



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Summit at Lolo Ranch | Florence, Montana | \$7,650,000

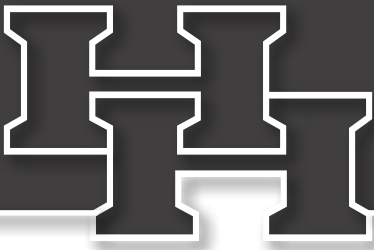


Executive Summary

Tucked above the alluvial benches on the west side of the Bitterroot Valley and below Lolo Peak lies a legendary recreational retreat full of potential for the adventurous. With its dozens of professionally designed ski runs and miles of hiking trails and two-track roads, it would be difficult to source a more unique opportunity so close to modern amenities.

The Skyline Retreat, located minutes from Missoula, offers over 800 acres in two tracts. The ski hill boasts nearly 700 acres of mixed timber and meadow with both gentle and advanced runs. These may be used for private downhill skiing/snowboarding in the winter, then repurposed in the summer for other trail-oriented activities like mountain biking or horseback riding. With its stunning setting near McClain Creek and below some spectacular cliff faces, the approximately 109-acre base area offers more moderate topography suitable for a variety of residential or hospitality use profiles. Power and water are in, making the site build-ready.

In addition to recreation dedicated to gravity junkies, the Skyline Retreat is home to one of northern Bitterroot's most notable elk herds, which are often seen on the property and in the surrounding areas. Mule and whitetail deer, coyotes, and bears also call the ranch home.



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

If over 800 acres isn't enough, the ranch shares a one-and-three-quarters-mile boundary with the Lolo National Forest, providing exclusive entry at nearly 6,200 feet in elevation. From that point, an owner will have unparalleled access to two mountain lakes, giving way to millions of acres of public land, including the Selway-Bitterroot Wilderness.

Situated half an hour from vibrant Missoula, the property is near a full suite of amenities, including two regional hospitals, the University of Montana, a commercial airport, fine dining and shopping.





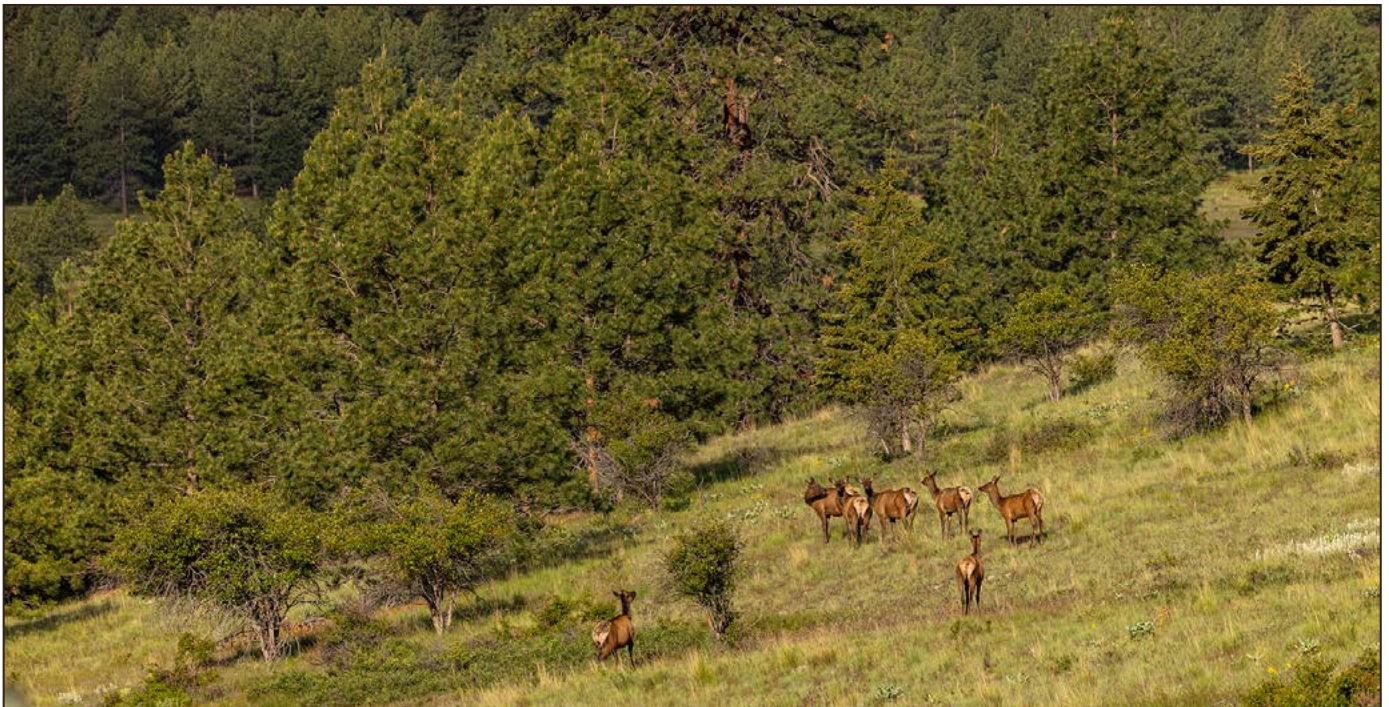
HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Just The Facts

- 804± acres
- .83± miles of McClain Creek
- 1.75± mile public land boundary with exclusive access into Lolo National Forest
- Dozens of professionally designed private ski runs; miles of hiking trails and two-tracks
- Exclusive, high elevation access into Lolo National Forest and the Selway-Bitterroot Wilderness
- Hunting District 260
- 30 minutes to Missoula
- Power and well in at the most desirable building site
- Unique and private build site with views of the Bitterroot Valley and McClain Creek Canyon
- Alternative configurations are possible should buyers wish to add more ground



DEKE TIDWELL | dtidwell@hallandhall.com

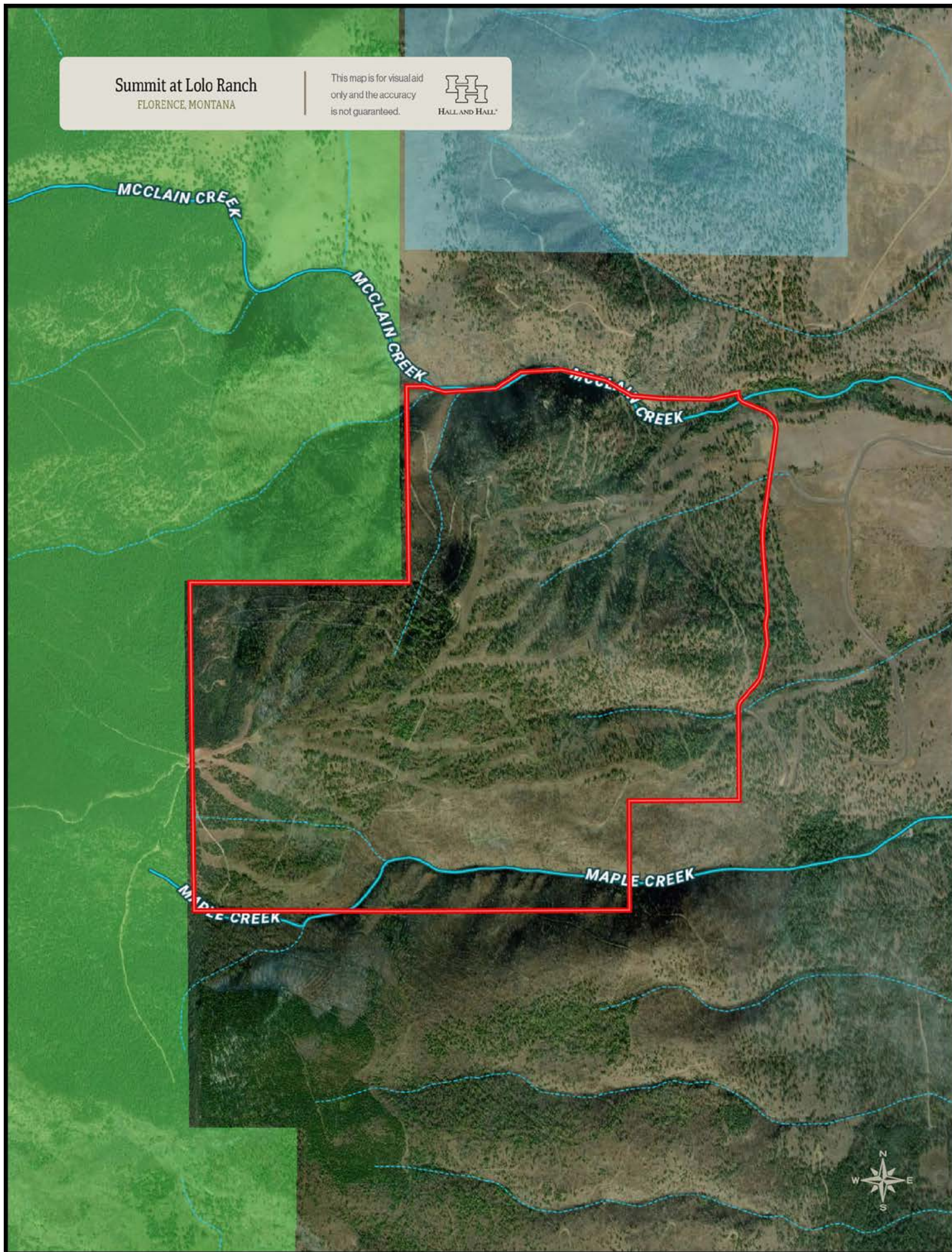
901 SOUTH HIGGINS AVENUE, STE. 103 | MISSOULA, MT 59801

(M) 406-544-7191

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Summit at Lolo Ranch
FLORENCE, MONTANA

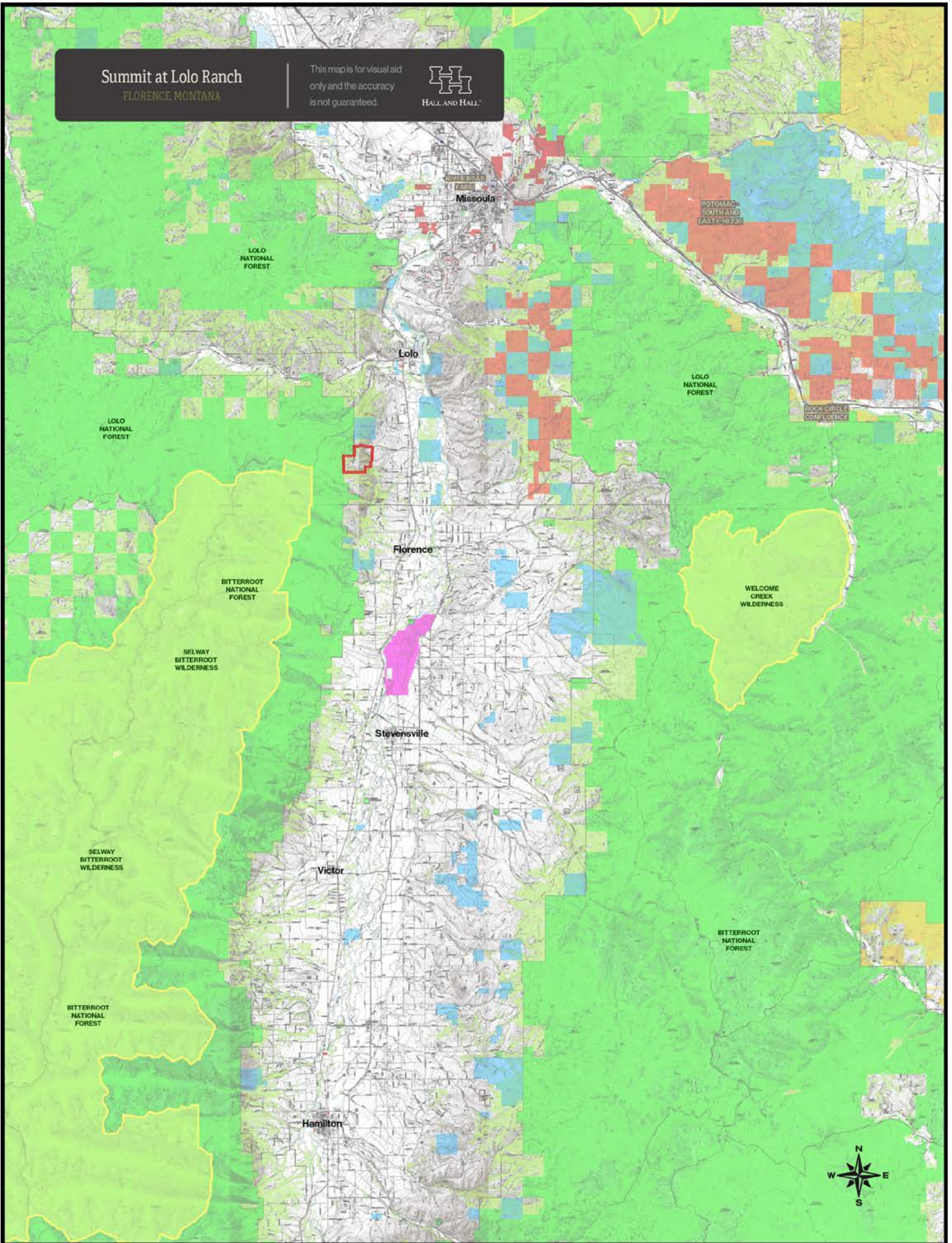
This map is for visual aid
only and the accuracy
is not guaranteed.



Summit at Lolo Ranch

FLORENCE, MONTANA

This map is for visual aid only and the accuracy is not guaranteed.



Summit at Lolo Ranch
FLORENCE, MONTANA

This map is for visual aid
only and the accuracy
is not guaranteed.

