West Fork River Mountain Mountain Retreat
RAVALLI COUNTY, MONTANA

Live Water Properties
Hunting | Ranching | Fly Fishing | Conservation
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Introduction
The West Fork River Mountain Retreat offers one of the most attractive, turn-key opportunities to own a remarkable Rocky Mountain property on renowned trout water with private national forest access. Situated in the coveted West Fork drainage of the Bitterroot Valley, this retreat encompasses 99.13 secluded acres consisting of mature stands of conifers and cottonwoods in a park-like setting along 0.34 miles of the West Fork of the Bitterroot River. This, along with the adjoining national forest access, makes the ranch a recreational paradise as an owner can catch trout and hunt elk only steps from the home. Extraordinary care and attention to detail were taken during the design and remodel of the 4,930 sqft log home. Given the spectacular outdoor setting, the home is complimented by significant and comfortable outdoor living spaces. Other attributes include a 6-bay garage, which includes guest quarters, a well-equipped gym and workshop, wine cellar, attractively built into a hillside, and walled garden and greenhouse with automatic watering.
Acreage

This property is comprised of 99.13 deeded acres located at the foothills of the Bitterroot Mountains with direct access to national forest in a diverse ecological setting. It is rare to find this unique combination of trees on relatively small acreage. Dense stands of mature cottonwoods and willows line the river’s edge, while mature stands of Ponderosa pine, Douglas fir, and lodgepole pine create a park-like setting in the meadows leading to the mountain home. The owner has the right to irrigate approximately 25 acres with surface rights out of Malloy Ditch from April 1- September 30 of each year. A 0.3 acre pond was created directly in front of the main home for the benefit of wildlife, aesthetics and fire suppression. The property has been meticulously maintained including mature landscaping and automatic sprinkler irrigation surrounding the pond and flower beds. Excellent roads lead throughout the property crossing two center span bridges, over the West Fork and small creek nearest the structures.
The Bitterroot Valley extends approximately 95 miles from its narrowest point at Lost Trail Pass in Idaho near Lost Trail Powder Mountain downhill ski area and the Chief Joseph cross country ski area to the wider and flatter valley floor near the City of Missoula. The valley is flanked by two dramatic mountain ranges: to the west is the Bitterroot Range and the large Selway-Bitterroot Wilderness Area, and to the east is the Sapphire Mountain Range and the Anaconda-Pintler Wilderness Area. Combined, these two mountain ranges account for nearly 6,300 square miles, or approximately 4,000,000 acres of public ground, with nearly half of this designated as wilderness.

Throughout this picturesque valley, the Bitterroot River winds its way north past the towns of Darby, the county seat of Hamilton, Corvallis, Victor, Stevensville, Florence, Lolo and Missoula. Today’s modern conveniences can be found throughout the valley, which supports a population of approximately 40,000 residents. Darby, the closest town in proximity to the West Fork River Mountain Retreat, is located 30 miles to the north. This small town is at the southern end of the Bitterroot Valley, down-stream from the confluence of the West and East Forks that form the Bitterroot River. The town was first settled in 1882 and officially became a town in 1888 named Darby after the first local postmaster, James Darby. The town began as a mining and fur trading town, and gradually changed to logging, agriculture and cattle ranching. Tourism and recreation have also become a major draw.

The closest commercial air service available can be found at the Missoula International Airport; while those flying privately will enjoy a number of options closer to the property at the Ravalli County Airport in Hamilton (4,200 x 75ft runway) and the Stevensville Airport (3,800 x 60ft runway). The Bitterroot Valley is known as Montana’s “Banana Belt” for its slightly warmer temperatures than those of surrounding areas. The fertile soil and milder climate is ideal for agriculture and fruit trees.
Improvements
The West Fork Mountain Retreat is comprised of the main home, 6 stall garage with guest quarters, well-equipped gym, workshop, wine cellar/storage area, and walled garden/greenhouse, all of which are ideally located on the property overlooking the pond and river in a true mountain setting.
The Main Home was constructed in 1993 and completely remodeled and expanded by the current owners in 2008 to include upscale finishes and modern comforts while maintaining its rustic elegance. The Main Floor consists of 1,726 sqft at ground level with vaulted ceilings in the main room.
The Finished Basement is 2,183 sqft and provides a comfortable living space with an entertainment room complete with wet bar, bathroom, bunk room with walk out French doors, large bedroom and a private office.

True Western Design: This 4,930 sqft, 4 bed 4 bath log home boasts a gourmet kitchen connected to the dining/living room area with a natural rock fireplace and floor to ceiling windows, ideal for entertaining or relaxing.
Three Levels of the home are finished with a walk-out basement, main floor, and upstairs living space.
The Luxurious Master Bathroom has a large soaking tub, roomy shower with glass doors, dueling shower heads and a steam vent. Numerous windows in the bathroom providing views of the surrounding scenery.
Main Home cont.

The home is heated with radiant in-floor heat that is separated into 12 different zones for energy efficiency and ease of use.

Several rooms are also equipped with split-system air conditioning. The owners paid special attention to the lighting throughout the house, capturing natural light with the placement of numerous windows and through the selection of the light fixtures throughout the interior. Some of the finer details throughout the home include copper sinks, rustic hardwood floors, tile and natural stone (also marble and granite) throughout, custom window treatments, pot filler faucet over the kitchen stove, Wolf range, and Sub-Zero refrigerator and freezer, deep freeze, ice-makers and wine-coolers, propane powered Briggs and Stratton generator, Kinetico water purification and water softening system, three Kuma wood burning stoves, and Control4 AV System integrated with Sonos, just to name a few.
Main Home cont.

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The exterior living space of the main home is ideally set up for entertaining guests during their visits. A large screened in porch overlooks the river bottoms and lies adjacent to the main interior kitchen as well as an outdoor cooking station, which consists of a large natural rock fireplace, a Primo grill, a built-in propane-fueled gas grill and ample food preparation space. A covered patio with a custom rock fireplace and Bullfrog spa is located outside, within steps of the French doors leading to the walk-out basement.
Wine Cellar

In addition to the outdoor living spaces on this property, the owners built a separate wine cellar/storage area into the hillside near the barn guest quarters. This room was designed to keep stored wines at the optimum temperature and is furnished with wine racks, tasting tables, and a copper waterfall to provide appropriate humidity.
The greenhouse was constructed on a concrete footer that provides approximately 650 sqft of indoor growing space for the colder months of the year. Surrounding the greenhouse is an additional outdoor garden area consisting of approximately 2,000 sqft protected by a charming rock wall and a high fence to keep large game at bay. The owners recently installed additional fencing to keep small animals from entering the garden area. The greenhouse/garden is irrigated by way of three frost free hydrants and automatic sprinkler system with drip lines and rotors.
The garage and guest quarters, detached from the main home, is a three level structure 2,656 sqft in size. The structure itself is comprised of 6 garage bay stalls, four on the main level and two on the basement level. This provides ample storage space for the ranch equipment, cars, boats, ATVs, etc. It also includes a workshop. The guest quarters include an ample mudroom area, complete with custom cabinets and a dog washing station, a large bedroom with doors leading out to an elevated deck, and a bathroom. Above the guest quarters on the second floor is a well-equipped gym with wet bar and a sleeping loft. All of the finishes throughout the guest quarters are high end and are consistent with the finishes in the main house.
The West Fork River Mountain Retreat is located approximately 28 miles up the West Fork drainage along a well-maintained paved county road. The origins of the West Fork begin where Horse Creek and Woods Creeks merge near the Idaho border in the Bitterroot National Forest, approximately 5 miles from the property boundary. The river flows through the property along the northeastern edge for approximately 1/3 of a mile before entering the Painted Rocks Reservoir 4 miles downstream. The river meanders through open pastures, meadows, tree and willow-lined banks, which provide ample cover and shelter for the fish. This stretch of the river above the Reservoir has large numbers of rainbow, cutthroat, brown, brook and bull trout. The fishery can be described as an intimate fishery that is easily wadeable during much of the year with average stream flows around 360 cfs during normal years. Fishing pressure on this stretch is quite low and the fish will rise readily to most any small dry fly presented to them. Below the Reservoir, the West Fork takes on a different character. Fed by the flows from the reservoir, the West Fork maintains decent and cool flows well into the

Live Water

The Bitterroot River is a tributary of the Clark Fork River, running for over 75 miles south-to-north from the confluence of the West and East forks near the town of Connor, to the Clark Fork near Missoula.
summer. This section of the West Fork (which attracts professional guide services and their clientele) runs clear all year long, even during spring-run off, thus providing angling opportunities when the main rivers are clouded and unfishable.

At the confluence of the West and East forks of the Bitterroot, the river increases to an average stream flow of about 1,500 cfs. This medium size stream, by western standards, has gained a reputation as one of the best destination fisheries in the trout rich State of Montana, and throughout the west. This premium trout stream generally kicks into high gear early in the season during spring pre-runoff, particularly during the month of March’s Skwala stonefly hatch. Many regional anglers find their way to the “Root” for this early season dry fly action, a wonderful way to start the year. Runoff on this river begins in April and subsides around late May or early June. As the river clears and recedes, the entire length of the river becomes a wonderful place for fly fishing with standard small dry fly patterns, such as elk hair caddis, parachute Adams and Pmd’s to the larger dries like the green and brown drakes and terrestrial patterns during the later summer and fall months.

Overall this area of Montana is known for its blue ribbon fisheries and ease of access due to Montana’s stream access laws. Other blue ribbon destination fisheries within 2-4 hours of the property include the Clark Fork, Big Hole, Madison, Ruby and Jefferson, just to name a few.
Painted Rocks Reservoir
Montana has long been a destination spot for many sportsmen around the country. This area of the state is known for its abundance of wildlife, large populations of big game animals and general ease of access to public lands. The big game animals of the Bitterroot area include elk, deer, black bear, antelope, big horn sheep, mountain lion and wolf. With the wide range of species in the region and direct access from the property to public lands that hold these treasures, this is a true sportsman’s paradise.
The West Fork River Mountain Retreat’s location lends numerous opportunities for prime big game hunting, fishing opportunities, world class hiking and climbing, backpacking, downhill and cross-country skiing, snow-mobiling, and other outdoor pursuits. Painted Rocks Reservoir, the name of which was derived from the numerous colors of lichens that adorn the rocks surrounding the reservoir, is located only 4 miles from the property boundary. The reservoir is 565 acres in size and can store up to 45,000 acre-feet of water. Originally established as a water storage facility for agricultural uses, this reservoir now serves multiple uses, including boating, fishing and camping.
The West Fork River Mountain Retreat is a turn-key opportunity to own a remarkable recreational ranch in the Bitterroot Valley with over 1/3 of a mile of West Fork frontage, a stocked private pond and a masterfully-constructed custom log home in a mountain setting. With adjacent national forest and countless recreational pursuits available both on the property and in close proximity, this ranch offering is sure to satisfy the discerning ranch buyer and avid outdoor enthusiast.

**PRICE:** $3,200,000  
**TAXES:** $7,337 in 2016  
**CONTACT:** Please call Tate Jarry or Tom Hilley to schedule a showing.
Notes:
1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.

2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

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