

Area Features

- Located between Butte and Missoula on scenic MT Hwy 1**
- 6 miles from Philipsburg, a historic 19 th century mining town with an award-winning brewery and quaint shops**
- Minutes to Georgetown Lake and Discovery Ski Resort**
- Under 10 miles to Rock Creek, a blue-ribbon fly-fishing stream**
- Lots of public land in the region**
- Rural living with city amenities +/- 1 hour away**
- 80 miles to the University of Montana**
- Beautiful weather and dark skies for stargazing**
- No sales tax in the state**
- Numerous ghost towns to explore**
- Alpine lakes**
- Endless outdoor recreation: Hiking, hunting, fishing, camping, horseback riding, snowmobiling**
- 10 miles to the Ranch at Rock Creek, the world's only Forbes Travel Guide Five-Star Ranch Resort and a founding member of the National Geographic Unique Lodges of the World.**
- Wildlife: whitetail, mule deer, elk, moose, antelope, fox, raptors, migratory birds, and much more**

Property Overview

- 134 Acres**
- Furnished 3700 ft 2 log home**
- 4 large outbuildings + multiple smaller structures**
- 100-acre hay field under irrigation, recently farmed: income-producing, state ditch water, pump, drive,**
- Multiple water rights: 125 acre-feet per year**
- Seasonal stream through pastures**
- 750ft gravel strip**
- 2500ft gravel strip**
- Additional 25 acres of horse pasture**
- Taxes: \$3700/yr**
- HOA dues: \$250/yr**
- Livestock features: 2 horse sheds, 2 feed sheds, 2 large livestock pens, 1 includes 4 smaller subdivided pens and 4 frost-free automatic waterers, 5 small animal shelters and 6 hay feeders**
- Firewood processing and storage area**

Barn

- 40'x100'**
- Electric roll-up door + power**

Fuel Shed

- Power**
- 300-gal diesel tank**
- 300-gal gasoline tank**

Garage

- Detached, 3 stalls**
- Attached subterranean greenhouse with ventilation system**
- Pre-wired, ready for solar**
- Large 250,000 BTU high-efficiency wood-fired boiler for heating shop and back-up heat for house**

Shop

- 40'x60'**
- Heated**
- Bathroom**
- Utility sink with cupboards and storage**
- Extensive cabinets and workbenches**
- High-efficiency LED lighting**
- Walk-In game processing cooler**
- Equipment room for dust collection system and high-capacity air compressor included**
- Custom paint booth**
- RV parking and hook-ups inside or out**

Hangar

- 50'x30'**
- On a 6" concrete slab**
- Electric roll-up door and power**
- Big Top building**

The Log Home

- Furnished 3700 sqft**
- 3 bedrooms, 3.5 baths**
- Metal roof**
- Large crawlspace under entire house**
- Attic storage space**
- Expansive wrap-around deck on the back with unobstructed views of the Skalkaho Valley and the Sapphire Mountains**
- Amazing sunsets from the hot tub off the master suite**
- Large wood-burning stove**
- Open floor plan**
- Propane in-floor radiant heat and hot water with wood-fired boiler back up**

The Master Suite

- Spacious master bedroom**
- French doors to the deck**
- Large walk-in closet**
- Vaulted ceiling**
- Large private bathroom**
- Gorgeous walk-in, glass, double shower**
- Claw foot tub**
- High ceilings**

Living Room

- 22 ft vaulted ceilings with Moose antler chandelier**
- High-efficiency wood-burning stove**
- Laminate wood flooring**
- Double French doors**
- Ample windows for natural light and endless western views**

Spacious Entryway

- Double closets**
- 1/2 bath**
- Tile floors**
- Large open Dining Room with tile floors**

The Kitchen

- Custom-built dream kitchen with Knotty Alder cabinetry**
- 14 ft granite top island**
- Tile floors**
- All Wolf and Sub-Zero appliances**
- Sub-Zero refrigerator**
- 130-bottle dual zone Sub-Zero wine cooler**
- Built-in elevated L-Series Wolf Oven**
- Built-in Wolf convection microwave**
- Built-in Wolf warming drawer**
- Built-in Wolf vacuum sealer drawer**
- Island features Wolf induction cooktop module, grill module, multi-function cooktop module, steamer module, and fryer module with pop-up downdraft ventilation system.**
- Granite countertops**
- Large-capacity sink with adjustable racks and cutting board**
- Instant-hot faucet**
- Built-in trash compactor**
- Garbage disposal**

Loft

- Spacious**
- Full Bathroom**
- Pool Table**
- Space for fitness area, library, office, or another bedroom.**

Guest Wing

- 2 guest bedrooms with western views, 1 features French doors to the deck**
- Huge guest bathroom with double sinks**

Laundry Room

- Utility sink and cabinets**
- Plenty of room for more storage or large chest freezer**