



**KOOTENAI SPRINGS RANCH**  
STEVENSVILLE, MT

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**\$14,500,000 | 1,186± ACRES**

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

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## EXECUTIVE SUMMARY

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*The Kootenai Springs Ranch is one of the ultimate expressions of a western recreational property with the added benefit of good agricultural underpinnings and immediate proximity to a variety of goods and services. With over two miles of frontage on the main stem of the Bitterroot River, celebrated architecture and grand, snowcapped vistas, the ranch exceeds expectations at every turn. Consisting of 1,186± acres on the valley bottom, the ranch offers scenic splendor among some of the strongest wildlife populations in the west. Rich and biodiverse, the property offers clear, deep and fishable spring creek water, wet meadows, dense underbrush, mature stands of Ponderosa pine, savannah-like pastures and verdant hay fields fringed by towering peaks. A resident elk herd, dense whitetail deer populations, turkey, pheasant and robust waterfowl populations mean daily wildlife sightings, while an extensive compound of owner, guest and management facilities are crafted from the highest quality stone, steel, glass and custom timbers. Located minutes from a 24-hour supermarket and the excellent school system of Montana's oldest incorporated community, Stevensville, the Kootenai Springs Ranch offers a stronghold in the heart of the wild Rockies without sacrificing any modern conveniences.*



## **LOCATION**

The Kootenai Springs Ranch is located in western Montana’s Bitterroot Valley, approximately two miles south of the community of Stevensville, and 18 miles north of Hamilton, the valley’s largest community with a population just under 5,000. Commercial air service is provided at Missoula by Delta, United, Allegiant, and Horizon, a subsidiary of Alaska Airlines, while the nearby Ravalli County Airport is a private, jet-capable airstrip with a 4200-foot runway and 24-hour FBO services.

## LOCALE

The Bitterroot Valley is arguably the most beautiful valley in Montana, if not the Northern Rockies. When combined with its immediate accessibility to modern goods and services, it is hard to find a more desirable setting. The towering, jagged peaks of the Bitterroot Mountain Range descend to the western edge of the valley, while the eastern edge of the valley is graced with the gentler horizon of the Sapphire Range. The Bitterroot Range is also 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 3 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 that is often lacking in more remote locations. The valley is dotted with pastoral Montana towns, the largest of which is Hamilton located approximately 20 minutes south of the ranch. Finally, the literal and figurative heart of the valley is the Bitterroot River itself. 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 Powder Mountain 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. Winter motorsports are also available on the nearby Lost Trail and Lolo Passes.



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## GENERAL DESCRIPTION

The Kootenai Springs Ranch encompasses approximately 1,186± deeded acres of Bitterroot River bottomland with well over two miles of immediately accessible prime trout-filled riverfront. In stark contrast to the jagged peaks that lay to the west of the ranch, the property is almost entirely flat and suitable for a wide range of recreational and agricultural activity. From animal husbandry to equestrian enjoyment to four-wheeling or mountain biking, nearly every inch of the property is available for the ready use of the owners. The east edge of the ranch is bound primarily by the river though a few small portions of the property stretch across to the opposite bank. The river frontage itself is extremely accessible with a ranch road paralleling most of its length.

The main driveway enters the west side of the ranch and is located approximately one and a quarter mile from the south boundary of the property. The driveway soon passes one of the true landmarks of the valley, the original homestead log cabin, fully restored and available for immediate use. The driveway continues generally eastward for one mile as it winds its way through meadows and wetlands until it arrives at the main compound. The landscaping throughout the property is stunning and consistent with rustic luxury that imbues the property, and includes stone bridges, decorative stone walls, a 7-acre lake and custom exterior lighting.

All but approximately 120 acres lies east of Highway 93. The acreage west of Highway 93 is currently the area most intensively utilized for animal husbandry by the current owner and features a variety of pens, corrals and fenced pastures.



## IMPROVEMENTS

Improvements at Kootenai Springs Ranch are extensive and consummately tasteful in design, orientation, construction and functionality. They include the following: The Main Compound consisting of five magnificent stone, log and glass buildings, the Satellite Guest House, Manager's Residence, a Shop and Office Compound, Employee Housing and the Homestead Log Cabin.



### MAIN COMPOUND

The main living compound of Kootenai Springs Ranch consists of five stone, log and glass buildings: the **Main House, Guest House, Guest Wing, Greenhouse and "Boy's Club"**. The buildings in the main living compound are constructed of over 5,000 tons of locally sourced Kalispell stone, custom square logs, custom re-sawn cedar, Douglas fir tapered columns and roofs of core-tin steel or heavy shake shingles. The attention to detail is astonishing, such as exterior log columns that are scribed into rock bases and the massive single slabs of rock that comprise the mantles of the soaring fireplace. The master mason that completed the majority of the work artfully blended large and small stone to create visual interest, while towering steel and glass give unobstructed vistas from the comfort of your favorite easy chair. The **Main House, Guest House and Boy's Club** are all picturesquely sited with their backs to a meandering spring creek and fringed with ample stone patios, providing the perfect serene idyll just steps from the comforts of home.



The **Main House** includes 4,292± square feet and contains a single master bedroom in order to preserve the privacy of its owners. The master suite adds an ample dressing and bathing area with a distinctive Japanese soaking tub and associated amenities. Around the corner is an office with custom built solid walnut desk that provides an easeful way to stay in touch with the office while indulging in the sheer enjoyment of a residence in the heart of big sky country.





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The kitchen in the **Main House** has a long list of outstanding features. It starts with a custom designed Baultup stainless steel kitchen featuring a butcher block island surrounded by stone and stainless steel. Marble counters, a Miele custom built-in coffeemaker, Traulsen refrigerator with backup freezer and extra refrigerator, two warming drawers, two dishwashers, wet bar with separate ice maker and refrigerator provides a short list of the many outstanding qualities of this space. Add to this a kitchen media area with kitchen fireplace and you can easily imagine the kitchen as the beating heart of the house. Outside, a DCS enclosed barbeque and custom designed 'round-up' barbeque make the ample stone



patios a seamless extension of the indoors. The recent addition of a stone-surrounded hot tub make this area of the home an irresistible temptation. Additional features of the home include a grand stone and log entry through gracious walnut doors, a separate mudroom, stainless steel laundry room, a half bath of stone, log and steel with a granite sink and a formal dining area. Finally, the grand 30 foot high vaulted main room is the standout feature of this architectural marvel. Surrounded by stone and steel encased glass Hope windows with custom electronic window shades, stone floors and a Rumsford type fireplace with antique/epic Molesworth fire screen, the eye is cannot look away from the soaring ramparts of the towering St. Mary Peak. Holding snow well into July most years, St. Mary Peak dominates the western skyline and beckons one to the endless wild country that backs the Bitterroot country front range.



Lastly, a full basement includes three mechanical rooms and a 1,200 bottle wine cellar. Heating is in-floor radiant wherever there are stone floors. Everywhere else is heated with a high-tech ground source heat pump.



## SATELLITE GUEST HOUSE

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The **Satellite Guest House** was completed in 2018 with the same exacting attention to detail that characterizes all the improvements on the ranch. The house is approximately 2,000 square feet and offers three bedrooms and two-and-a-half baths wrapped by a covered porch that runs around at least three-quarters of the home. A detached approximately 730 square foot two-car garage provides parking and attached to this is an approximately 120 square foot artist's studio or hobby room, depending on a new owner's preference. Radiant heat bolstered by a geothermal heat pump throughout the home ensures even temperature control throughout the year.



## MANAGER'S RESIDENCE

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The **Manager's Residence** is located south of the main compound. This two-story residence contains 2,900± square feet and consists of three bedrooms, two baths, kitchen, dining room, utility room, mud room and living room with stone chimney and woodstove perched on a stone hearth. There is also a two-car garage, unfinished half basement and covered patio. This residence was constructed at the same time as the main living compound and is also fabricated using stone, square logs, re-sawn rough cedar, core-tin steel and heavy shake.



## SHOP AND OFFICE COMPOUND

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Adjoining the manager's residence is the 6,000± square foot shop and office compound. This compound is constructed using rough sawn cedar siding and core-tin steel. It consists of three adjoining buildings containing the ranch office and conference room, an auto repair shop containing work benches, sink, overhead/oversize door, and mechanical room with outside entrance. Outside the auto shop is a covered car wash bay with three elevated fuel tanks on concrete. Across from the auto shop is a complete and comprehensive wood shop with overhead heating, ventilation and dust control systems, wood storage area, mechanical room and sawdust area. Outside of this shop is an attached, covered carport. Adjoining this area is a 20 foot high covered 7-bay open shed building housing a dump truck, backhoe, skidsteer and two tractors. A gun reloading room, walk-in meat locker, and a bird plucking room round out the improvements in this area.

There is also a 710± square foot bird brooding house next to the shop which includes a heated bird brooder room built on concrete slab with a feed storage room. Attached are three 150 foot long covered bird runs. There is also a heated dog kennel with feed room and four adjoining dog runs next to the bird brooding house.

## EMPLOYEE HOUSING

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As referenced under “General Description”, the portion of the ranch west of Highway 93 contains two older homes which are readily able to house employees. Each of these homes has been fully renovated. One home has two bedrooms and the other home has three bedrooms.



## HOMESTEAD LOG CABIN

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Just inside the main entrance of the ranch (east of Highway 93), the original homestead log cabin is located under towering ponderosa pines and provides a gate house feel. Guarding the entrance to the property, this cabin has been completely renovated and restored on a new foundation. It contains two bedrooms, living room with wood burning stove, kitchen and bath.

The architecture for the majority of the ranch was created by the nationally acclaimed architectural team, Cottle, Graybeal & Yaw of Aspen, Colorado. Providing bona fides to the exceptional vision of the original designers, the property is featured in a wide variety of national publications including Architectural Digest, Men’s Journal, Town and Country magazine and Western Interiors and Design. Simply search the web for Kootenai Springs Ranch and you will find an abundance of pages.



## **WATER RIGHTS**

Kootenai Springs Ranch enjoys extensive water rights which consist of Statements of Claims and Ground Water Certificates out of multiple sources of which are: Big Creek, the Bitterroot River, McCalla Creek, groundwater and other unnamed tributaries. These water rights include priority dates as far back as 1886. Water is distributed through pressurized (2-20 hp and 1-60 hp site) sprinkler systems (wheel lines and hand lines) and by flood irrigation.

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## **CLIMATE**

The Bitterroot Valley is one of the lowest intermountain valleys in the Rocky Mountains. The elevation at the Bitterroot River at Kootenai Springs Ranch is just under 3,300 feet above sea level. This location west of the continental divide results in a stronger “Pacific Northwest influence” than that which is found east of the divide. Consequently, the climate is mild by Montana standards. High readings of 90F occur less than 20 days a year. Summers are pleasant and winters are characterized by steady, but not severe, cold. Extremely high winds are rare.



**KOOTENAI  
SPRINGS**





## **WILDLIFE AND RECREATION**

Fishing is probably the most important attraction in the Bitterroot Valley. The Bitterroot River is a well-respected world-class fly fishing river. It has an exceptionally long season with fishable hatches from early March through early November. Highly productive riffles and runs can be found at every turn on the 2+ miles of river frontage held by the ranch, as well as for dozens of miles up and downstream. Rainbow and Brown trout up to 27 inches are landed here as well as Cutthroat trout up to about 20 inches or more.

Not to be outdone by the fishing, the Kootenai Springs Ranch is a first-rate waterfowl property as well. Some hold the opinion that the ranch either holds or gets flythrough activity of waterfowl greater than any other location in the Bitterroot Valley. By the manager's estimation, the ranch gets migratory visits by anywhere from 2,000 to 5,000 ducks of all varieties, in addition to hundreds of Canada geese. The waterfowl enthusiast will not lack for opportunity to view or pursue a rich variety of winged fauna.





Additionally, the ranch enjoys the benefits of holding a shooting preserve license to take advantage of the outstanding habitat present. The addition of a Game Bird Farm License, allows the ranch to raise and release birds with shooters on the ranch being able to hunt upland game birds from September 1st through the end of March of the following year. This is considerably longer than the general bird season and serves to greatly enhance the already outstanding wing shooting amenity of the ranch.

For big game, the ranch holds a resident herd of Rocky Mountain elk that drift between the ranch's borders and two or three other nearby large protected properties. These elk are very lightly hunted and usually have at least a couple of 300-class bulls in the mix. The whitetail populations on the property are robust and active management to create a trophy class population is one possibility that awaits a new owner. Turkey, bear, moose, bobcat, mountain lion, bald eagle, great blue heron, sand hill cranes and ring-necked pheasant round out the wildlife attractions. It is not an exaggeration to state that the Kootenai Springs Ranch is a wildlife mecca and daily sightings of most Northern Rockies signature species are inevitable.



## **TAXES**

Based upon past years, annual taxes are estimated at \$34,448.



## **PERSONAL PROPERTY**

All personal property (including any items described above and herein) is excluded from sale although a significant inventory of personal property may be available for purchase outside of a purchase and sale agreement for the real estate.



## BROKER'S COMMENT

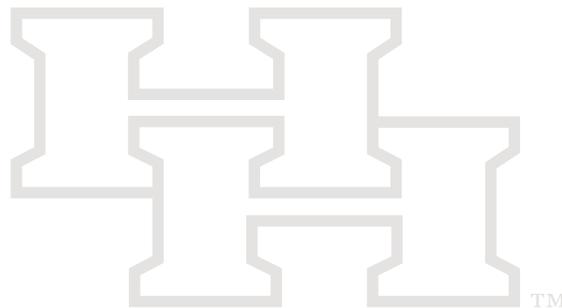
*Kootenai Springs Ranch is a genuine masterpiece enjoying almost every amenity imaginable... man-made and those of higher origin. The ranch has been endowed with some of the most impressive natural resources found anywhere in the west all of which have been enhanced and protected by the current owners' stewardship practices.*



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

## PRICE

**\$14,500,000**



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

## 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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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, ranchland, 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. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome 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.

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## 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.

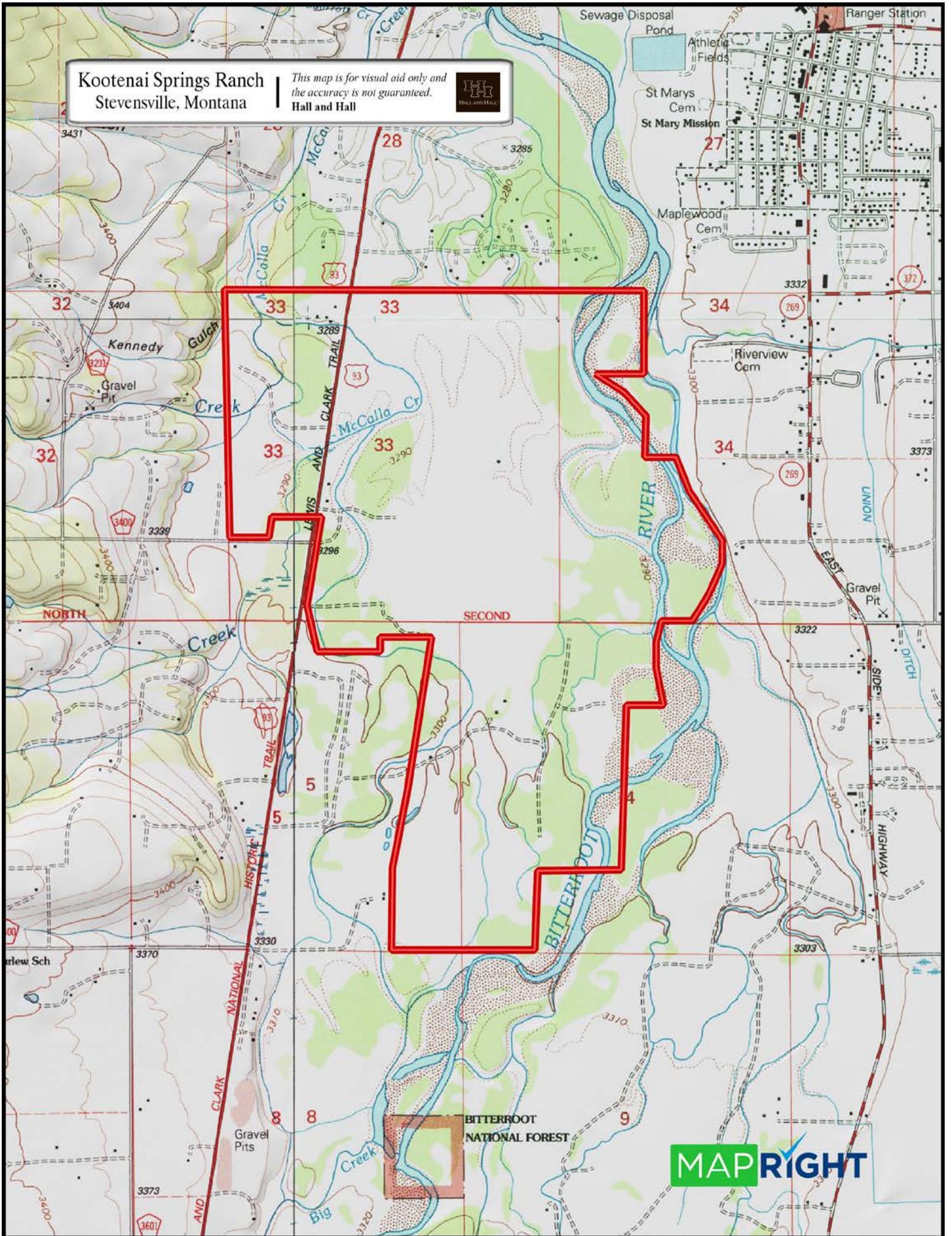
**In-House BUYER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. 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.

*Keith Lenard of Hall and Hall is the exclusive agent of the Seller.*

# Kootenai Springs Ranch Stevensville, Montana

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**Kootenai Springs Ranch**  
Stevensville, Montana

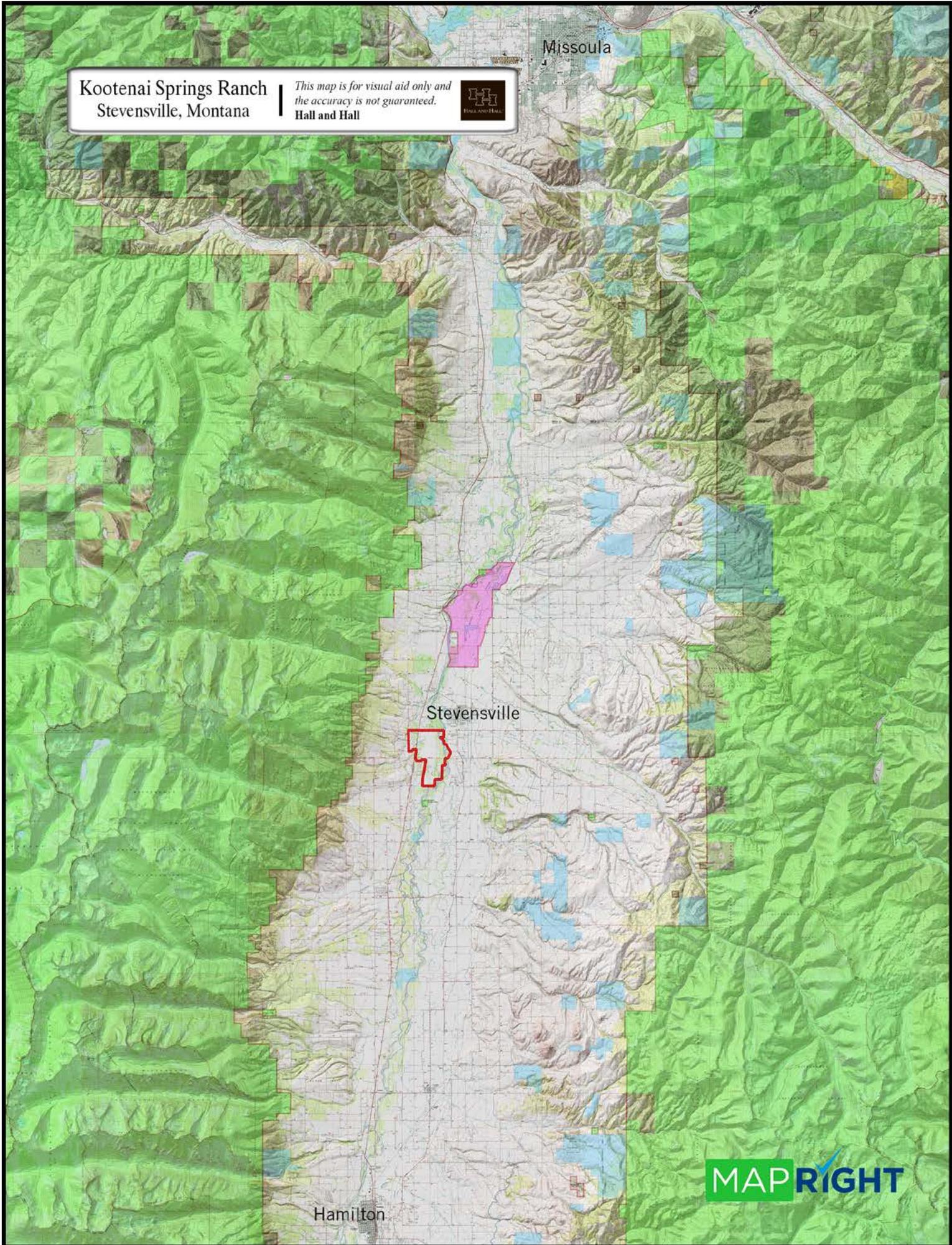
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Missoula

Stevensville

Hamilton



**Kootenai Springs Ranch**  
Stevensville, Montana

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