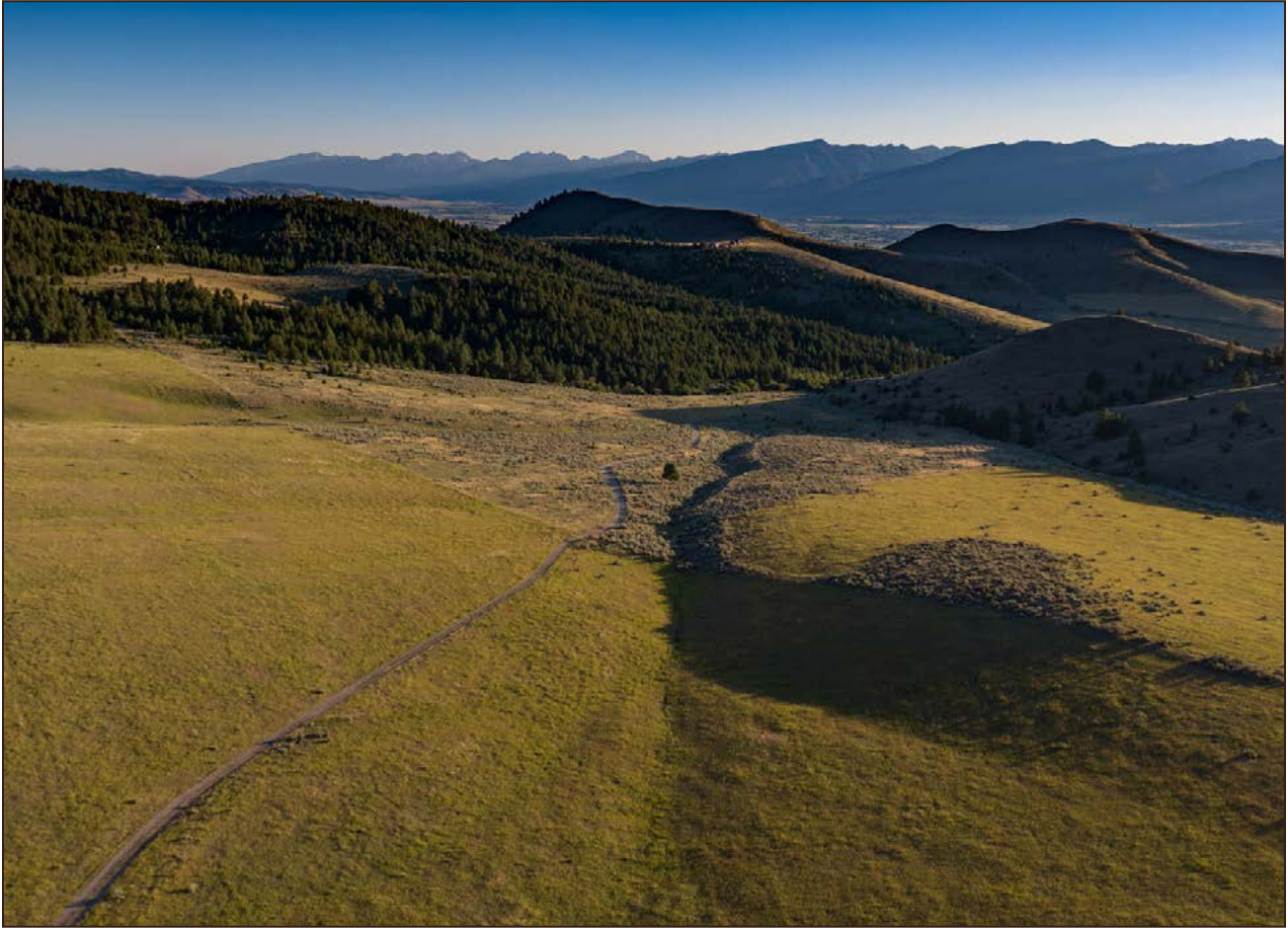


CLIMATE

The Bitterroot Valley is one of the lowest intermountain valleys in the Rocky Mountains. The base elevation at Bitterroot Mountain Retreat is just under 4,200 feet above sea level. This location west of the Continental Divide results in a stronger Pacific Northwest influence that is found east of the Divide. Consequently, the climate is mild, and the Bitterroot is often referred to as the “Banana Belt” of Montana. High readings greater than 90F occur less than 20 days a year, and daytime highs in winter are typically in the mid-30s. High winds are uncommon in the Bitterroot Valley.



GENERAL OPERATION



GRAZING

In years past, Bitterroot Mountain Retreat has typically leased out its summer range, accommodating up to 150 pairs from late spring until early fall, often with a break in September to take advantage of archery season. The ranch is fully fenced and cross-fenced, allowing for rotational and/or intensive grazing. Working corrals with water are conveniently located near the off-grid cabins to assist in moving animals.

MONTANA STATE GRAZING LEASE

The ranch benefits from one 194 AUM state of Montana grazing lease, located on a landlocked, 640-acre section near the geographic center of the deeded ground. The lease runs through February of 2026.

TIMBER

While the current owners have completed limited selective logging for fire mitigation and forest health, significant timber value remains with vast stands of accessible Ponderosa pine, Douglas fir, and Western larch. Those interested in more information on this natural resource should consult a forestry expert.

WATER RESOURCES

A well-designed network of tanks has been developed from natural springs and solar wells providing stock water throughout the ranch. Additionally, two domestic wells are in place serving the main lodge and cabin complex. Information on water rights and well logs is available upon request.



DEVELOPMENT CONSIDERATIONS

The southern portion of the ranch has already been divided into 22 lots, most with sweeping views of the valley and Bitterroot Mountains beyond. Further development is possible and could provide a significant offset in acquisition costs. Buyers who see development as an option are encouraged to contact the Ravalli County Planning Department in Hamilton, Montana for more information on the development process.

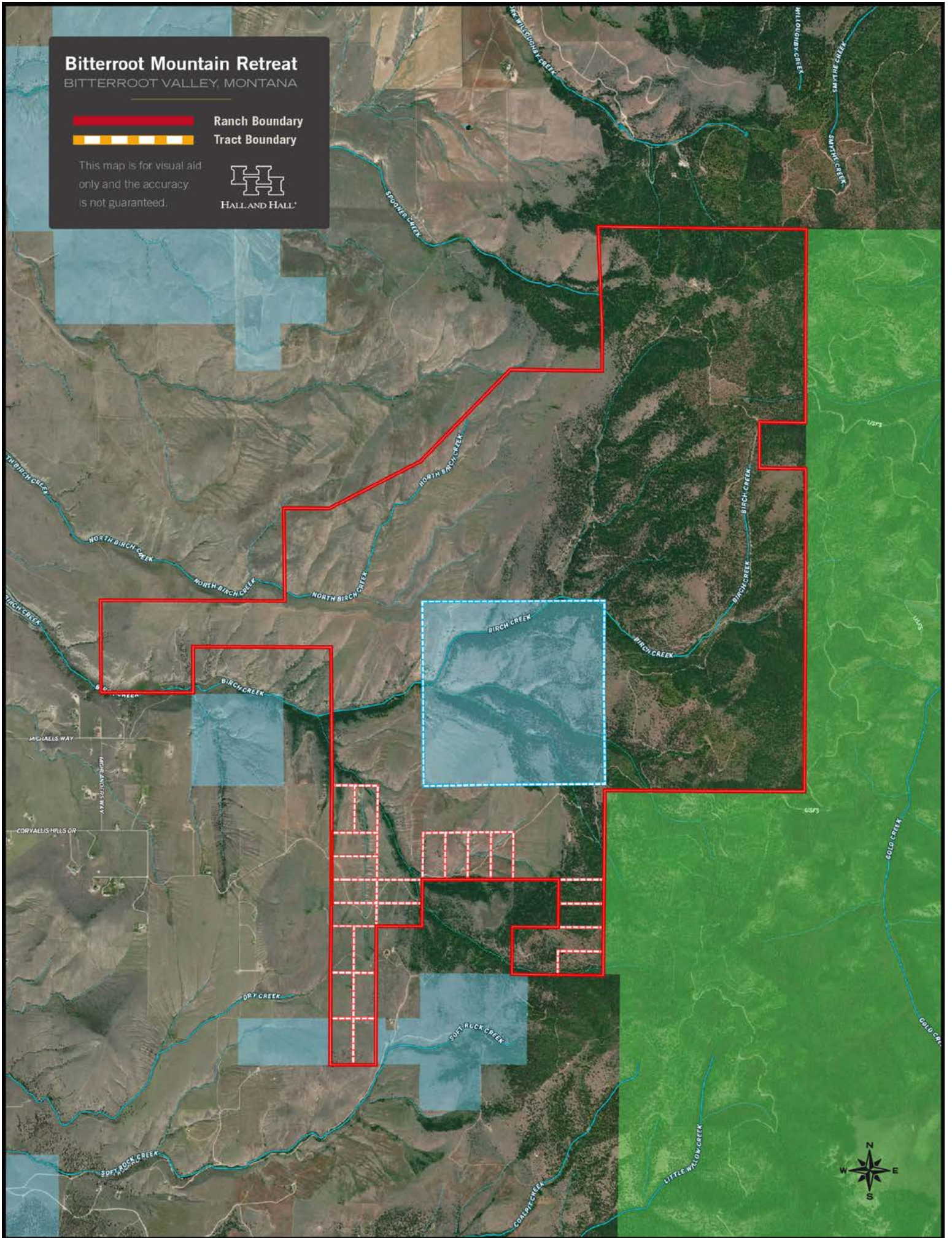
Bitterroot Mountain Retreat

BITTERROOT VALLEY, MONTANA



Ranch Boundary
Tract Boundary

This map is for visual aid only and the accuracy is not guaranteed.



RECREATIONAL CONSIDERATIONS



HUNTING

With an excellent balance of bedding areas, open meadows, and good water resources, the Bitterroot Mountain Retreat offers excellent habitat for a variety of game species. The property is situated in Hunting District 261, one of Montana's top trophy mule deer management areas. It is not uncommon to see numerous 180-class bucks roaming the property in the rut during rifle season. In addition to quality mule deer, elk utilize the property in archery and rifle season, offering good representative bulls. Other huntable species include whitetail deer, black bear, mountain lion, and mountain grouse.

HIKING, HORSEBACK RIDING AND CROSS-COUNTRY SKIING

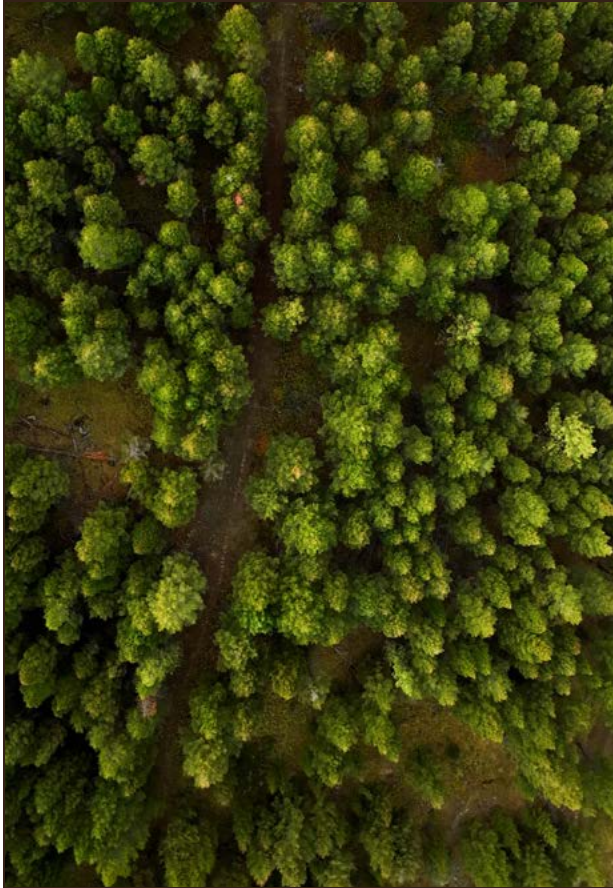
With a quality road system covering dozens of miles to every corner of the ranch, the property is ideal for those looking for their own recreational paradise, offering trails through dense forest canopy, over rocky ridges, or along open prairie. With its 2,200-foot elevation gain, bikers, hikers, and cross-country skiers can spend a lifetime exploring the ranch's deeded ground and public land to the east.

FOREST SERVICE CONNECTION

The retreat enjoys a nearly five-mile boundary with the Bitterroot National Forest. Because of its remoteness and access challenges from the closest available public access points, it receives limited use by the public, expanding the recreational potential of this ranch. This public land boundary is a gateway to hundreds of thousands of additional acres to recreate.







ADDITIONAL INFORMATION

CONSERVATION EASEMENT

Bitterroot Mountain Retreat is unencumbered by a conservation easement. However, because of the continuing development pressure on the Bitterroot Valley, the property is a prime candidate for protection. Protecting wildlife habitat, migration corridors, and scenic viewsheds from the valley floor are highly sought-after conservation values. Should a conservation easement be of interest to a new owner, information on local and state land trusts are available upon request.

PERSONAL PROPERTY

The lodge and cabins are offered furnished but the owners reserve the right to exclude items of sentimental or personal nature at their sole discretion. A list of exclusions will be provided during the due diligence period.

TAXES

Annual property taxes are estimated at \$12,484 based upon past years.



BROKER'S COMMENTS

The Bitterroot Mountain Retreat offers a beautiful, diverse landscape with enticing long views complemented by top-shelf recreational improvements and diverse wildlife in a desirable western Montana locale.



Click on map above for link to MapRight map of property.

PRICE

\$14,250,000

TERMS

Cash to seller.

TM

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, rangeland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

UNDERSTANDING WHOM REAL ESTATE AGENTS REPRESENT

Montana law requires that BUYER's and SELLER's be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

SELLER's Agent: exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only, and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

BUYER's Agent: exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only, and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

Dual Agent: does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

Statutory Broker: is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

In-House SELLER Agent Designate: is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be.

In-House BUYER Agent Designate: is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

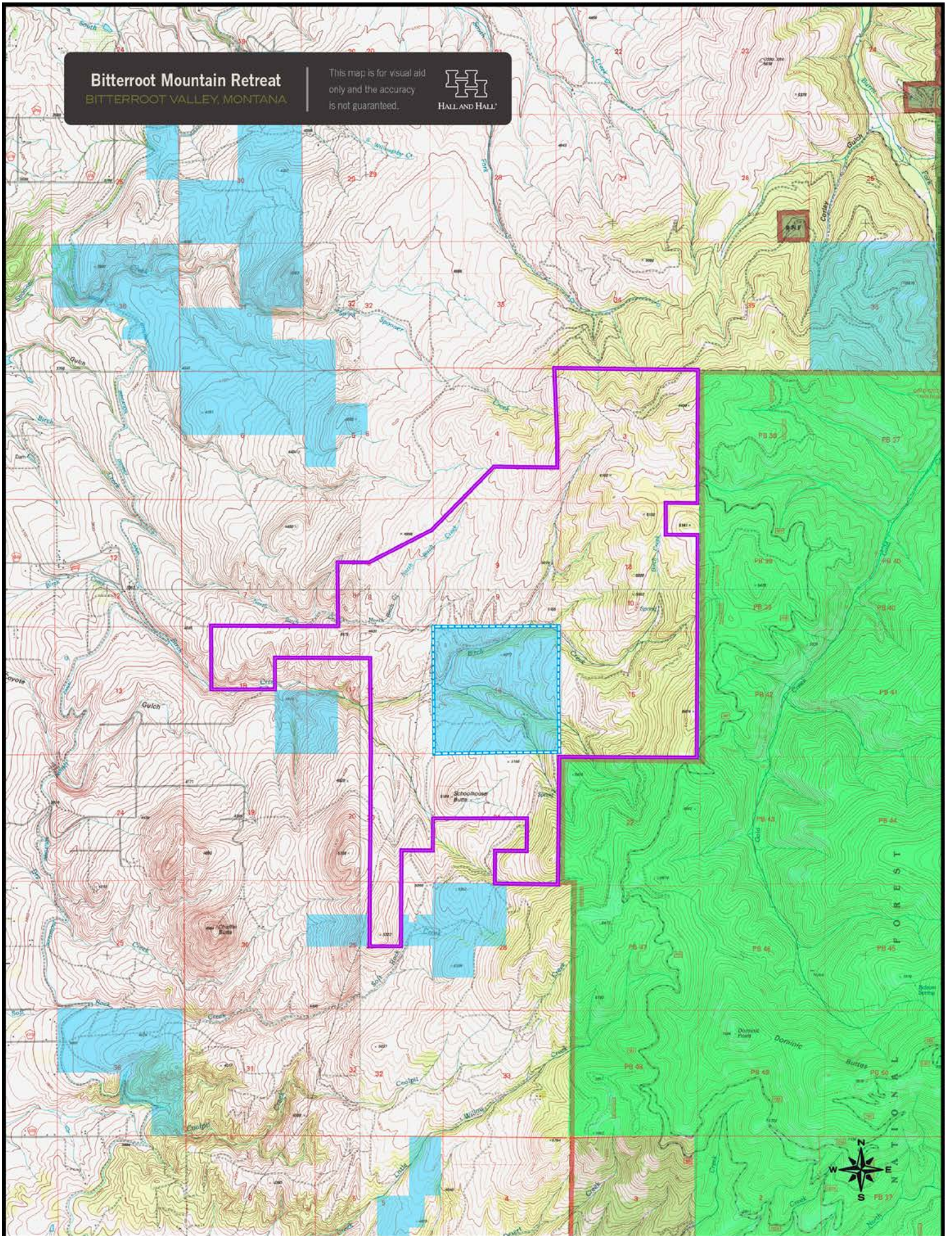
Subagent: is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

[Deke Tidwell](#) of Hall and Hall is the exclusive agent of the Seller.

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BITTERROOT VALLEY, MONTANA

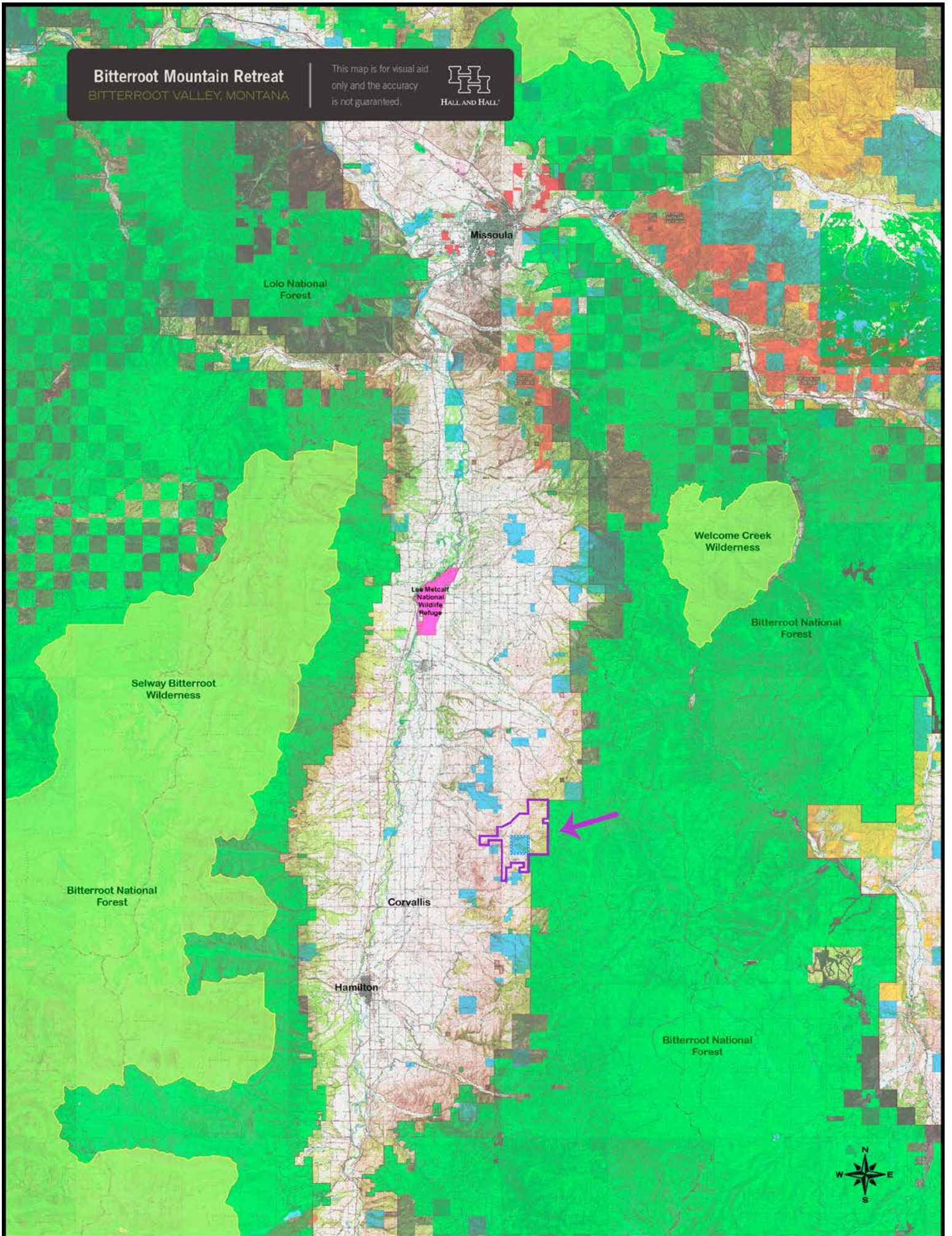
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