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## Two Feathers Ranch | Darby, Montana | \$16,250,000



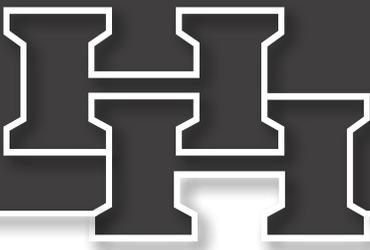
### Executive Summary

Welcome to Two Feathers Ranch, a legacy 357± acre estate just outside Darby offering a rare combination of luxury living, agricultural productivity, and classic Bitterroot Valley vistas. Once part of the historic Chief Joseph Ranch, the property enjoys sweeping views of both the Bitterroot and Sapphire Mountain Ranges. The ranch borders US Forest Service land on two sides, ensuring privacy and direct access to thousands of acres of public recreation.

The ranch features approximately 2,500 feet of frontage on Tin Cup Creek, renowned for trout fishing, along with excellent water rights supporting 200± acres of irrigated pasture. Fenced pastures, supported by gravity-fed irrigation and wheel lines, currently sustain a productive Black Angus operation. Additional improvements include a hay barn capable of, a riding arena, and a fully equipped livestock working and sorting facilities, complete with pens and chutes. A private lake suitable for stocking fish, mature forested acreage, and abundant wildlife, including elk and whitetail deer, enhance the property's recreational appeal.

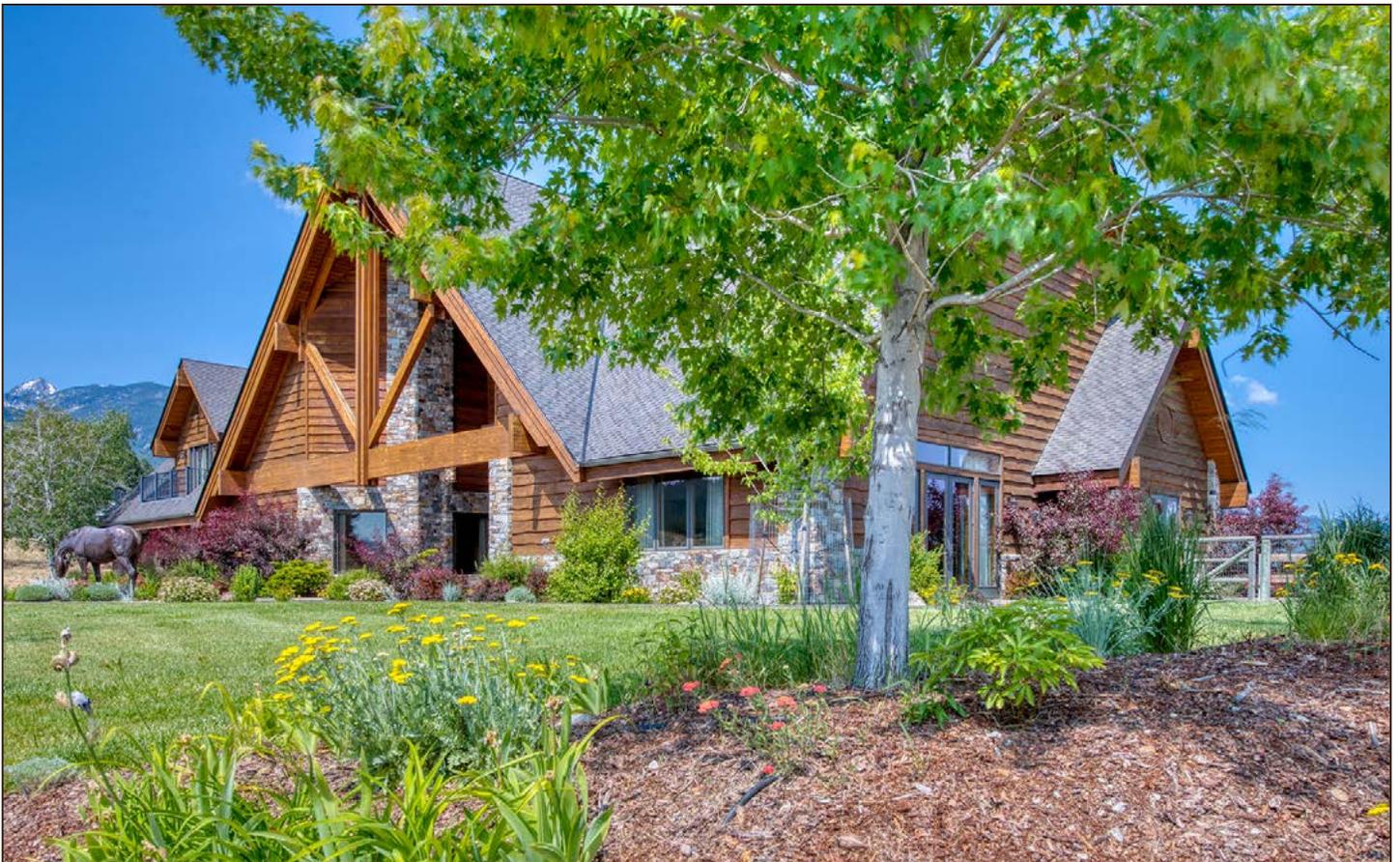
At the heart of the ranch is a large main residence, exquisitely designed for both entertaining and comfort. Additional accommodation includes a guest residence and a manager's home, both positioned above a substantial barn and workshop facility. Equestrian infrastructure includes multiple horse stalls, barns, and event-ready spaces suitable for training, rodeo activities, or private gatherings.

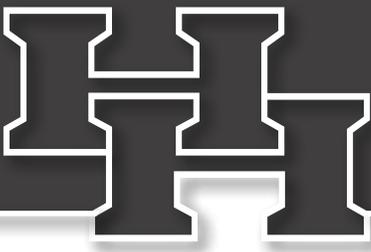
With five separate parcels and no restrictive covenants or conservation easements, Two Feathers Ranch offers exceptional flexibility for estate planning. Combining panoramic mountain scenery, a respectable operational component, and high-end residential amenities, this property represents a singular opportunity to own a premier ranch estate in Montana's coveted Bitterroot Valley.



## Just The Facts

- 357± acres of irrigated meadows, improved pasture, forest interface, and riparian habitat, formerly part of the historic Chief Joseph Ranch
- 7,180± square foot luxury owner's residence with three bedrooms and five bathrooms
- Guest and manager residences, including a 1,440± square foot two-bedroom guest home above a horse barn and a 2,280± square foot manager's home with shop, tack room, and stalls
- Panoramic views of the Bitterroot and Sapphire Mountain Ranges
- Borders U.S. Forest Service land on two sides for privacy and recreational access
- Approximately 2,500 feet of fishable Tin Cup Creek frontage with strong water rights
- 200± acres of irrigated pasture across nine fenced enclosures with gravity-fed irrigation and eight wheel lines
- Complete cattle infrastructure, including working and sorting facilities and a hay barn with 300+ ton capacity
- Extensive equestrian improvements, highlighted by a 150'x250' riding arena
- Two-acre private pond with aeration suitable for stocking fish
- Five legal parcels with no restrictive covenants or conservation easements
- Estimated annual real estate taxes of \$25,761.32





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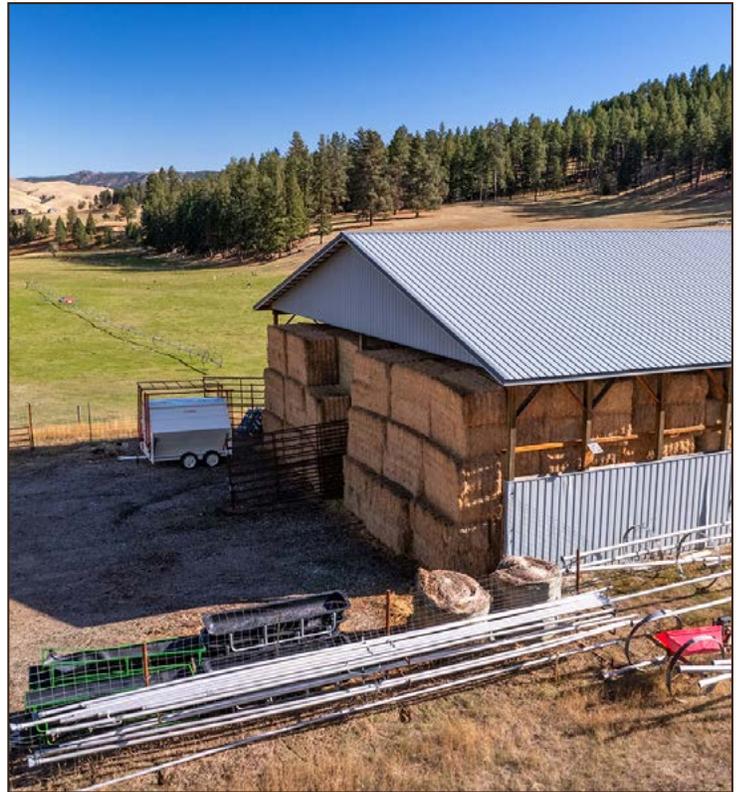


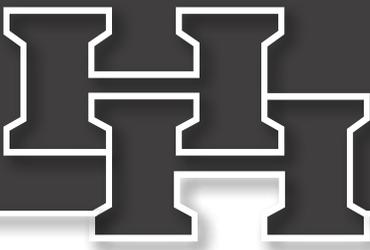


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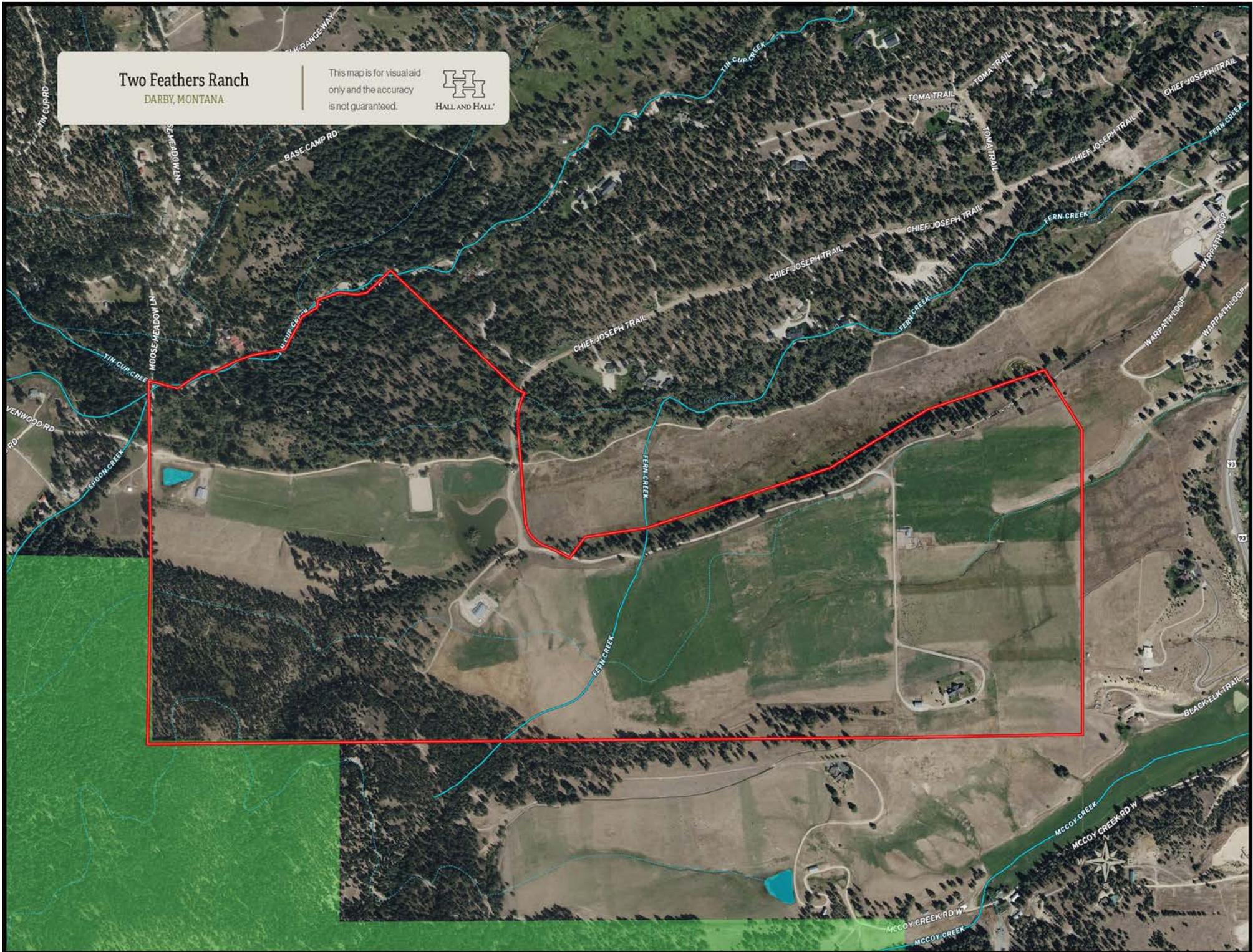
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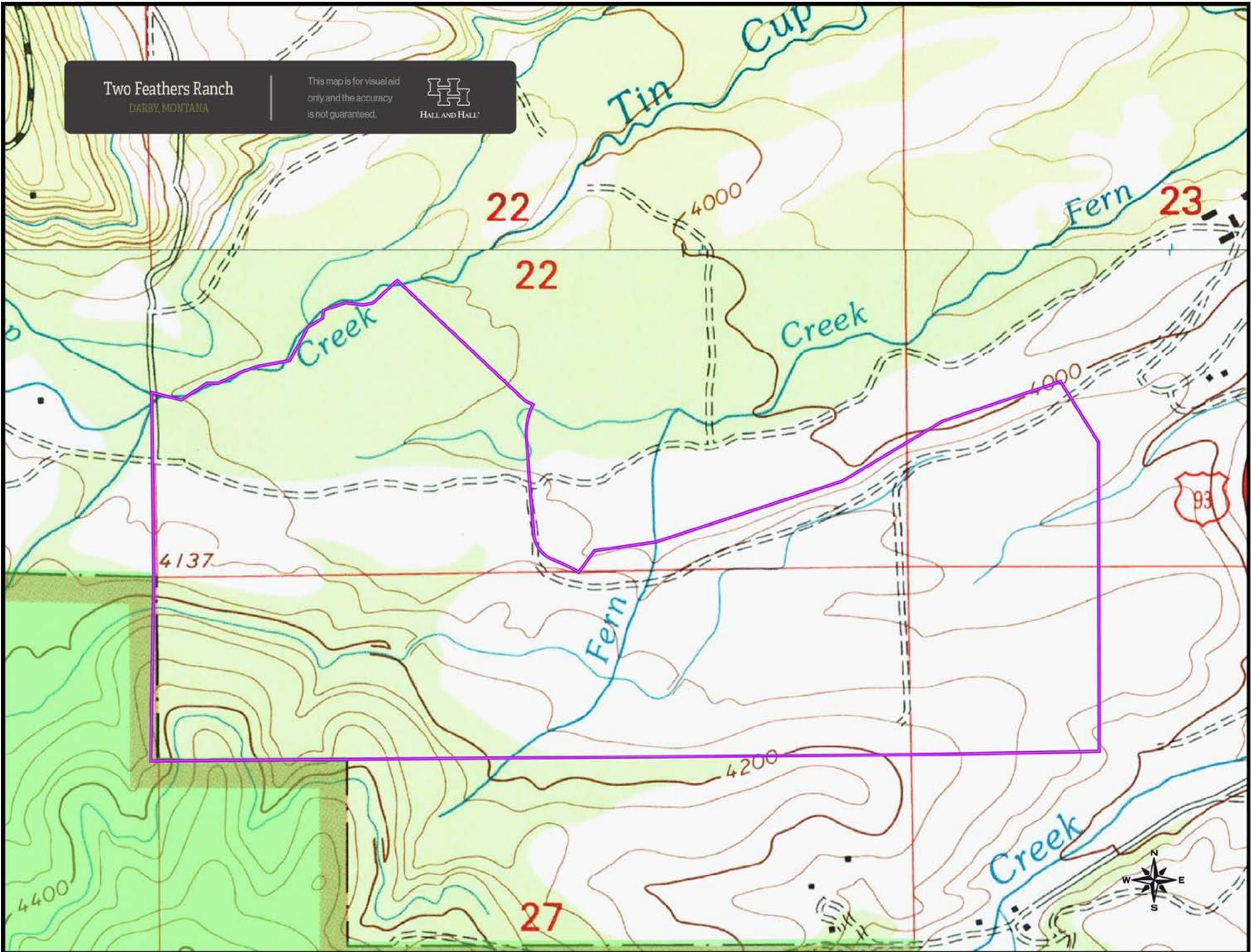
DARBY, MONTANA

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