

You are offered this personal
INVITATION
to see the undiscovered Montana.

CLARK FORK RIVER RANCH

1030+- ACRES, 11,508+' OF RIVER FRONTAGE



\$3,499,000, BANK-OWNED
Plains, Montana

10 MILES FROM PLAINS, 1 1/2 HOURS TO MISSOULA

We need the tonic of wildness. . . we can never get enough of nature. *Thoreau*

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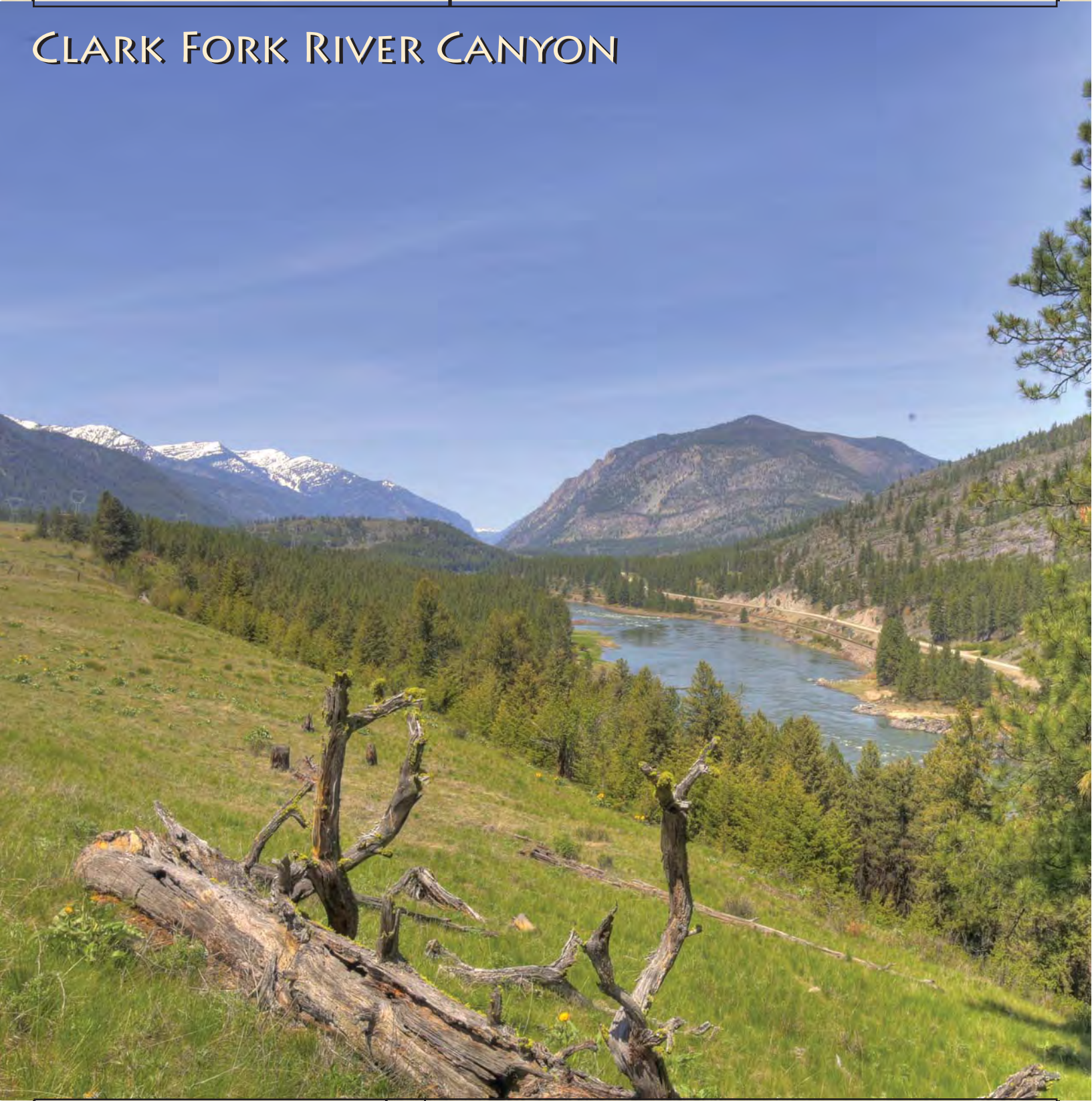
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PLAINS, MONTANA

Cabinet & Bitterroot Mountain Views

**CLARK FORK RIVER
RANCH**

CLARK FORK RIVER CANYON



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Est. 1998

Sanders County: 110 Miles Wide, 10,000 Residents

11,508' OF RIVER FRONTAGE

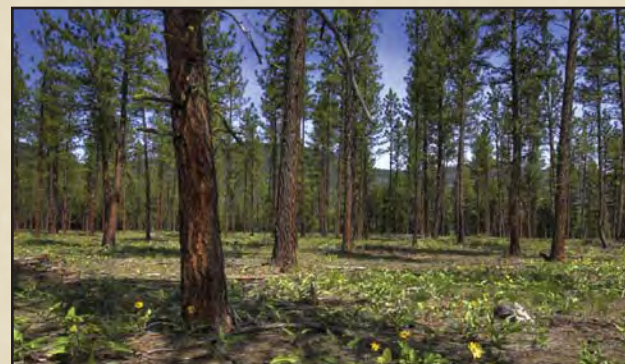
More cows per sq. mi. than people and no stop lights.

LOWER CLARK FORK RIVER VALLEY



RECREATIONAL PARADISE

The Lower Clark Fork River Valley in Northwest Montana has incredible aesthetic value including mountaintop vistas with lookouts, stunning views and creek and river valleys with awesome scenery. The diverse plant life encompasses many species of trees, shrubs and groundcover creating a landscape only mother nature could design.



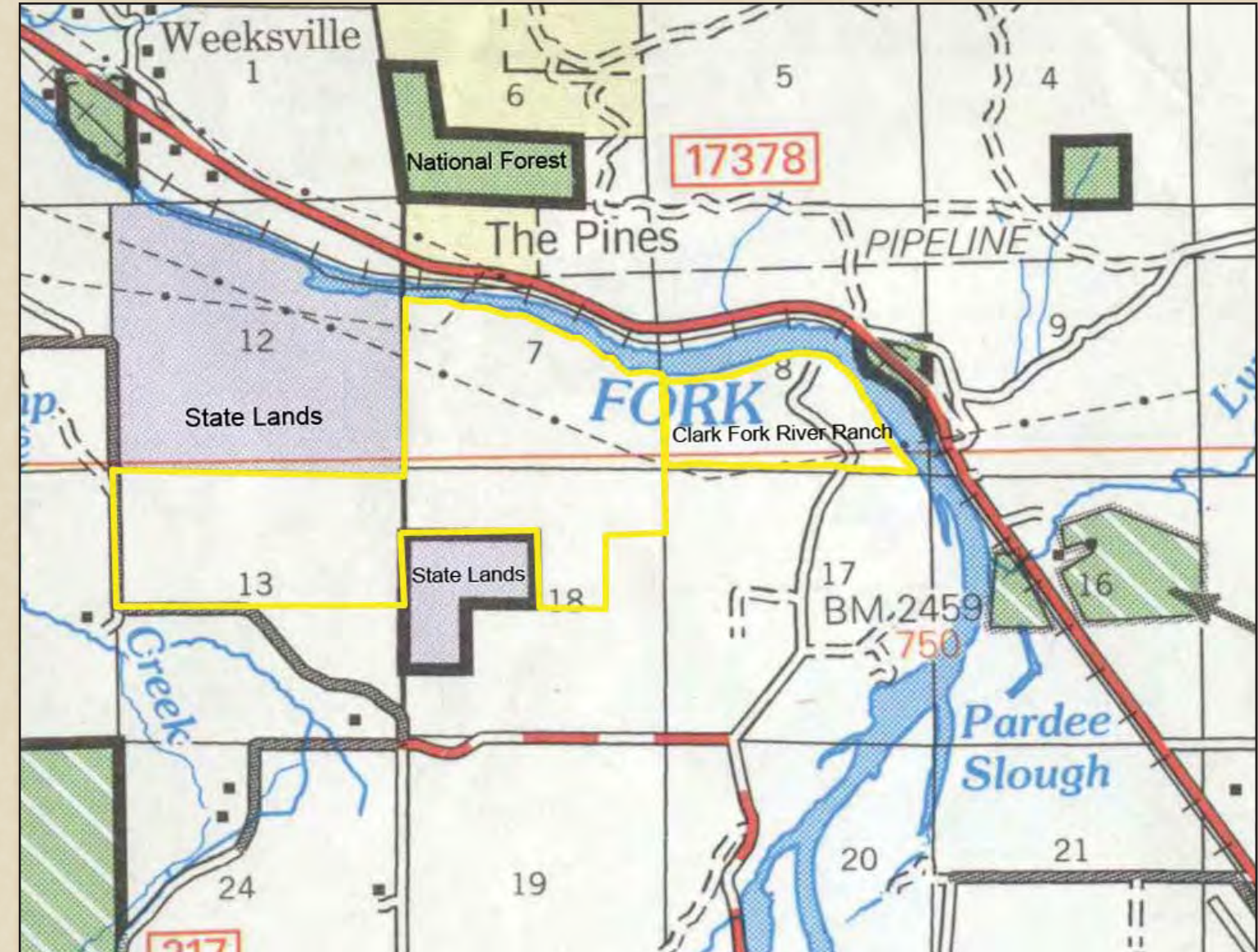
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FOREST SERVICE MAP



Fishing, water recreating and hunting are a way of life in Montana, and this property is located right in the heart of river country, surrounded by 3 major rivers and located on one (The Clark Fork River). Literally thousands of smaller streams, creeks and mountain lakes are located in this very scenic area of Montana. The property itself has 11,508+- Clark Fork River Frontage. There are literally thousands of miles of Forest Service roads in the area as well for the outdoor enthusiast. This is an awesome opportunity to own larger acreage in scenic northwestern Montana with much future potential.

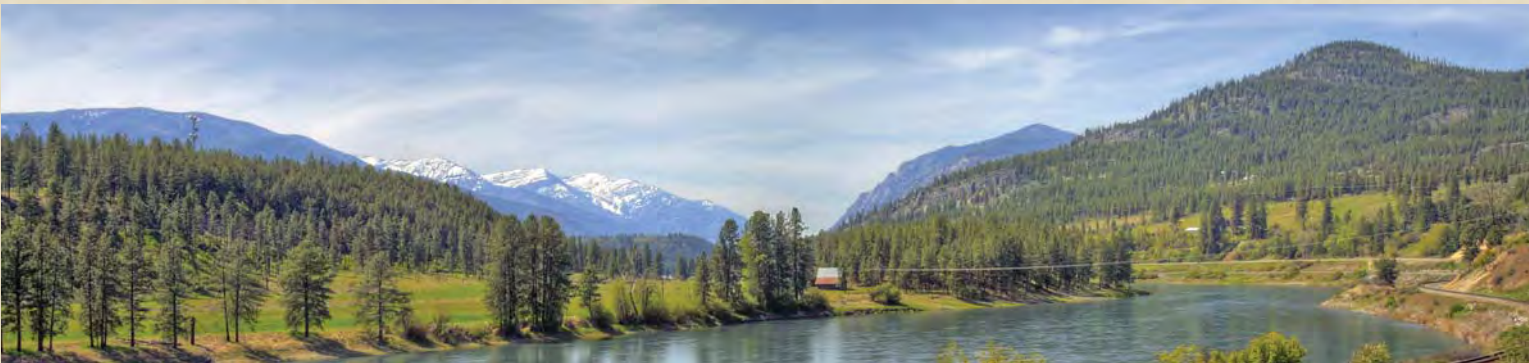
THE MONTANA WAY



Imagine. . . taking in the seasonally changing scenery beginning with the crystal blue waters of the Clark Fork River and ending at the aquamarine big sky. You'll enjoy breathtaking sunsets that cast purple hues on the Little Coeur d'Alene Mountains, a seemingly endless forest of snow-flocked pine trees and the grace of a spotted fawn jumping his first fence.

White water rapids border the land in two locations, enticing the daring side of life through kayaking, rafting or canoeing. From the banks of your property, you have over a mile of access to the Clark Fork River, the 5th most popular and largest fishing stream in Montana.

Perhaps you have always wanted to be able to take an ATV tour of your 1030+- acre Montana River Ranch. This Northwest Montana Ranch offers the lifestyle many people yearn for, including fresh clean air, wide open expanses, clean clear waters with State and National Forest Lands in abundance. If you would like a friendly atmosphere in which to live, this is the place for you! Your friends and family will love to come and visit you here. The saying here is, "We have two seasons. . . winter and company.". Welcome to Montana. Welcome home.



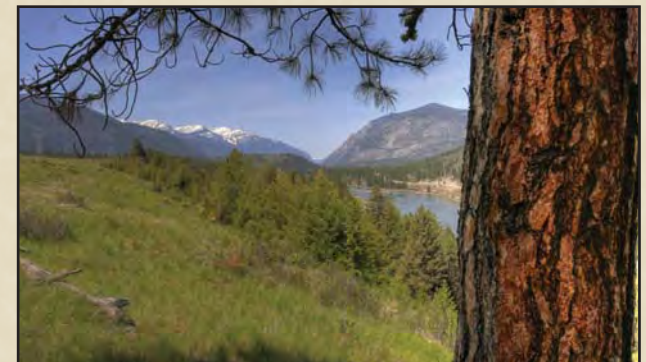
The Clark Fork River Ranch is located just outside Plains, Montana in the stunning Clark Fork River Valley. Offering small town charm and exciting recreational opportunities, Plains is situated in an area of Montana called the "Banana Belt" due to its warmer winter and cooler summer temperatures. Year-round adventure waits, with activities including fishing at three of the largest freshwater lakes in the West, hiking in Glacier National Park, relaxing in hot springs, skiing, or playing at any of the golf courses nearby. Besides the natural wonders of this Northwestern Montana community are the unique offerings of nearby small towns, fascinating historic sites and landmarks, and year-round entertainment and restaurants. Urban options nearby include Missoula and Kalispell, both just over an hour away, and Spokane, Wash., less than three hours from Plains. Small town living is easy. Plains offers a full range of basic amenities that allows residents to settle into a peaceful rural lifestyle. And with millions of acres of wilderness, a multitude of wildlife species, and pristine creeks and rivers all nearby. The Clark Fork River Ranch embodies small town, recreational living at its finest.

RIVERSIDE RECREATION



SANDERS COUNTY

Sanders County covers a diverse area. Spanning 130 miles of the lower Clark Fork River valley in Northwest Montana, the county consists of forested valleys and mountain ranges on the west end and open grasslands towards the east. Thompson Falls, the county seat, lies in the west central portion of the county. While areas of western Sanders County receive in excess of 36" average annual precipitation, locations near Niarada and Lonepine may experience less than 10", making them fairly arid. The agricultural and natural resource base of the area follows a similar pattern. Traditional farming and ranching communities occupy the eastern third and a mixed small farm or logging economy is found towards the west. Within close proximity are Glacier National Park, the Ross Creek Giant Cedars, Flathead Lake and Lake Pend Oreille. This quiet portion of Montana with its lush green Valleys, rugged mountains, lakes and streams offers a lifestyle of tranquility away from the centers of large industry, congestion and pollution.



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SCENERY GALLERY



The Little Coeur d'Alene or Cabinet Mountains are visible every direction from this property framed with either Clark Fork River frontage or stands of towering pine trees. There is a modest residence on the river to live in while you build your dream home and later to use as a guest house or caretakers home. Horses, cattle or any other livestock would love to call this home as this ranch offers irrigated fields for grazing. Call for an appointment today!

MONTANA RANCH LIFE



MONTANA WILDLIFE

Sharing our land with the wildlife is a Montana standard. You can expect elk, deer, moose, bear, mountain lion and a host of other natural inhabitants. The elk will begin bugling, setting the stage for their mating season every fall. The music created is a rare treat. Calving in the spring brings opportunities to share a young elk's first awkward steps. Wildlife viewing trumps any sitcom.



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