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## Peregrine Peak Ranch | Florence, Montana | \$9,000,000



### Executive Summary

Located less than 30 minutes from downtown Missoula, this diverse assemblage offers a rare opportunity to own one of the more unique offerings in western Montana. Situated in the foothills of the Bitterroot Mountain Range, Peregrine Peak Ranch provides an exceptional mix of recreational amenities, a modest production component, and a custom log home. Consisting of roughly 513 acres, the ranch rises gently from the valley floor, crossing productive meadows before entering the forest interface. From there, the elevation increases up the McClain Creek Canyon, where it meets with Lolo National Forest and a coveted 640-acre, 83 AUM state grazing lease.

The centerpiece of the ranch is a 5,000+ square foot custom log home nestled in the trees overlooking the bucolic Bitterroot Valley. Built in 2006, this five-bedroom, six-bathroom residence imbues rustic charm but with all the modern amenities. The 2,500+ main level includes a primary suite, vaulted great room, luxury kitchen, and laundry facilities. Below grade is the fully finished walkout basement with a family room, wine cellar, office, and four additional bedrooms.

Recreationally, the ranch is home to the northern Bitterroot Valley's most recognizable elk herd, often seen on the ranch and in the surrounding neighborhoods. Numbering between 100 and 150 animals, they rarely leave the area, preferring the food, water, and cover the ranch provides. In addition to elk, the ranch is home to mule deer in the upper elevations, with whitetail primarily inhabiting the lower ranch. The ranch offers miles of roads and trails with almost exclusive access to the Lolo National Forest directly from the property.

Agriculturally, the ranch could support a small cattle operation, with nearly 82 acres under pivot irrigation and a 640-acre state grazing lease.



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## Just The Facts

- 513± acre mix of timber, irrigated pasture and open meadow
- 5,000± square foot five-bedroom, six-bathroom custom log residence with double car garage and wrap-around deck in a private forest setting
- McClain Creek frontage and associated riparian zones
- 83 AUM state grazing lease on 640 acres
- Approximately a quarter-mile boundary with Lolo National Forest providing access into the Selway-Bitterroot Wilderness
- 83± acres under pivot irrigation
- Spectacular geologic cliff formations with nesting Peregrine falcons
- 30 minutes to downtown Missoula
- Alternative configurations are possible should buyers wish to add more ground



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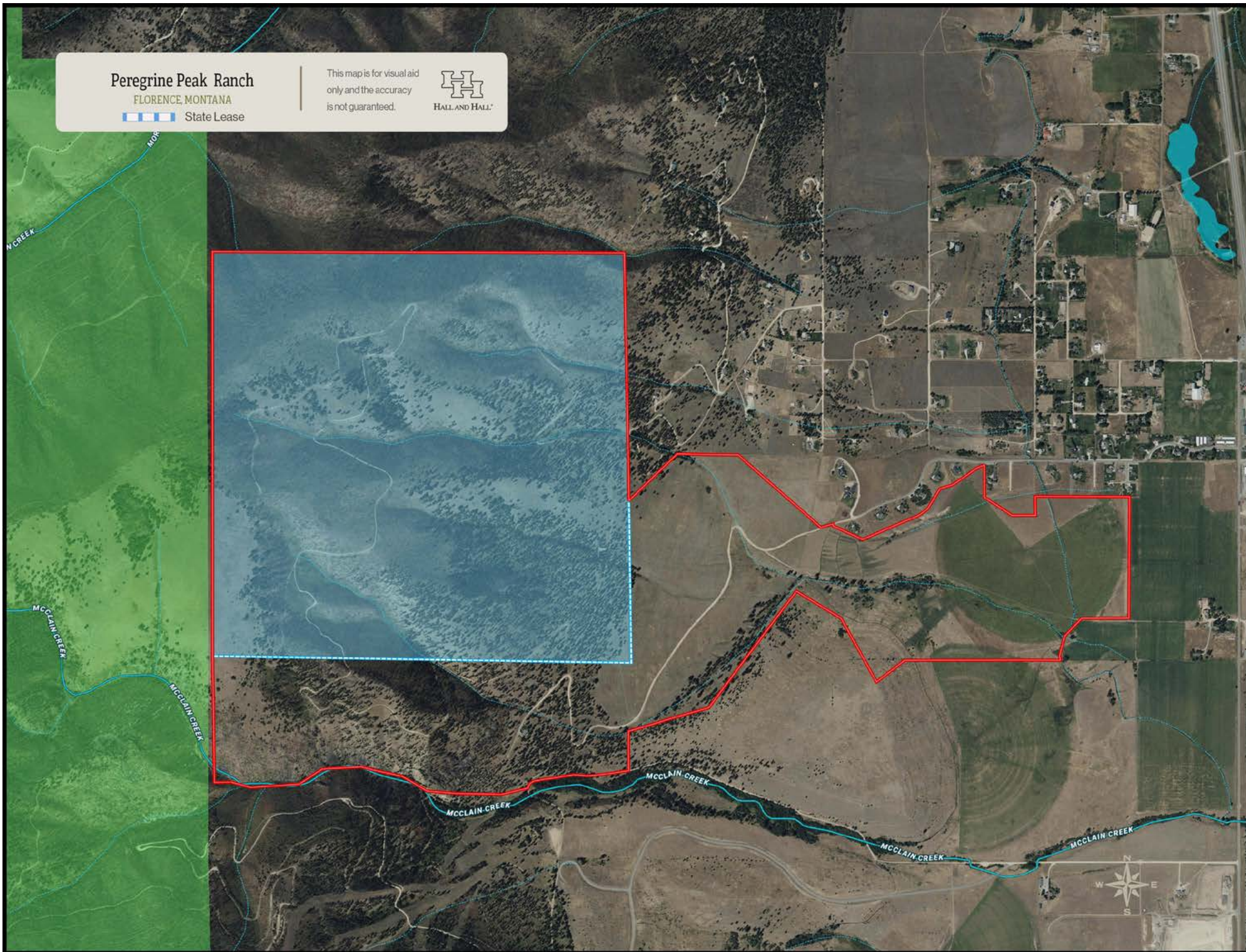


State Lease

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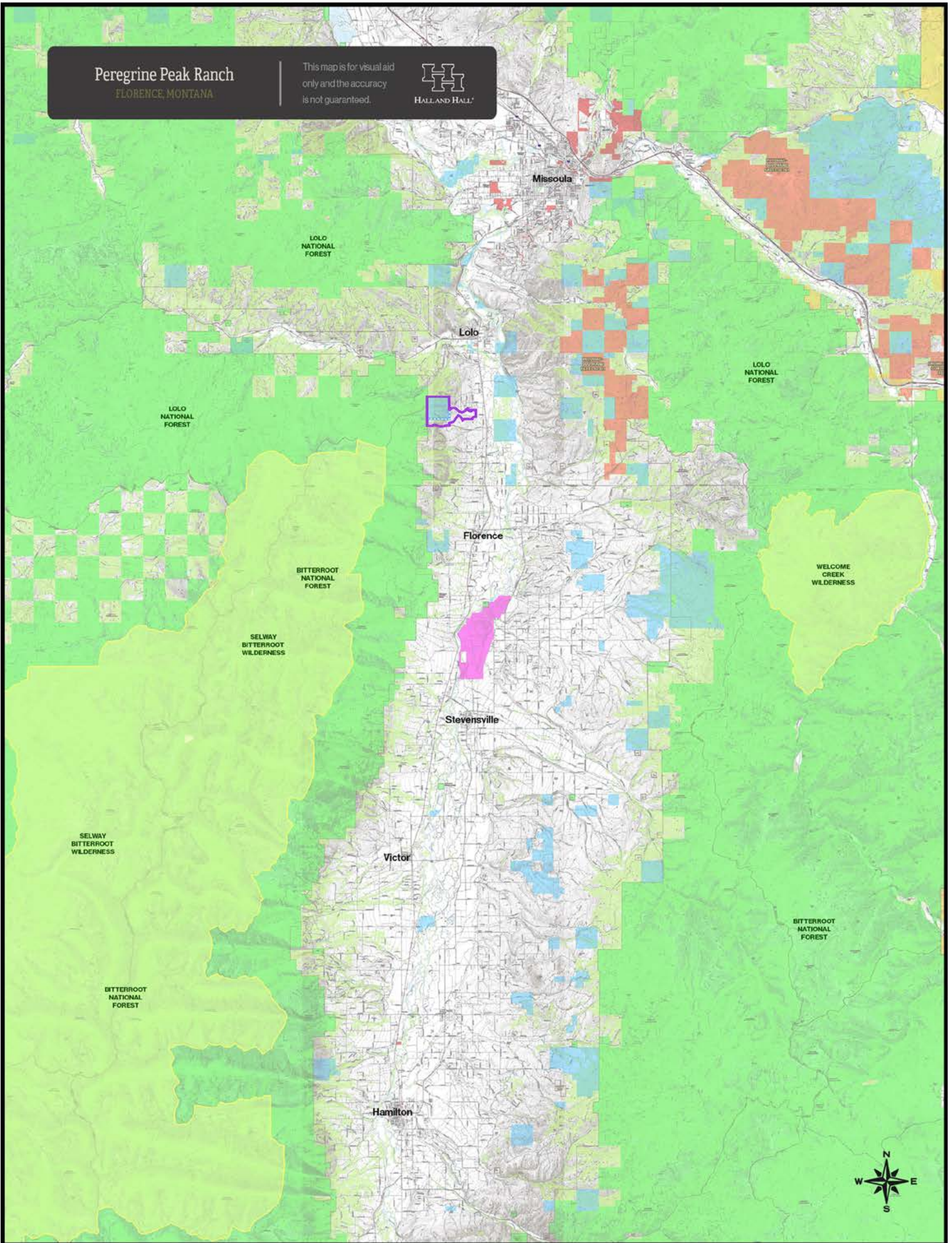
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