



Pintler Vista Ranch
PHILIPSBURG, MONTANA





Pintler Vista Ranch

PHILIPSBURG, MONTANA

\$4,950,000 | 400± ACRES



LISTING AGENT: **DEKE TIDWELL**

901 S. HIGGINS AVE., STE 103
MISSOULA, MT 59801

P: 406.542.3762
M: 406.544.7191

DTIDWELL@HALLANDHALL.COM



TRUSTED *by* GENERATIONS, _____
_____ *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.

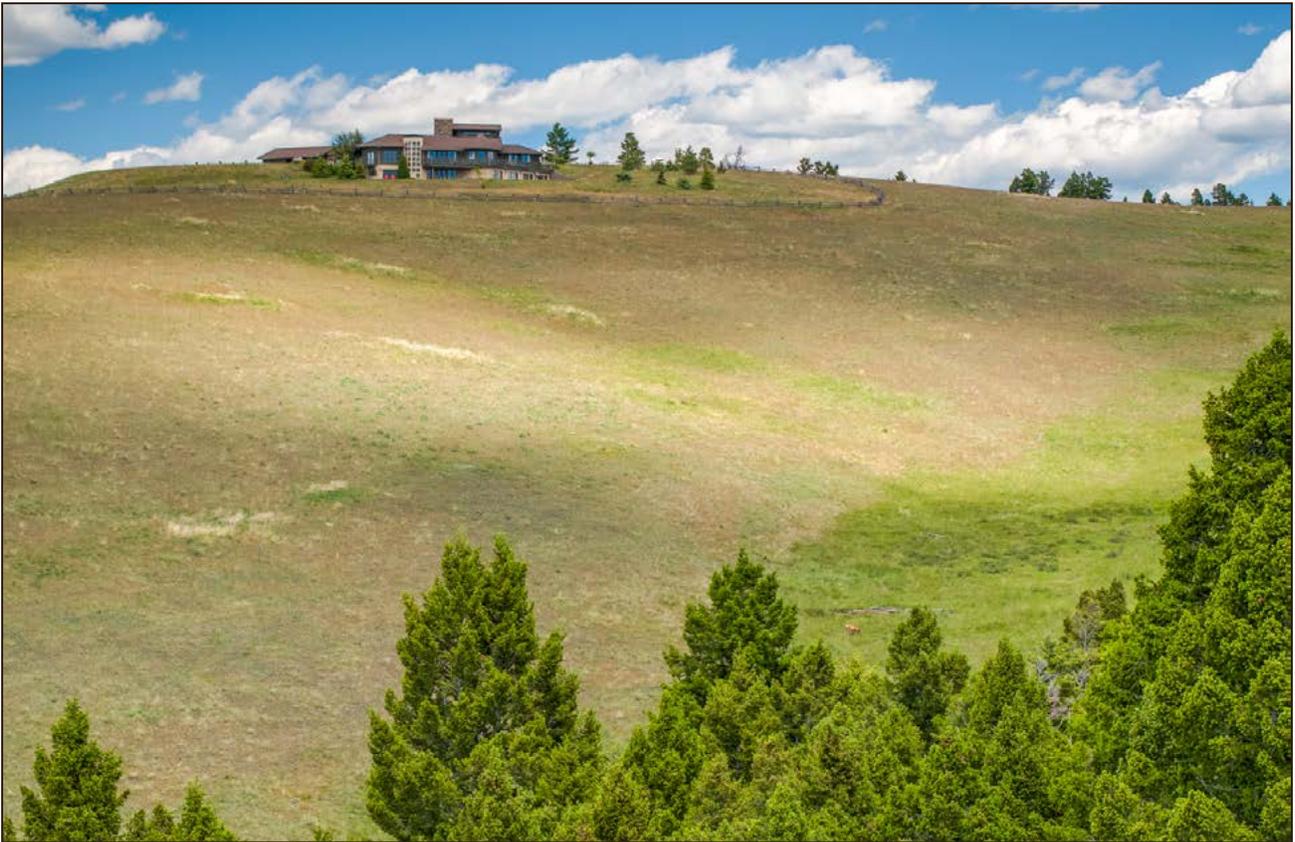
Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

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.

WITH OFFICES IN:

DENVER, COLORADO	HUTCHINSON, KANSAS
EATON, COLORADO	VALENTINE, NEBRASKA
STEAMBOAT SPRINGS, COLORADO	COLLEGE STATION, TEXAS
SUN VALLEY, IDAHO	LAREDO, TEXAS
TETON VALLEY, IDAHO	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Perched on a ridgetop with breathtaking views of the Pintler Range, Discovery Ski Area, and near 360- degree views of the surrounding valleys, this 400± acre retreat offers an exceptional opportunity to own a private sanctuary in the heart of Montana.

Located just 20 minutes from the historic town of Philipsburg and surrounded by expansive and notable ranches, the property strikes the perfect balance between solitude and convenient access to a vibrant local community.

The focal point is a meticulously designed and situated five-bedroom, six-and-a-half-bathroom 7,700± square-foot custom log home. Thoughtfully crafted to maximize panoramic views, the residence features a master suite, gourmet kitchen with a breakfast nook, a formal dining room, and an oversized three-car garage. High-end, custom finishes and unique architectural elements enhance both comfort and elegance.

Complementing the main residence are a set of operational improvements, including a six-stall enclosed equipment shed and a well-appointed two-stall horse barn with vet and tack rooms, washing facilities, and associated pens, shelters, and waterers.

Philipsburg, a short drive northeast, serves as the hub of this rural community, offering essential services, boutique shops, dining, and lodging options. Known regionally as a place Montanans go to unwind, the town of approximately 900 residents has maintained its historic Western character and local charm. It is also home to the exclusive Ranch at Rock Creek, one of the nation's best candy stores, Discovery Ski Area and renowned western art gallery which rivals some of the best in the country. There area is also known for its premier hunting and fishing opportunities, including Georgetown Lake, and the Blue Ribbbon waters of the many forks of Rock Creek.



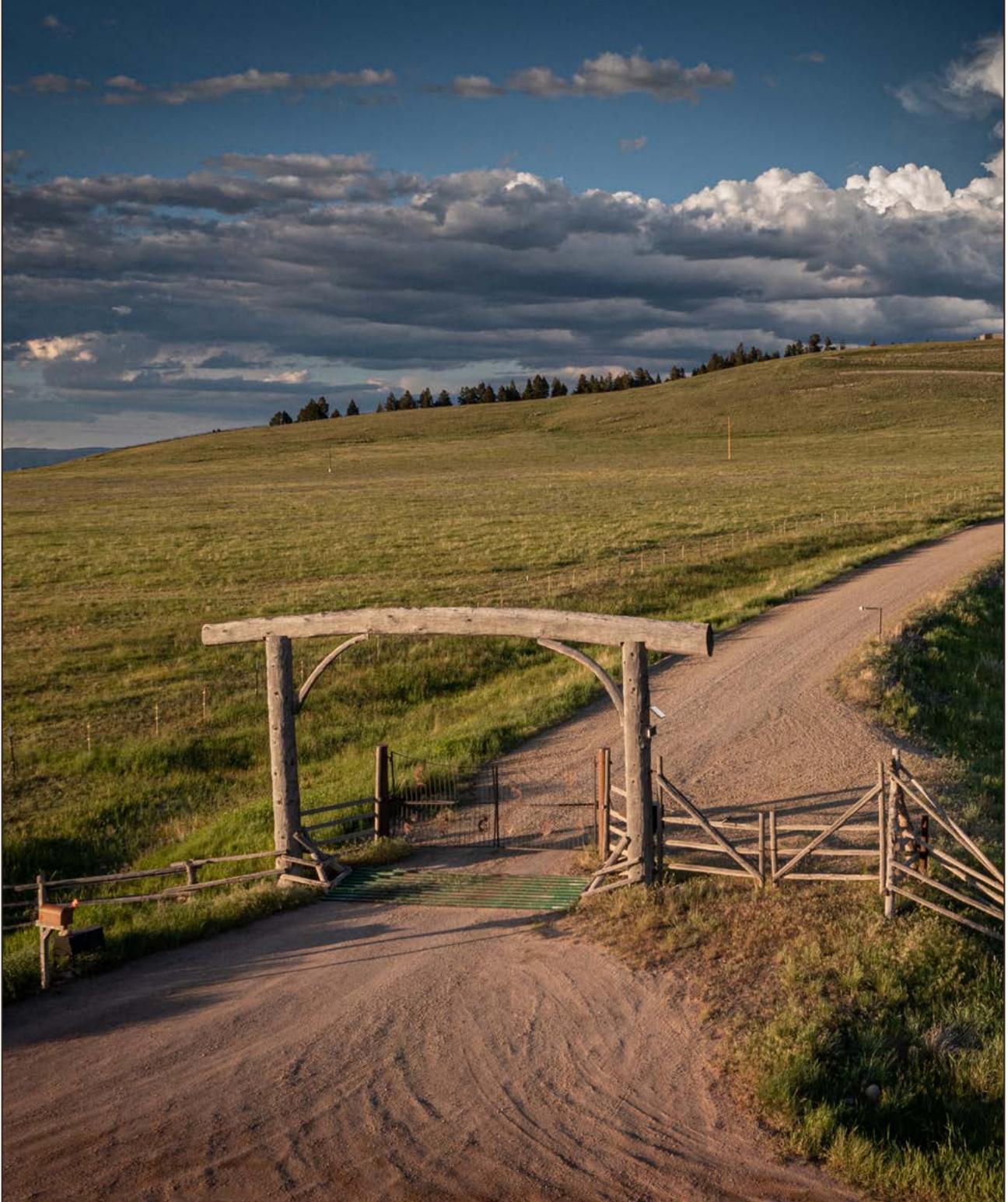


Easily accessible, the ranch is just 90 minutes from Missoula International Airport, which provides daily flights from major hubs across the country. Missoula, Montana's second-largest city, offers a full range of services, including the University of Montana, two regional medical centers, a growing tech industry, and a thriving arts scene.

This remarkable estate offers privacy, stunning natural beauty, and access to some of Montana's finest outdoor experiences—all within a convenient distance to modern amenities.

Location

The ranch is located approximately 20 minutes southwest from Philipsburg, the seat for Granite County, Montana. From the paved Skalkaho Highway, one travels on East Fork Road two-and-a-half miles to the ranch gate. Access along the public roads is maintained throughout the year to the gate.



Locale

The area surrounding the ranch primarily consists of large, productive agricultural operations, smaller ranchettes, and large swaths of public land. Philipsburg anchors this rural community by providing basic services, boutique storefronts, as well as lodging and dining options. Unlike many “discovered” destinations, this vibrant town of around 900 has retained its historic western flair and local flavor. Philipsburg is home to the globally renowned, Ranch at Rock Creek, an exclusive guest ranch situated on the main stem of Rock Creek further cementing Philipsburg’s reputation as a compelling and desirable destination.



For the sporting set, the region provides ample big game hunting and fishing opportunities. Trout enthusiasts will find no shortage of angling water including both the East Fork Reservoir and Georgetown Lake, the many forks of the famous Blue Ribbon Trout fishery, Rock Creek, Flint Creek, and in the vast swaths of public land nearby.

*mountain
retreat*

EXPANSIVE VIEWS

EXCEPTIONAL IMPROVEMENTS

ENDLESS RECREATION





General Description

Pintler Vista Ranch is topographically diverse, with wide-open, gently sloping grasslands below giving way to a spectacular prominence where the owner's residence and operational improvements are located. After entering the main gate, the route quickly ascends with views of the Pintler Range and East Fork Valley becoming more spectacular. The ridgetop drops away to the north into a forested bowl providing ample cover for wildlife. The residential and operational complex is located on one of the highest points in the immediate area providing a viewshed that is unrivaled in beauty and scope offering a nearly 360-degree picture-book scene.

Improvements



Residence

The centerpiece of Pintler Vista Ranch is the magnificent owner's residence perched perfectly near the crest of the area's most prominent ridge. This 7,720± square foot, five-bedroom, six-and-a-half-bathroom masterpiece was painstakingly sited to capture what is arguably the most impressive view in the region with expansive views of Pintler Mountain Range and the East Fork Valley below. Situated to blend harmoniously in with the surrounding landscape, the home makes ample use of natural materials and light. Constructed from large logs salvaged from a forest fire in Oregon it imbues rustic charm reminiscent of the early western lodges when massive log structures were the standard.

The main level has been thoughtfully designed with vaulted ceilings offering picture-book views from nearly every location. The focal point of the great room is the floor-to-ceiling rock fireplace creating a cozy, four-season living space.





The home offers convenient living with the kitchen, laundry, and master suite located on the main level. The kitchen is bright and open with luxury appliances, butcher block counter, breakfast nook, and dumbwaiter to easily move goods from the main level to basement pantry. The master suite, situated just off the great room, offers a spacious bedroom, walk-in closet, soaker tub, and glass block shower. Above the master suite is a lofted office space accessed by a spiral staircase highlighted with natural wood balusters.







The full walkout basement is complete with four additional bedrooms all with their own bathrooms, two ensuite. Additional lower level amenities include a second living room, workout room with sauna, additional laundry, temperature controlled wine cellar, pantry, and mechanical room with cistern for water storage. The home comes with a generator, wired to operate the critical systems in case of emergency.



Lastly, the home is serviced by an attached, oversized three-bay garage with room for three vehicles and a workspace for small projects.

Barn

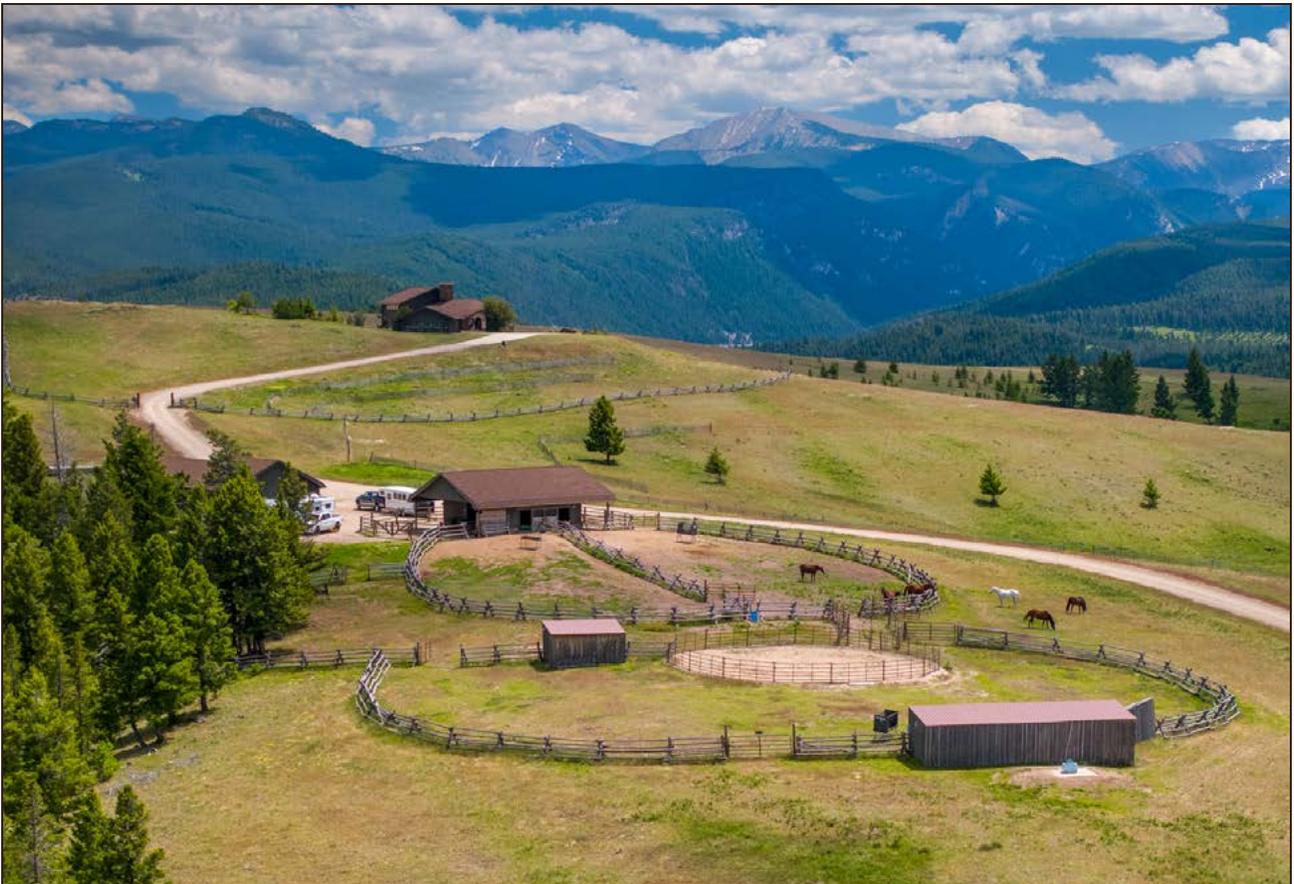
Pintler Vista Ranch is ideally set up for horses. The 26'x36' horse barn offers two stalls, a wash station, tack and vet rooms, toilet facilities, and a washer and dryer. There are numerous pens, shelters, and water available.



Equipment Shed

Adjacent to the horse barn is a 30' x 84' enclosed equipment shed complete with six roll-up doors and power. The current owners utilize this shed for equipment and hay storage.





Climate

Philipsburg experiences a semi-arid mountain climate with four distinct seasons. Winters are cold and snowy, with temperatures often dropping below freezing and average snowfall around 100 inches, making it ideal for winter sports. Summers are mild and pleasant, with daytime highs typically in the 70s and 80s sometimes hotter but the cool evenings provide relief.

Spring and fall bring variable weather, with crisp mornings, occasional rain, and fluctuating temperatures. The area enjoys low humidity year-round and the elevation of the ranch at approximately 6,400 feet contributes to significant temperature swings between day and night.

Due to its location in the Rocky Mountains, Philipsburg sees abundant sunshine, even in winter, along with periodic storms that can bring heavy snowfall.



General Operations

With its grassy, sun-drenched meadows and hillsides, Pintler Vista Ranch is ideally set up for a small grazing operation. The ranch is fenced and cross fenced and water is available for stock should a new owner wish to continue grazing in the summer months. With its existing equine infrastructure, the property is perfect for horse enthusiasts with options for horseback riding both onsite and on the hundreds of thousands of acres of nearby public ground.

Recreation

Philipsburg, Montana, is a hub for outdoor recreation, offering year-round activities set against the stunning backdrop of the Rocky Mountains.



Winter Activities

Discovery Ski Area, just minutes away, provides excellent skiing and snowboarding with 2,200 acres of terrain, 215 inches of annual snowfall, and a 2,388-foot vertical drop. The ski area also features cross-country trails and a terrain park. Snowmobiling is popular in the surrounding Beaverhead-Deerlodge National Forest, while backcountry skiers and snowshoers can explore untouched powder. Ice fishing on Georgetown Lake, a short drive away, is a favorite winter pastime.

Summer Activities

Warm months bring world-class fishing, with Rock Creek designated as a Blue Ribbon trout stream and Georgetown Lake offering exceptional angling for Kokanee salmon and trout. Hiking and biking opportunities abound, including walking trails in the Pintler Wilderness and the lift-served Disco Bike Park at Discovery Ski Area. The Philipsburg area lakes and rivers provide for kayaking, paddleboarding, and boating. Hunters find ample opportunities for big game, including elk and deer, in the vast surrounding public lands.

Other Recreation

Philipsburg also offers gemstone mining at Gem Mountain, rich local history at the Granite Ghost Town, and a vibrant small-town atmosphere with boutique shopping, breweries, and cultural events. Whether seeking adventure or relaxation, the Philipsburg area provides endless outdoor and recreational experiences.

Development and Conservation

The ranch has been subdivided into 20 parcels should a new owner wish to explore the option of some limited development to offset acquisition costs. The existence of such a significant subdivision in an area of large ranches also makes the property ideal for a conservation easement to preserve the agricultural aesthetic and viewshed.



Water Resources

The ranch lacks surface water, but retain ground water rights for stock and domestic purposes.

Taxes

Property taxes are estimated at \$25,545 based upon past years.

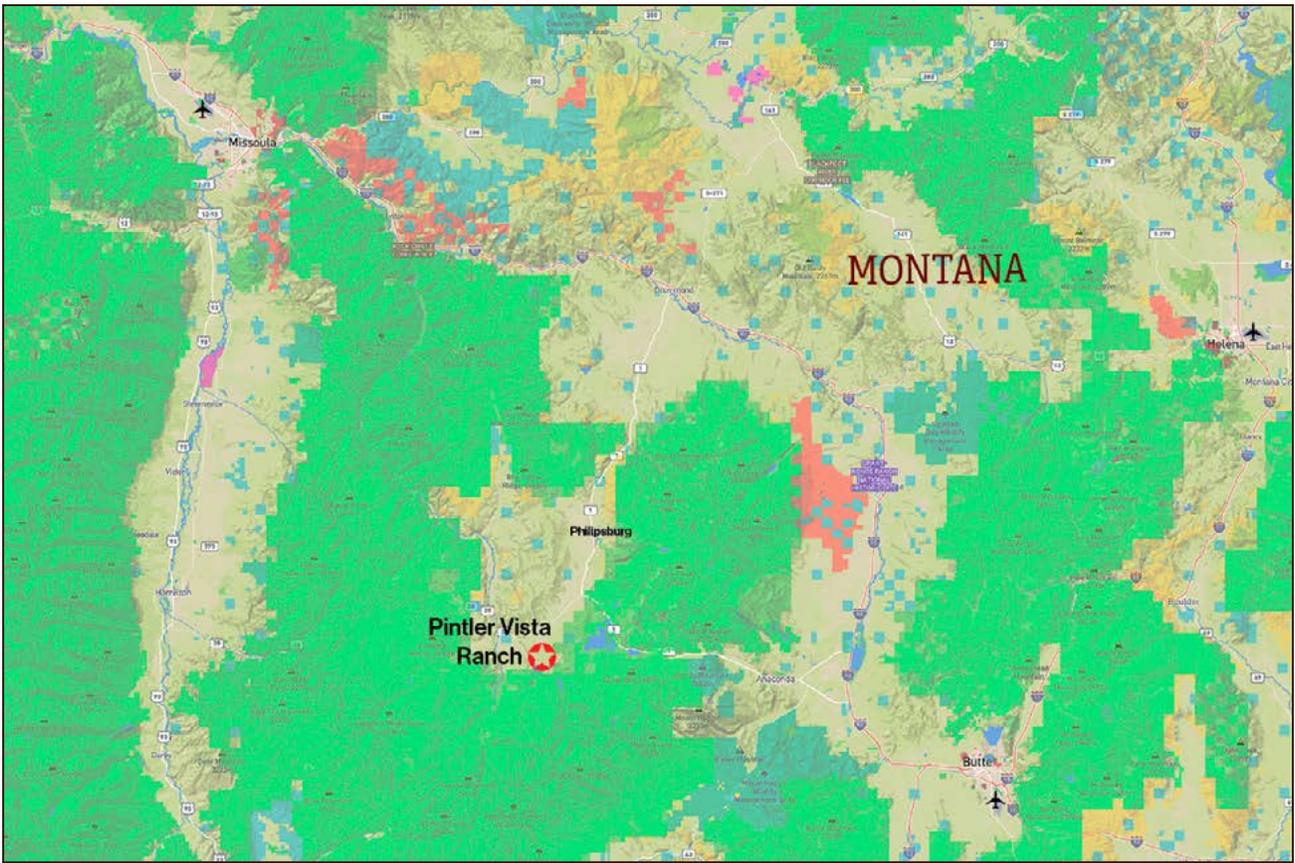
Mineral Rights

The sellers will convey all mineral rights they own, if any.



Broker Comments

Pintler Vista Ranch with its timeless and top-shelf residential improvements, spectacular viewshed and coveted locale offers what could be one of the most compelling residential offerings on the market today in Western Montana.



Click on map above for link to Land id™ map of property.

Price

\$4,950,000



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, 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. [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](#), [Alex Leamon](#) or [Brian McEntire](#) • (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.

Pintler Vista Ranch

PHILIPSBURG, MONTANA

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



Spring

Aqueduct

19

6000

6000

6200

x 6393

6000

25

30

SIPHON

6200

5800

East

Fork

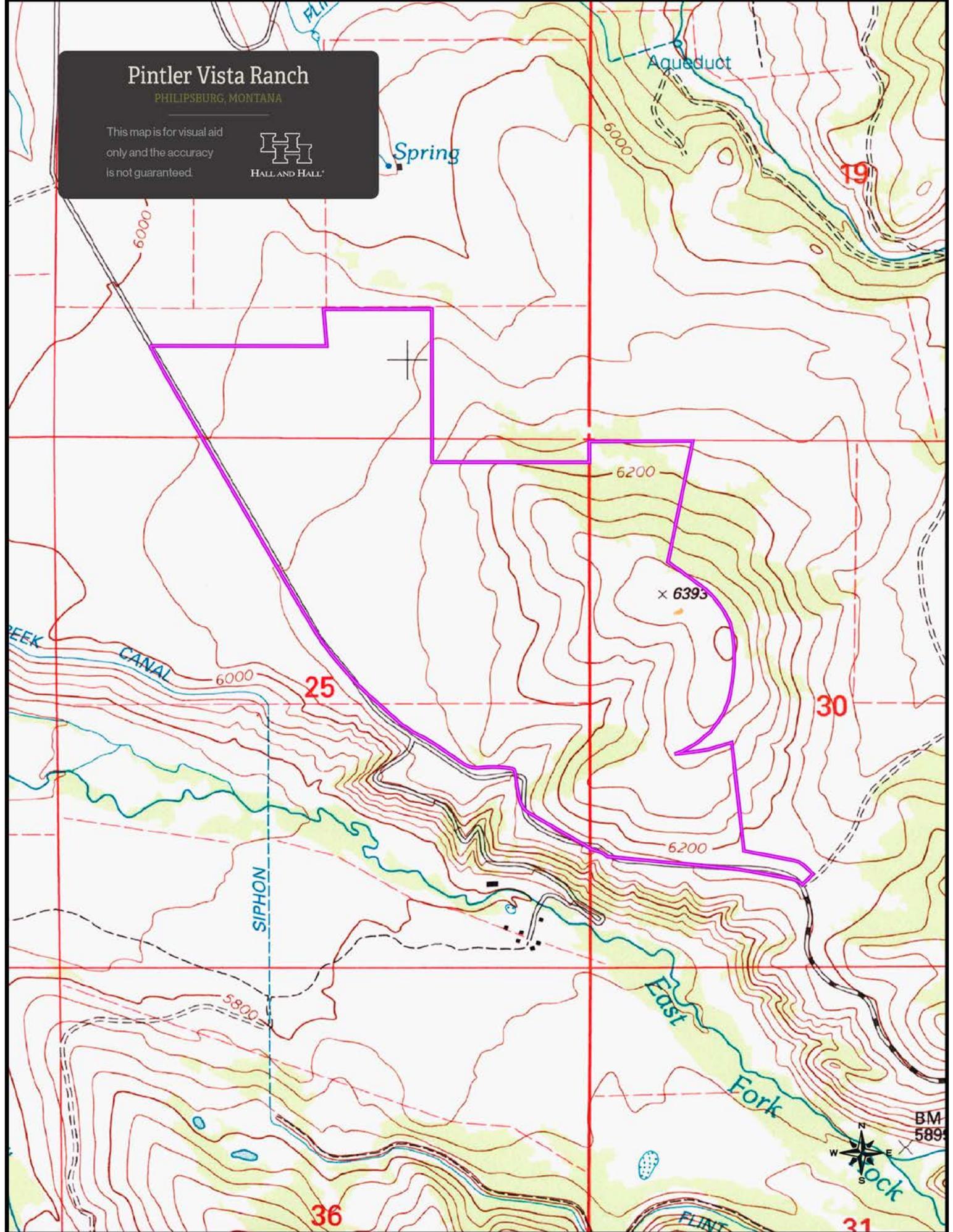
BM
589



31

36

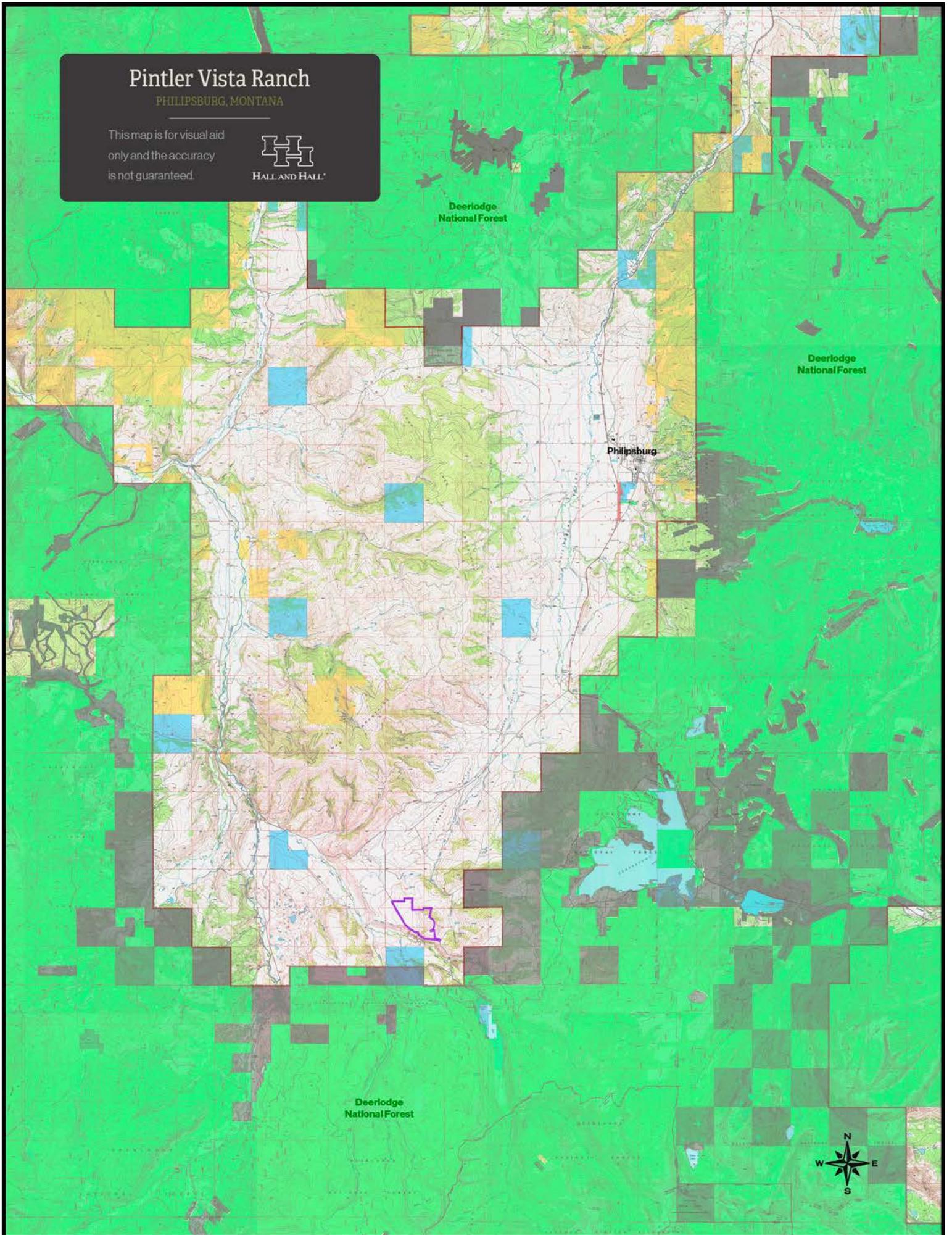
FLINT



Pintler Vista Ranch

PHILIPSBURG, MONTANA

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



Deerlodge National Forest

Deerlodge National Forest

Philipsburg

Deerlodge National Forest



Pintler Vista Ranch

Philipsburg, Montana

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



FLINT CREEK CANAL

TROUT CREEK

EAST FORK ROCK CREEK



