



LAST VALLEY RANCH

LAST VALLEY RANCH 9,645 ac. in the same family for generations for sale for the first time. Vast varied terrain, creeks, ponds, 20+ developed springs & several streams, timber, original developed homestead sites, 480 ac irr. hay plus 700 ac. crop land. Beautiful 4,000 sq. ft. elaborate landscaped home, 4 smaller homes & outbdgs. Good working cattle ranch in secluded scenic setting. **\$8,750,000 or 9,125 ac. for \$6,750,000 (\$737/acre).** Steve & Patsy



PERFECT PARADISE RANCH Astonishing setting 7 mi. on paved road from delightful town & hospital of Plains, MT. 1 mi. of year-around stream, pond, trees & irr. meadows, view home, 2 dlx. shops, outbuildings, water rights. Great secluded yet convenient ranch with tremendous development potential. On 320 acres. **REDUCED! \$2,245,000, or 280 acres \$1,989,000, or on 125 acres \$1,195,000.**



BUFFALO RANGE RANCH A private setting at the foot of a small mountain bordering the Little Bitterroot River. Incredible free-flowing artesian wells, water rights, lush meadows, stunning private building sites, good access. **140+/- ac. - \$295,000. Or 259+/- ac. - \$339,000. Or 399+/- ac. - \$634,000. REDUCED**



HENRY CREEK PARADISE Impressive 2,948 sq. ft. home, 6 bedrooms, 3 baths, built 2006. Lots of wood, vaulted tongue & groove ceilings, 3 heat sources, wrap around deck w/hot tub, large barn, scenic 3.87 acres, seasonal creek, private & convenient. Walk to river or National Forest near Paradise, MT. **BELOW APPRAISAL! \$335,000.**



THE FINEST EXCEPTIONAL CEDAR LOG HOME on 20 private acres. Dbl garage, 4,400 sq. ft., 5 bedrooms, 3 baths, large family room, crafts room, vaulted open-beam ceilings, hardwood floors, fireplace, hot water heat, deluxe master suite, spacious covered deck, spring-fed pond, water right, unsurpassed craftsmanship & setting. 17 miles to Missoula. **ULTIMATE MONTANA LIVING! \$797,000.**



ULTIMATE PRIVACY EXCEPTIONAL! 120 acres 3 miles behind locked gate. Self-sufficient home, gravity fed spring, septic, good access, creek, aspen groves, park-like timber, horse pasture, barn, sauna, outbuildings, creek-side cabin, views & wildlife. Developed, secluded & independent sanctuary. **\$775,000. Owner wants offers!**



JOCKO RIVER JEWEL Fishing fantastic on 700+/- ft. of river frontage. 8.5 acres, good access, 3-bdrm, 2-bath home, dbl. + garage, ponds, second stream, incredible pristine setting, 25 mi. to Missoula. **\$499,000.**



RIVERVIEW RETREAT Unequaled views, 50 ac. borders state land. Remarkable home with artistic craftsmanship & design in wood & rock, plus huge shop, with 2 bdrms. & 1 bath guest quarters, studio, wildlife, elaborate landscaping, end-of-road privacy. Montana's best climate. **REDUCED \$100,000 to \$597,500.**



WATER WONDER & VIEW HOME- An opportunity of 2 for 1. Incredible 2000 sq. ft. view home on 2+/- ac. and charming 1 bed. Cabin & bunkhouse on pond & 5+/- ac. with year around creek. Good access near Plains, MT., great recreation, both just remodeled. **Cabin - \$256,000. Home - \$219,000. Or Both for \$439,000.**



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MISSOULA MONTANA



SPECIAL SMALL RANCH SITE Ideal 280 ac. less than 1 hr. to Missoula. 55 acres irrigated with pivot and wheel line. Trout pond, 2 year around streams, fenced & cross-fenced, power, well, County road, mountain views, beautiful private building site, borders state land near endless recreation. **TOTAL REDUCTION OVER \$250,000 TO \$795,000**



MISSION MOUNTAIN LOG HOME At the foot of mountains bordering State Land on 2 sides. Wilderness 1/4 mile away, 2,370 sq. ft. log home on 20 acres. Slate floors, granite counter & alder cabinets. Vaulted ceilings, pine floors, multiple decks & balconies, extensive rock work, with rock fireplaces and 2 master suites. Free-flowing gravity water, double garage & unbeatable privacy. **PRICED TO SELL! \$595,000**



INVESTMENT DREAM Over 1,100 ft. of RIVER FRONTAGE with nice dock, 19 ready to build lots, 10 with river frontage, 9 with river access, walk to services, paved roads, city sewer & water, underground power & phone. Ideal retirement lots in Montana's nicest climate. Very, very nice. **SACRIFICE PRICE! \$1,350,000. GREAT TERMS!**



CLARK FORK RIVER 60 ACRES, 1000+ Ft. river frontage, 5-bedroom 3-bath home, large barn, outbuildings, horse set-up, irr. with water rights, paved road, 15 miles to Missoula. **BARGAIN PRICE! \$795,000.**



ORIGINAL BITTERROOT HOMESTEAD Spectacular panoramic mountain views. Private end-of-road 37.46 ac., lush irrigated meadows, beautiful variety of trees, 3-bdrm., 2-bath home, barn, shop, machine shed, corrals, outbdgs. Good access. **REDUCED \$100,000! to \$897,500.**



PANORAMIC VIEW LOG HOME 3.2 acres, 3 bdrm., 2 bath, full length covered deck with river views. Good access, mild climate, borders State Land. Convenient yet Private. **\$229,000. PRICED TO SELL! EXCEPTIONAL VIEWS & VALUE!**

• LAND SPECIALS •

• **COMMERCIAL &/OR RESIDENTIAL** - 8.21 ac. with all site improvements: well, power, phone, septic, horse barn & fencing, landscaping, mtn. views. 25 mi. S. of Flathead Lake. **REDUCED AGAIN! \$135,000.**

• **BEAUTIFUL BARGAIN** - On 20 scenic acres. Power, phone, 30 g.p.m. well, park-like, south exposure, walk to Nat'l. Forest. 28 mi. to Missoula. **\$129,000.**

• **BLACKFOOT RIVER** - Private access to river, privacy, timber, views, horses ok, behind locked gate, just 10 mi. to Missoula. Great Fishing! 5 ac. **\$159,000 or 10 ac. \$299,000.**

• **MOUNTAIN MEADOWS** - 150 ac. borders Nat'l. Forest, excellent access, views, trees, water rights, privacy, great recreation area. **SUPER PRICE! \$295,000. Terms. Fabulous Owner Financing!**

• **FISH CREEK** - Spectacular 80 ac. with creek thru the middle spring-fed ponds, meadows & variety of trees, good access, great recreation area. **\$550,000**

• **MISSOULA'S PREMIER PRIVATE SITE** - An unbelievable 40 acres, next to Wilderness Area, less than 10 minutes from downtown. Exclusive very nice area with paved road bordering. Breath-taking views, power, phone, "parked-out" trees & the most incredible view imaginable. **ONE-OF-A-KIND! REDUCED PRICE! \$499,000.**

• **RECREATION AREA** - 1-2 ac. tracts, good access, amid Nat'l Forest near river & Superior, MT. Water rights, views, wildlife. **GREAT TERMS! \$17,500 or \$21,500**

• **BUTLER CREEK** - A perfect private 20 ac., 7 mi. to Missoula, borders Nat'l Forest, creek, spring, power, phone, well, shop. Ski home from ski area! **\$335,000**

PERFECT PETTY CREEK All the BEST FEATURES. Year around creek, pond, water rights, irr. meadows, variety of trees, good access, borders Nat'l Forest on several sides, very private yet convenient to Missoula. 30 gorgeous acres. **\$499,000.**

CREEK, POND, NATIONAL FOREST Special land for a dream home just 12 miles from Missoula. Very private & pretty with two year-around creeks, trout pond, spring, lush meadows, variety of trees, power & well at end of County maintained road. **368 acres PRICE SLASHED! \$989,000. Or 241 acres \$690,000.**

INCOMPARABLE RIVER- 40 ac., 2200 ft. of river frontage, power, phone, good access 25 mi. to Missoula. Incredible private bldg. site amid colorful rock outcroppings, towering pines & park-like meadows. **\$659,900**



Call Steve Stelling eve./wknds. - 406-544-9029

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