

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

**LITTLE BEAVER CREEK RANCH**  
85+- ACRES, 2 HOMES, GREAT BUILDINGS



**LITTLE BEAVER CREEK RANCH**  
Trout Creek, Montana

10 MILES FROM THOMPSON FALLS, 90 MINUTES TO MISSOULA

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

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**TROUT CREEK, MONTANA**

Little Beaver Creek, Mountain Views

**LITTLE BEAVER  
CREEK RANCH**



**LITTLE BEAVER CREEK**

**REALTY-NORTHWEST**

Est. 1998

Sanders County: 110 Miles Wide, 10,000 Residents

**AN EQUESTRIAN ESTATE**

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



## A BIT OF HISTORY



### RECREATIONAL PARADISE

The Little Beaver Creek Ranch has a rich history, originally home-steaded by Joseph and Ida Hartman, associates of the renowned artist, Charles M. Russell. Joe Hartman was the Sherriff for Sanders County, then considered still the wild west. Now, 85+- acres, The Little Beaver Creek Ranch is bound on the west for over 1/2 mile by Little Beaver Creek, the Lolo National Forest near.



## TOPOGRAPHY & AERIAL MAP



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Fishing, water recreating and hunting are a way of life in Montana, and this property is right in the heart of river country, surrounded by 4 major rivers and literally thousands of smaller streams and creeks. The property itself has the potential of a mile of National Forest as its neighbor with adjacent acreage and 1/2 mile of creek on it. The elk and deer find great solace in the fields lined by meandering Little Beaver Creek. An awesome opportunity to own larger acreage in scenic northwestern Montana with ranch facilities, irrigation claims and much future potential.



# AN EQUESTRIAN RANCH



A beautifully scenic ranch setting, The Little Beaver Creek Ranch, encompasses the elements of the Montana dream. Nearly 86 deeded pristine acres of sub-irrigated hay and grazing ground sits serenely between Little Beaver Creek and the ranch road, Little Beaver Creek Road. National Forest is near and there are many recreational roads within a short ride, ready for adventure. The Montana lifestyle includes snowmobiling, hiking, water recreating, wildlife viewing & enjoying the stunning scenery.

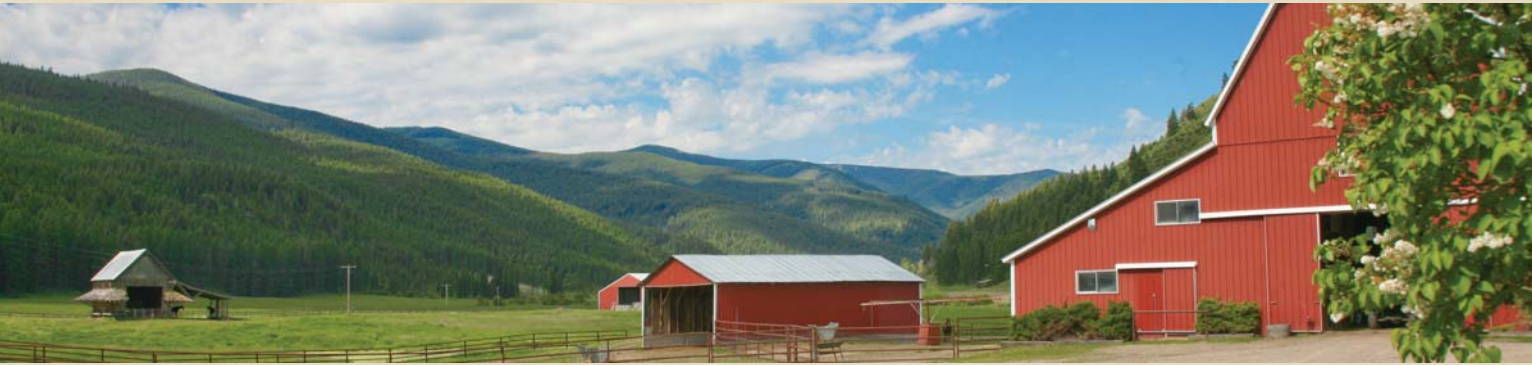
The ranch includes several water claims, including the priority claim dating back to 1891. The fields on the north end are sub-irrigated and produce on average, 150 tons of hay per year. Little Beaver Creek holds brown, brook and cutthroat trout for your fishing pleasure. It is a year-around stream providing water to many species of waterfowl, resident elk, moose, deer & much more wildlife.

Your operation is completed with outbuildings to house your equipment. A stately 6-stall barn is a focal point of the property, with the remaining buildings as follows:

80'x90' Metal Horse Barn	48'x96'x16' Insulated Shop
48'x108'x16' Hay Storage	96'x24' Equipment Shed
48'x31' Metal Loafing Shed	60'x20' Feeder Shed

Quality construction was key in the 3640 sq. ft. main home, built in 1967 and updated in 2007. Large picture windows frame the Cabinet Mountains perfectly. A wraparound deck captures the serenity and celebrates the scenery. Granite counter tops and tile floors finish the kitchen. Five bedrooms and three baths provide room for everyone. A commercial walk-in refrigerator and cooler are in the finished basement. A lovely guest home provides extra lodging.

A rare opportunity in Northwestern Montana, The Little Beaver Creek Ranch is situated two hours from Missoula or Kalispell, Montana and Spokane, Washington. You are invited to a private showing so that you may experience the serenity first hand. Come to Montana, the last best place.



Thompson Falls is the seat of Sanders County, a county 110 miles wide, with no stop lights. The Little Beaver Creek Ranch is equidistant to the recreational haven of Trout Creek and Thompson Falls. There are under 10,000 residents in this county as well as two National Forests, the Kootenai and Lolo, The Clark Fork River, Thompson River, Vermillion River, Bull River and a wealth of wildlife. Sanders county is known for having the most temperate climate in the state with average 20 degree days in the winter and 84 degrees in the summer. It is Montana's hidden treasure.

# LITTLE BEAVER CREEK PEACE



## A NEIGHBORHOOD OF KNOWNS

Much of neighborhood is in large land holdings, one with a conservation easement, or covenants prohibiting subdivision into parcels less than 20 acres. This protects the drive to your piece of Montana as well as providing peace of mind that the neighborhood will remain substantially the way it is today in the future. Not to mention that there are lots of nice folks here waiting to welcome you.



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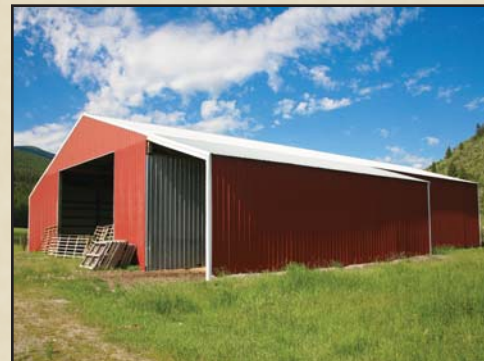
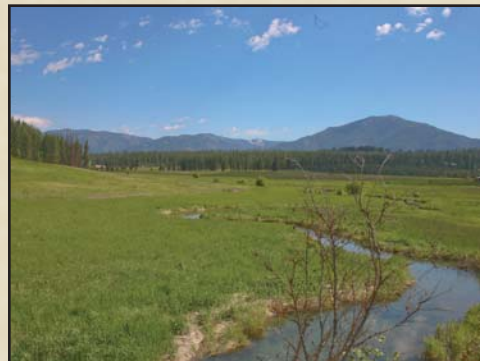
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# SCENERY GALLERY



Fall foliage is stunning on this property with varied species of deciduous trees. The two homes are very well maintained, with one having been recently remodeled. The real estate is 85+- acres with simple covenants including no less than 20 acre parcels, along with the adjacent parcels. Three phase power is run through the property to an irrigation pump on the neighboring land. This is a very rare opportunity to own a sweet horse property, with so many amenities and potential uses. And the barn is smashing! Call for an appointment!

# 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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