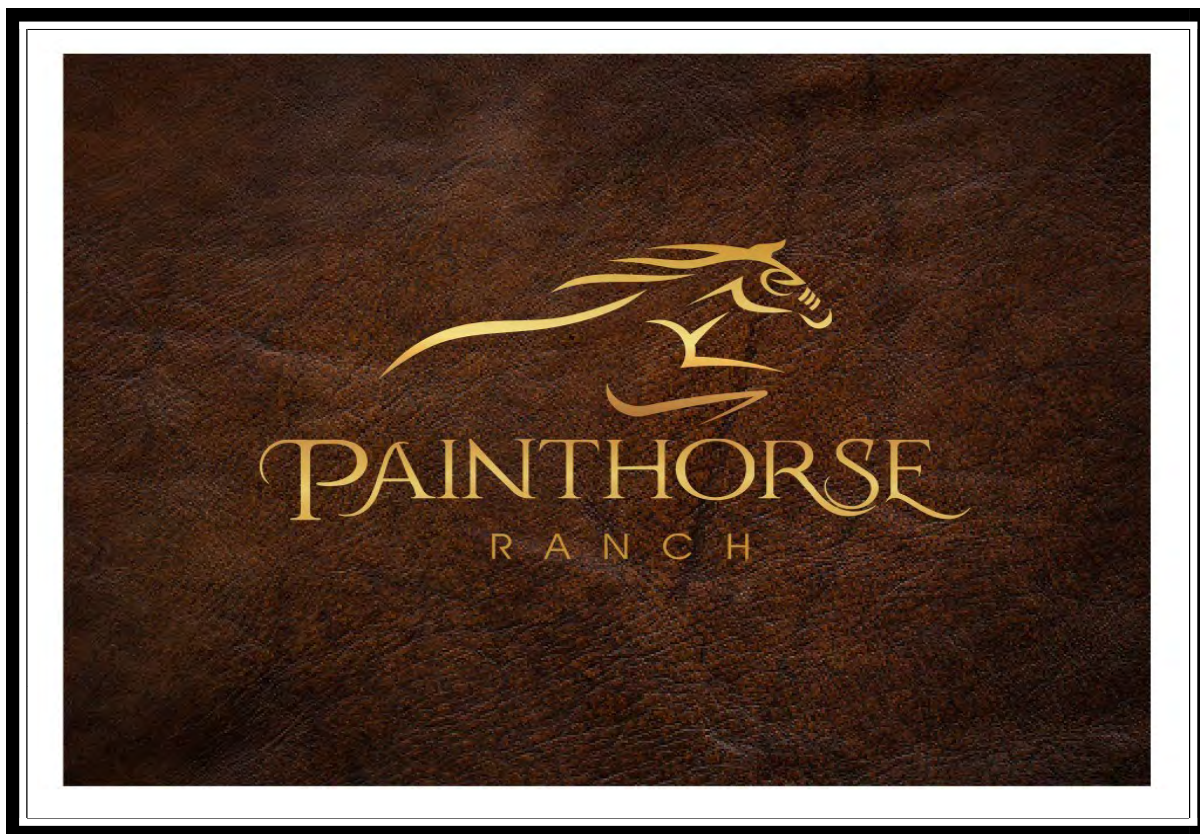


MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



Painthorse Ranch
Darby, MT 59829

www.PainthorseRanch.com

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BERKSHIRE HATHAWAY
HomeServices

Montana Properties

RanchMt.com

www.bitterrootmt.com
120 S. 5th Street • Hamilton, Montana 59840

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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 45,000 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 Marcus Daly Memorial 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.



Trapper Peak
View - South of
Darby MT near
Hwy 93 South.

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 1 mile west of Darby, a charming, small community of less than 1,000 people (zip code 59829). Darby has a K-12 school, urgent medical clinic, a grocery store, fly shops, and other unique stores. It is famous for its big town rodeo events and nearby recreational opportunities on Lake Como and Painted Rocks Reservoir. Darby is the gateway to the wilderness experiences right outside of town. The Paramount production of Yellowstone is being filmed in Darby and provides the background of spectacular mountain scenery for this popular modern day western saga.

Hamilton is just north of Darby and is an upscale western community of approximately 6,000 residence. The vital downtown speaks to the health of the community with local businesses 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. There is a great 18 hole public course as well. The Bitterroot River connects the communities as it flows north towards Missoula, the home of the University of Montana.

RECREATION

Recreation options include hundreds of miles of trails for hiking and 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 and is visible from the ranch.

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 new comers 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 and scenic open space, the Bitterroot Valley is your kind of place.

WATER RESOURCES

TIN CUP CREEK The Painthorse Ranch has approximately 1,500 feet of frontage on Tin Cup Creek on the southern boundary. The fly fishing is very good in this location for small rainbow and cutthroat trout. The Bitterroot River is only a few minutes away and offers river rafting and fly fishing for large trout and scenic floats. The Bitterroot River is one of only five in the United States that flows north and is a part of the Columbia River system eventually entering the Pacific Ocean. Rainbow trout, Cutthroat Trout, Brown Trout and Brook Trout are all present in this fantastic fishing opportunity. River access is available about every five miles on the entire river.

MOOSE LAKE There is a 2 acre lake located just north of Tin Cup Creek. The lake is approximately 16 feet deep. The lake is under reconstruction at this time. A new deck(s) will be constructed and the lake can then be stocked with trout again with the FWP permit.

HOUSE POND WITH WATERFALL The pond located north of the log home has trout plus a large waterfall feature. The deck of the home is located right at the edge of the pond.

WATER WELLS There are 5 drilled water wells on the property with at least one on each separate property. See associated documents for well logs and water rights. There are water hydrants placed around the ranch for stock and exterior maintenance.

WATER RIGHTS Department of Natural Resources documents multiple water rights for the ranch. The abundance of water for full season irrigation is just one of the value added features of this property. Water rights from Tin Cup Water District Creek have a priority date of 1916. The water leaves the creek upstream and is delivered to the ranch by ditch and a buried mainline pipe under gravity pressure. The irrigation system on the Painthorse ranch is fully automated with all irrigated acres under sprinklers. This boosts hay production and minimizes labor. The Tin Cup Community Water and Sewer District membership is responsible for the maintenance of Tin Cup Lake which is located inside the Selway Bitterroot Wilderness Area west of the ranch. The cost associated with the water for the ranch is approximately \$2,200.00 included in tax invoices.



LIVESTOCK

The ranch has approximately 30 acres of productive hay fields under sprinkler irrigation. The balance of the acreage is creek bottom pasture, improved horse pasture, or green lawns surrounding the buildings, along the roadways or around the lake.

The ranch will support 10 to 12 horses or cows and calves in addition to hay production depending upon the pasture rotation and additional feed. The property is smooth wire fenced and cross fenced or horses and cattle with electric fence chargers. The ranch is perimeter fenced on the north and east side plus cross fenced into pastures for horse separation and hay field management. The land is mostly level on the north side of the ranch with good sun exposure and shelter. The horse barn and equestrian features are covered in another section of this brochure.

Horses Included in the Sale:

1 Sorel Mare 22+ years Fawn
1 Bay Gelding 24+ Sonny
1 Bay Mare 13 years Cree

The tack includes 10 saddles, bridles, blankets and other equestrian items.

RANCH EQUIPMENT, HAY, AND VEHICLES

Each field on the ranch has its own “stand alone” irrigation system. There are 3 booster pumps—one on parcel 3, one on parcel 6 and one on parcels 7A and 8A. All the main line irrigation pipe is buried on the ranch. The seller will provide a land stewardship report for the maintenance and costs associated with the agricultural practice upon request. Surplus hay, not used for the ranch stock, is sold in square bales. Annual production is approximately 40 to 50 tons.

Ranch equipment and vehicles are included in the sale and will be transferred at closing. The list includes, but is not limited to, the following brief descriptions:

Tractors (4), Baler, Rake, Rotary Mower, Turner, Attachments for Post Pounding, Snow Plow, Lawn Mowers (4) All irrigation equipment needed for the care of the ground. Tools and parts in Machine Building.

2015 Suburban, GMC 1 ton Truck, Trailers (6), ATVs (5) White Boat.

A Bill of Sale will be completed and become a part of the transaction with the buyer’s review and approval.

DESCRIPTION OF LAND

The topography of the Painthorse Ranch is varied. The upper portion of the ranch is gently sloping irrigated green meadows with a few timbered draws and fabulous mountain views of both the Bitterroot Range and the Sapphire Mountains. The middle portion of the ranch is level with privacy from other neighboring properties and good views along a rim which falls off towards the creek. The southern portion of the ranch is creek bottom with mature Ponderosa pines, large fir trees, native grasses, Moose Lake and approximately a quarter mile of Tin Cup Creek.

The diversity of the topography and vegetation is one of the stunning features of the ranch. At times, one is deep in the woods, at other time one is in agricultural fields with deer and horses enjoying open Valley views for miles. Fishing for trout or playing cowboy golf offers total privacy in the creek bottom. Interior roadways, walking and riding trails, and ATV paths make it fun and easy to travel around the ranch.

The elevation of the ranch is approximately 4,000 feet. There is an irrigation ditch running west to east through the middle of the ranch with water running during the irrigation season. The property is located at the end of Painthorse Trail with a private entry.

ACREAGE

The Painthorse Ranch is legally described as Parcel 3 and 6 COS # 3795 and Parcels 7A and 8A COS # 602357-R. in Section 15 and 22, Township 3 North, Range 21 West. The acreage is 90.65 acres. There is no conservation easement on the property. The multiple tax parcel descriptions will allow for the for the incremental sale of the property. A new residential structure could be built on Parcel 3 which has a well on it already. If desired, Parcel 3 and Parcel 6 could be sold separately and the main ranch headquarters would remain with separate systems and plenty of privacy and hay land, creek frontage, etc.



PARCEL MAP OF PAINTHORSE RANCH

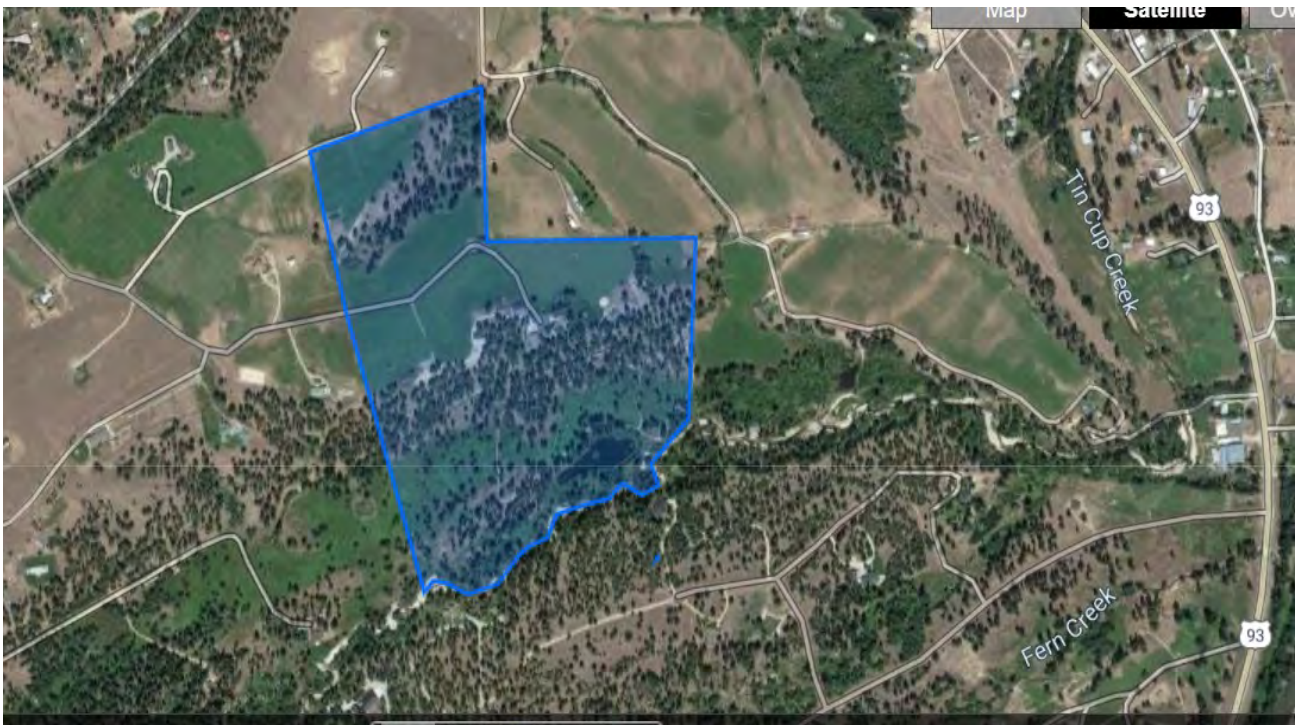


UTILITIES ON THE RANCH

Propane gas is delivered to the ranch for heating into four 1,000 gallon buried propane tanks plus one 300 gallon above ground tank at the lake cabin. Electric services are provided by Ravalli Electrical Coop with four meters—one for each parcel. Bitter Root Disposal Service provides garbage collection once per week. Land telephone is in place by Century Link. Cell phones work well at the ranch. Television and internet services are provided by Century Link. A vendors list will be provided to the buyer for review.

SEPTIC SYSTEMS There are three septic systems on the ranch with five solid waste tanks. The drain field for the Bus Barn on 8A is shared with the East and West Guest Lodges on 7A. The Manager's House has a newer septic system. The Main Log Home Log Home has it's own septic system. Parcel 3 has a satisfactory site evaluation for a new system. The lake cabin and wrangler shack each have a holding tank. There are three other holding tanks for RV Hookups.

**Map Overlay
Painthorse Ranch
Darby, MT 59829**



Map overlay of Painthorse Ranch is approximate. Used to illustrate the diversity of the topography with creek frontage on the south boundary, lake, native creek bottom, timbered ridge-line, location of improvements, irrigated meadows and hay fields, access, and surrounding parcels from south to north.

Main Log Home:

The main home is large dimension, hand-peeled log construction with chinking and vaulted ceilings with impressive tongue and groove pine and log purlins. The home features a low maintenance quality metal roof. There are three levels in the home. The logs and design were the products of Rocky Mountain Log Homes, one of the premier log home companies in the west. The design features two octagon dining areas on the morning side of the home and a huge Great Room with full window wall facing north overlooking the pond and waterfall. The feeling of the home is light and cheery with a western contemporary interior. There is an attached two car garage. The floor plan is superbly suited to country western living. Walkways to the front entry invite guests to be surprised by the amazing Sapphire Mountain views from the home.

Main Level: The main level features double door front entry an open floor plan which includes the Great Room, luxury kitchen, dining area and soaring rock fireplace. The fireplace is wood fired with custom iron screen and propane lighting feature. The upscale kitchen offers high end appliances, lots of cooking space with granite counters, island preparation area with high end smooth stovetop. There are plenty of oak cabinets, pull out storage for dishware, and a huge walk in pantry. The high breakfast bar provides separation of the kitchen and the Great Room. Off this area of the home is an efficient office, laundry room, half bath and stairway to the lower level. The sunroom octagon overlooks the 920 sf gazebo area and lower patio. The main octagon dining area has access to the huge deck at the edge of the beautiful trout pond with waterfall. Flooring is both carpeting and wood. The main level master suite details include a double sided propane fireplace, deck access, vaulted ceilings, etched glass shower, double vanities, and walk-in closet.

Lower Level: The lower level of the home is designed for guests to enjoy plus the huge office and area for media. The adorable bunkroom has 4 built in bunkbeds with open vanity and shower area. The large guest room is plenty big for the queen log bed with another bath with long tile double vanity. The office has a built in safe, propane stove on stone hearth, and center room divide creating a place for showcasing collectibles and providing seating area for media. All the lower level has above ground windows providing light. There is a shop/craft area and plenty of storage for the home. The lower area entry is off of the oversized two car garage on the west side of the home.

Square Feet: 3,940

Main 1,318

Lower: 1,622

Garage: Approx. 700



PERSONAL PROPERTY INCLUDED IN THE SALE

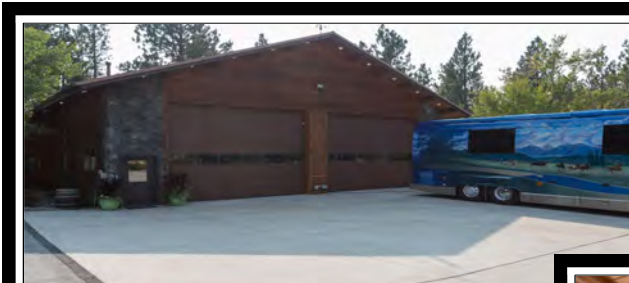
All the furnishings, art, linens, décor, bronzes, taxidermy, ranch equipment, horses, tack, and other items are included in the sale of the ranch.



BUS BARN YR.BUILT 1998 BEDROOMS 2 + BONUS BATHS 3.5

The Bus Barn will hold two large coaches or 6 to 8 vehicles. The two overhead doors are 16' X 14' with openers and the interior is completely finished with heating and LED lighting. There is a small efficient shop, laundry, and bath in addition to the living area square footage. The structure is wood frame construction with half-log wood siding and metal roofing. There is an upper level with a lovely bedroom suite and a lower level with huge bedroom suite featuring a private exterior entry plus a propane fireplace.

This structure is impressive! Designed as a gathering place for friends and family, the Great Room offers a rich log and pine interior with wood engineered laminate flooring. The two story wood fireplace has a character log mantle accented by loads of recessed lighting. The wall of windows looks out onto the deck into the pines with south sun exposure. The commercial kitchen is the star! Double Thermadore refrigerators, double dishwashers, huge range with double ovens, deep hammered copper sink plus center island prep sink and walk in pantry. Counter tops and cabinetry are high end and more. Elk, deer, eagles, and more can be views from the deck.



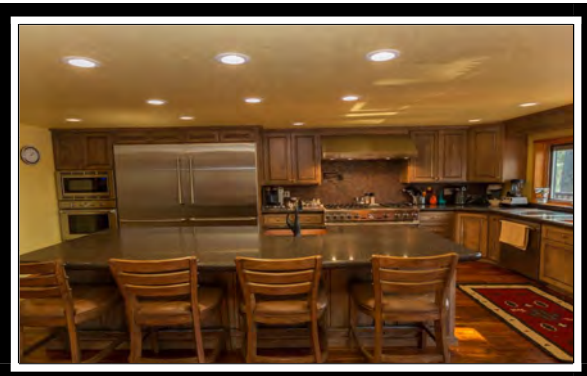
Square Feet: 3,844

Main: 2,052

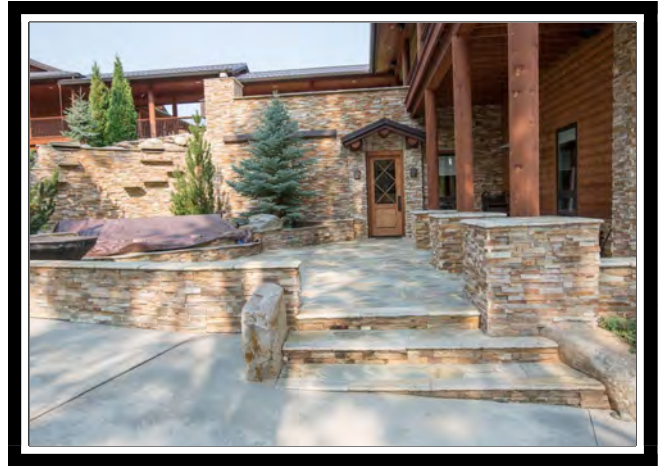
Upper: 832

Lower: 960

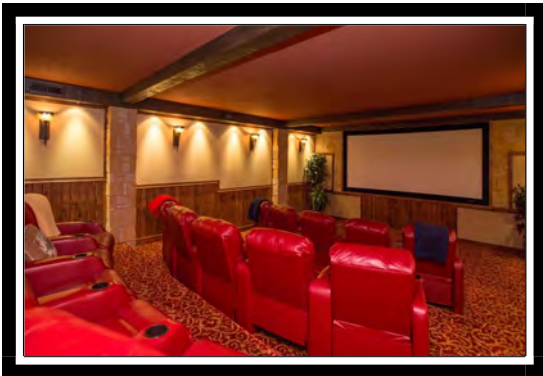
Garage: Approx. 3,900 sf



EAST GUEST LODGE YR BUILT 2008 BEDROOMS:2+BONUS BATHS: 3



The East Guest Lodge is frame construction with half log wood siding, log pillars, stone, and an overhanging metal roof with wrap around covered balcony porches and flagstone patios, waterfall wall, large spa, and more. There is an abundance of stone in the design plus etched glass and custom iron work. The interior flooring is cork and carpeting. The bedrooms suites are huge with exterior access and walk-in closets. Baths are the top in luxury with granite, tile, and quality. Cabinets and doors are knotty alder. The small kitchen is perfect for snack making and breakfast.



The theater has a really high value! The Crestron equipment is well known in the movie industry as being top of the line. Seating, sound, and screen quality is impressive and a pleasure to enjoy!



Square Feet 5,360

Main: 2,960

Upper: 2,400

Extras:

Massage Room

Game Room

Luxury Shower

Tasting Bar

Waterfall Patio

WEST GUEST LODGE YR BUILT 2014 BEDROOMS:2+BONUS BATHS: 3

The West Guest is the newest of the structures and adds additional guest quarters to the ranch. The lodges are connected by the covered wood walkway and sharing of the flagstone patio. There are two huge bedroom suites and a private lower suite. Rooms have high end bathrooms with granite counters and tile, alder cabinets and custom lighting. The roofline provides for covered porches to take in the mountain views and sunsets. Flooring is carpeting and tile.



Square Feet 3,640

Main: 1,820

Lower: 1,820

Extras: Laundry, mountain views, access to spa/patio, firepit area, with waterfall wall.

MANAGER'S HOME YR BUILT 1995 BEDROOMS:3+BONUS BATHS: 3.5



Square Feet 3,852

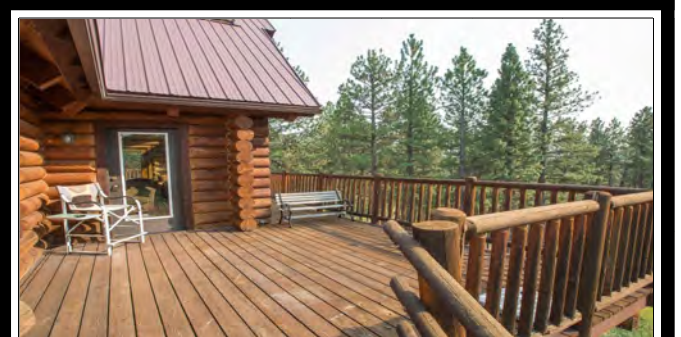
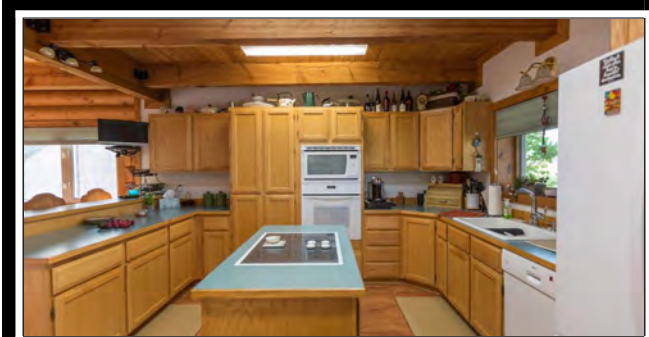
Main:: 1,576

Upper: 700

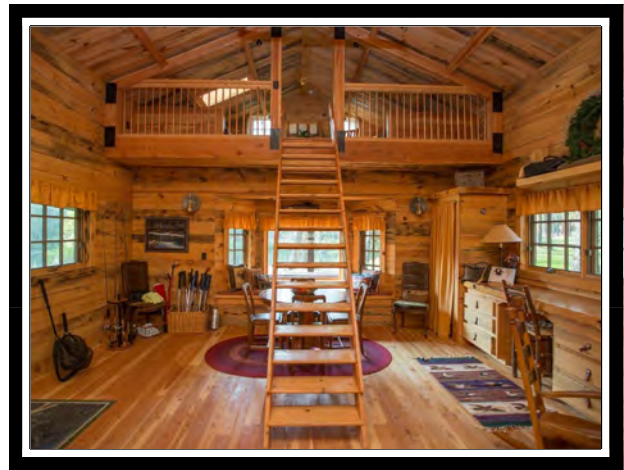
Lower: 1,576

**Garage: Two car
log construction
Small living quarters above
with bath.**

The Manager's Home could easily be sold off separately of the ranch if desired. It is located on Parcel 6 on the west side of the ranch. The home is full log construction with a metal roof with skylights and covered front porch. Three levels provide abundant living space with lower level master suite, main level bedroom and bonus room, and upper area bonus room plus small entertaining bar and media area. The open floor plan offers vaulted wood ceilings, a large propane fireplace, access to a large rear deck, dining area, and bright country kitchen.



LAKE CABIN YR. BUILT 2000 BEDROOMS: 1 BATH: .5



Square Feet : 520

- Features:**
Frame Construction with plank siding
Wood flooring and blue pine interior
Cover Porches
Half Bath:
Propane Heating
Skylights
Put-Up Stairway for dancing area
Loft Reading Area
Rich Interior Wood Finishes



BARN, WRAGLER SHACK, SHOPS

The ranch is set up with a very smart interior flow. The agricultural portion of the ranch provides for 50 – 60 tons of grass hay production annually. The barn provides storage of hay and feeding areas for cattle and shelter. The Wrangler's Shack is perfect for tack and saddle storage, vet supplies, and grooming items for equestrians. There is a huge work shop located to the east for ATV, equipment, space for repairing and working on ranch items. Ample parking space and turn around space is provided for horse trailers, trucks, and more. There is another equipment shop located west of the Bus Barn. Other shops and buildings are located around the ranch for the best in storage and a neat and tidy ranch!



Other Building Information:

Barn: 40' X 60' Built in 2004

Wrangler Shack: Toilet and tack storage

Arena: Sand bottom for working horses

Equipment Shed: 64' X 30'

Ranch Shop: 20' X 56'

Gazebo: 924 sq. feet Greenhouse: 11 X 13

There are additional sheds are on the ranch.





GAZEBO PATIO YEAR BUILT

The headquarters is located in the middle of the ranch with the East Fork of the Bitterroot River on a portion of the west boundary and pastures on the north, east and south boundaries. Two ranch entrances offer access to the ranch. The east gate has an attractive log archway with impressive elk motif iron gate. The southern entrance has two stone pillars and attractive views of the river. The 30,000 sf of interior roads are asphalt paved and the ranch is tidy and well maintained. A spectacular small ranch for the discerning buyer!



COWBOY GOLF AND WILDLIFE VIEWING



ACCESS

Access to the property is on Painthorse Trail off of Tin Cup Road west of Darby. The access is year round. Snowplowing is done by the County on the secondary roads and is shared by the residents for the private roadway of Painthorse Trail. Parcel 3 also has access of White Bird Trail as well as an interior roadway from the main ranch headquarters.

There is a HOA for the road maintenance annually. Access is paved to the ranch.

TAXES

The taxes on the property for 2023 were \$38,000.00 +/- for all four parcels. Owners benefit from having separate parcels which will allow for incremental sale in the future. This makes this a perfect choice as a family legacy ranch.

PERSONAL PROPERTY BILL OF SALE

The Painthorse Ranch is being sold completely furnished including 3 horses, ranch equipment, vehicles and furnishings, décor, art, and more. A list of exclusions for owner's personal property will be provided to the buyers at the time of an offer. New photos are being taken for 2024. Photography for marketing may include items which do not convey. Ask the agent at the time of a showing for clarification.

PRICE—\$13,000,000

Brokers Comments:

This is a very special ranch. The owners have put attention to detail in every aspect of the ranch. The live water of Tin Cup Creek and Moose Lake are extraordinary and add value. This is a high value legacy ranch which cannot be duplicated!

The location offers easy access to services and is well suited for both a year around residence or vacation ranch. The best of privacy without being remote.

Thank you for your interest in this fine property. For more information, videos of the Valley and the ranch as well as larger photo gallery , please visit www.PainthorseRanch.com.

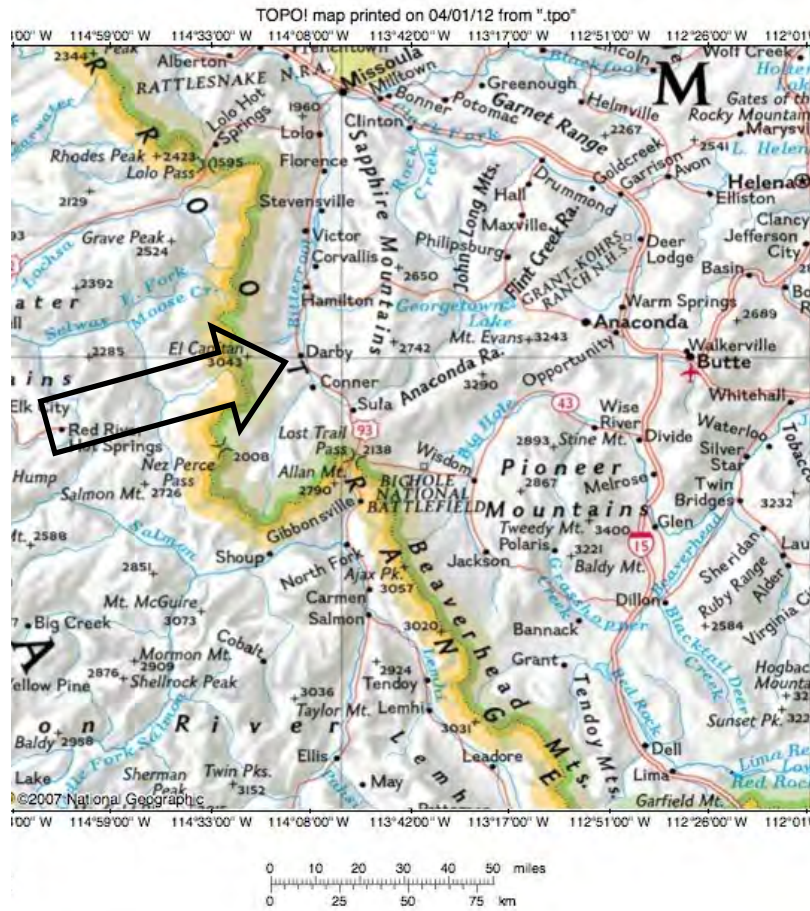
MAPS & VIDEO

Contact the listing agent for more information about this fine property. Videos and brochures can be seen and downloaded on RanchMT.com as well as:

PainthorseRanch.com

DIRECTIONS

South on Highway 93 from Missoula through the town of Hamilton. Continue south on Highway 93 to Darby. At the south end of Darby, turn right (west) on Tin Cup Road. Go west to Painthorse Trail. Turn left (south) to the arched entry to the ranch. Ranch entrance is market Rank Montana. Appointments are required. Call 406 369.4313 for Jan.

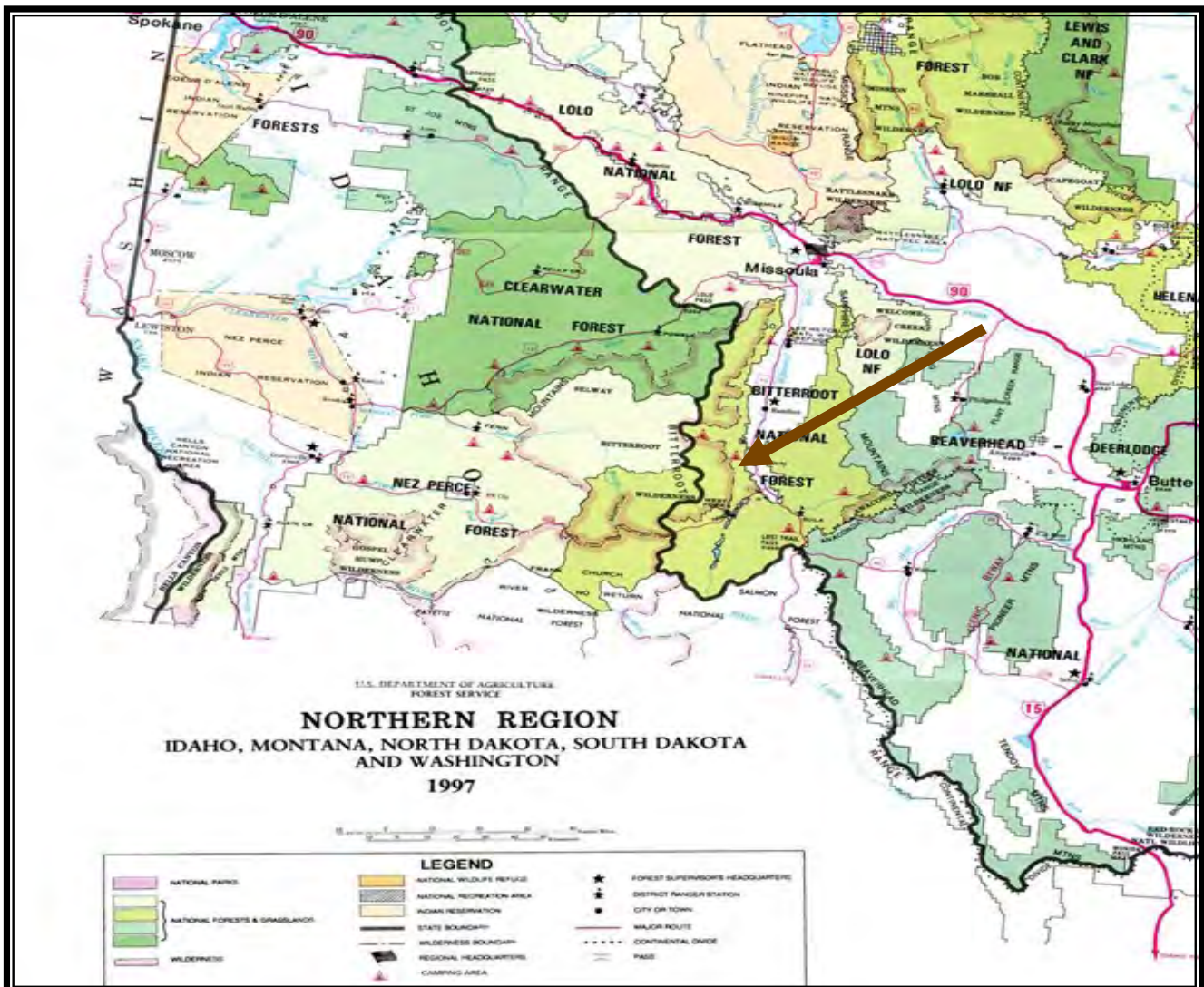


AREA LAND USE FOR HUNTING AND FISHING

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. Land owners 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 .





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