



Petty Creek Meadows



3355 Petty Creek Road
Alberton, Montana

**SPORTS
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Petty Creek Meadows

MLS #21708427 \$2,900,000

Clearwater Montana Properties, Inc.



Introduction

680 acres of an all inclusive ranch, hidden in the mountains on a mile of crystal clear Petty Creek. Petty Creek Meadows is only thirty minutes from horses and serene solitude, to Missoula, one of Montana's most exciting cities, home to the University of Montana. Eight and a half miles of new road through the valley makes the ride from I-90 quick and sweet, unless you stop to photograph one of the many big horn sheep that live in the area. From the very



entrance, past the trout pond and through the tall whispering pines, you know you are somewhere special. The trophy home is the heartbeat of the ranch, but not to be discounted are the numerous outbuildings, including shops, barns, ranch manager's house, guest cabin, hay barn, hay fields and a water/irrigation system that takes engineers back to school. This is a hydrological Disney World. Sun up, it's cakes on the griddle, as the trails await. Later, try your hand at some trout fishing. CPR: catch, photo and release or "it's what's for dinner."

Petty Creek Meadows

3355 Petty Creek Rd. Alberton, MT

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Location

Petty Creek Ranch is located approximately 9.4 miles from Alberton and approximately 35.3 miles from Missoula with hundreds of acres of Lolo National Forest all around. The Petty Creek Area lies between the Clark Fork River to the north and then ties into Graves Creek on the south.

Locale

In the early days, it is said that the trail in the Petty Creek area was used by outlaws as a getaway route. Graves Creek got its name by the discovery of four mysterious graves and different stories emerged of who they belonged to and how they had gotten there.

Access

The main house of this property is most easily accessed by taking the exit for Petty Creek Rd off of I-90. Go approximately 6.4 miles to be in the center of the Petty Creek area.

Weather

Alberton and the Petty Creek area get approximately 18.5 inches of precipitation a year.

Fishing & Hunting

Petty Creek, Tucker Creek and West Fork Creek all run through the property. Pictured to the right is the fish pond, which at some points reaches 12 feet deep. A 7lb cutthroat fish was caught here. Property has not been hunted on for the last 14 years.





Main House

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The main house is a 3 bed/3 bath house built in 1985. The living area entertains an oversized, wood real rock fireplace with a custom wood slab mantle. Vaulted ceilings are featured in both the living and dining areas. The kitchen has alder cabinets, double ovens, a large pantry and a breakfast bar. With a tiled entry, rough hewn pine flooring and new carpet installed in 2014, the entire house is completely move-in ready. The laundry area is conveniently located on the main floor along with the master suite with double sinks, a Jacuzzi tub and the guest bath. The loft presents a sitting/office area and extra storage. An immediate sense of warmth and comfort can be felt upon entering this log home made with large Tamarack logs. The 3,000 sq. ft. wrap-around, Trex deck is accentuated with new railings, amazing views and various seating areas.





Additional Information

Square Footage: 2,770+/-

Bedrooms: 3

Bathrooms: 3

Foundation: Poured concrete

Included appliances: Washer, dryer, refrigerator, microwave, range, water treatment

Roof: Metal

Year Built: 1985 - Major remodel in 2002

Water: 3 Private wells: #1 50 ft/50 GPM, #2 60 ft/30 GPM, #3 50 ft/30 GPM, water rights to all 3 creeks

Sewer: Private septic system

Heat: Propane

CCRS: No

HOA: None

Garage: See next pages

Other Pertinent Info: House is being offered fully furnished



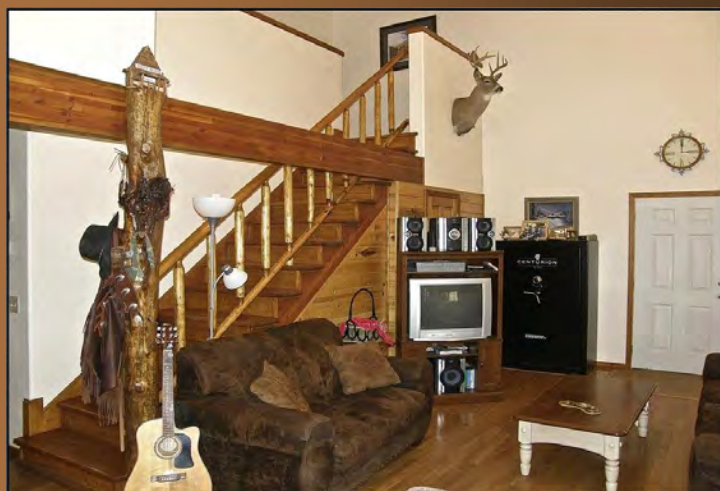


Caretaker's Quarters

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The 3 bed/2 bath, 36' x 36' caretaker's quarters offers a full kitchen, main level laundry w/ mudroom entry and a main level master suite. There are 2 separate covered porch areas to relax and enjoy the peaceful scenery.



Additional Information

Square Footage: 1,296+/-
Bedrooms: 3
Bathrooms: 2
Foundation: Poured concrete
Included appliances: Washer, dryer, refrigerator, microwave, range
Roof: Metal
Year Built: 2004
Heat: Propane
Garage: Shop/barn - see next page
Other Pertinent Info: This is the only residence that is not being offered furnished



Shop/Barn

Adjacent to the caretaker's quarters is the 36' x 32' shop with two 16' doors and a man door. On the other side is the 36' x 44' 6 stall horse barn with a 1/2 bath and tack room.



Above: The oversized shop has lots of built in shelving and cabinets. It is insulated and completely finished. Propane line is in - just needs a heater. Equipment not included in price, but may be purchased outside of sale.



Views from the side of the horse barn and the outdoor stalls at the back of the building. Each interior stall opens into a 12' x 12' exterior pen. The hay loft above holds 54 tons.





Log Guest Cabin

The rustic log cabin has wood floors, 1 loft bedroom, 1 bathroom, a covered porch and undeniable charm.



Additional Information

Square Footage: 1,019+/-
Bedrooms: 1
Bathrooms: 1
Foundation: Poured concrete
Included appliances: Washer, dryer, refrigerator, range, microwave
Roof: Metal
Year Built: 1980
Heat: Propane stove
Garage: None



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Carport/Generator House

The generator has its very own house! It's a 20 KVA propane generator that automatically kicks on if power goes out. It has enough power to run the entire main house.

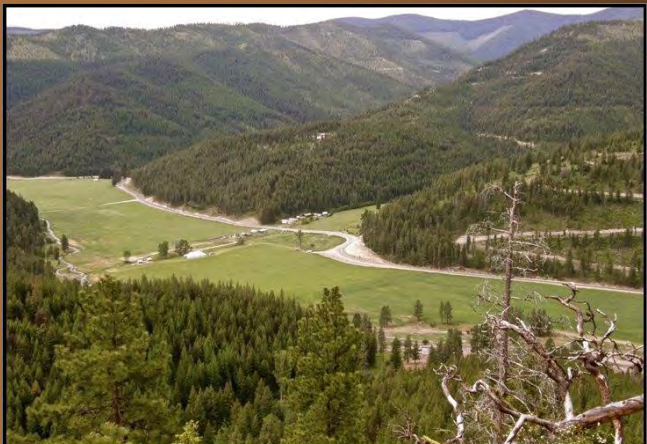


Garage/Apartment



Additional Information

Square Footage: 1,140+/-
Bedrooms: 1
Bathrooms: 1
Foundation: Poured concrete
Roof: Metal
Year Built: 1990
Heat: Propane Stove
Garage: Double attached



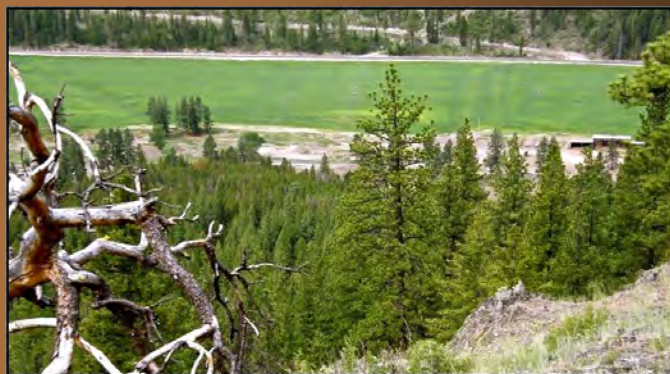


Acreage

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Encompassing over 678 acres and bordering Forest Service on 3 sides, Petty Creek Meadows offers an opportunity to live the true Montana dream!



ADDITIONAL PROPERTY INFORMATION

Acres: 678 +/- acres
Taxes: \$7,212 / 2013
Legal: Lengthy, CLA
Geocode: Multiple, CLA
Assessment code: Multiple, CLA
Road/Access: County/Paved





An irrigation and water source starts naturally in the high country and then is directed to Petty Creek. the ranch uses it to drink and bring life to the land. This is engineering at its finest. There's over 5,000 feet in underground piping for irrigating and it is all gravity fed. No pumps! There are sprinklers every 120 feet, giving full fire protection.



Presented Exclusively By:

Wayne Heaton

Broker, GRI, SFR, RRS, CRS, C-REPS, CCIM Member

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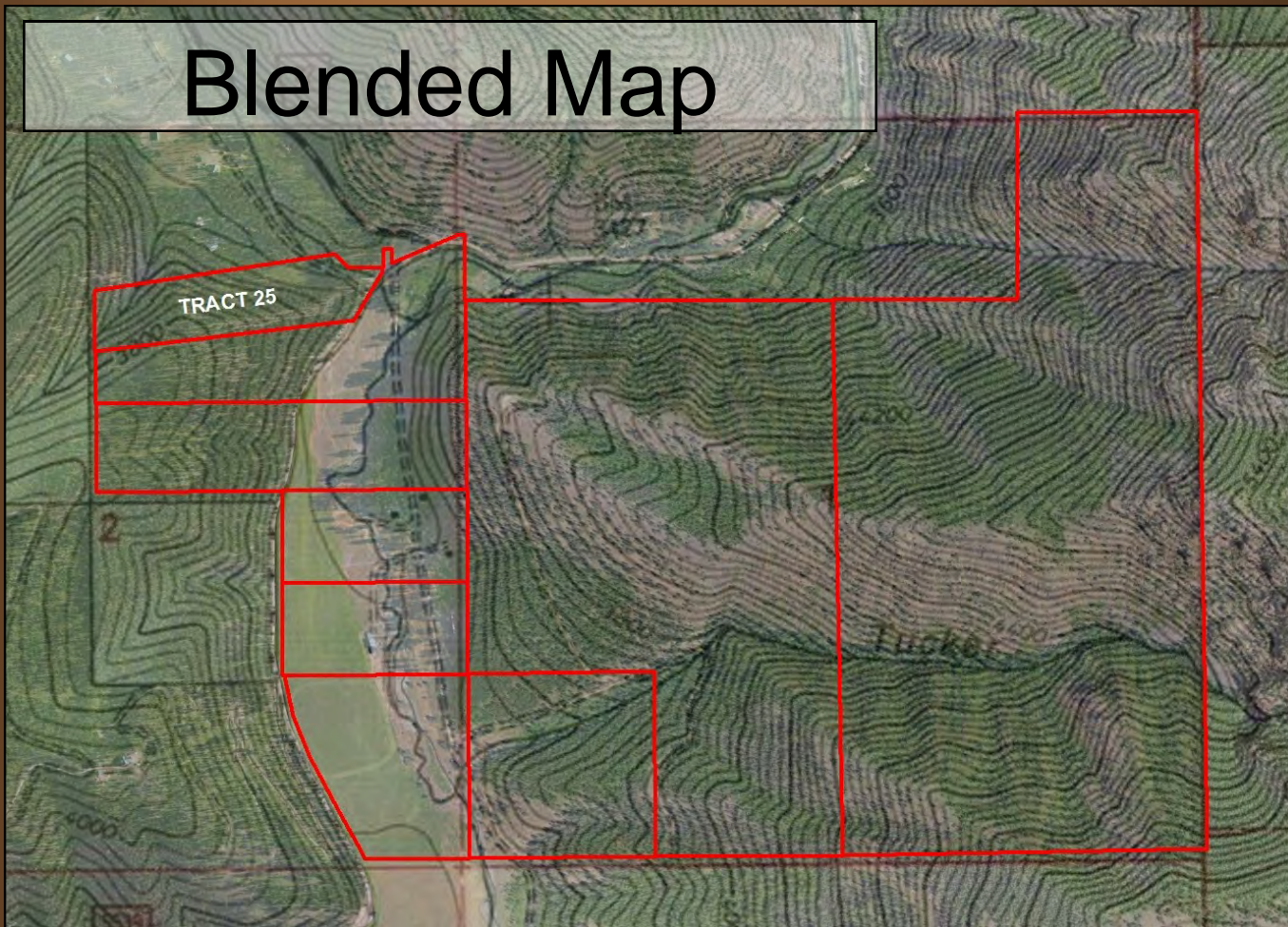
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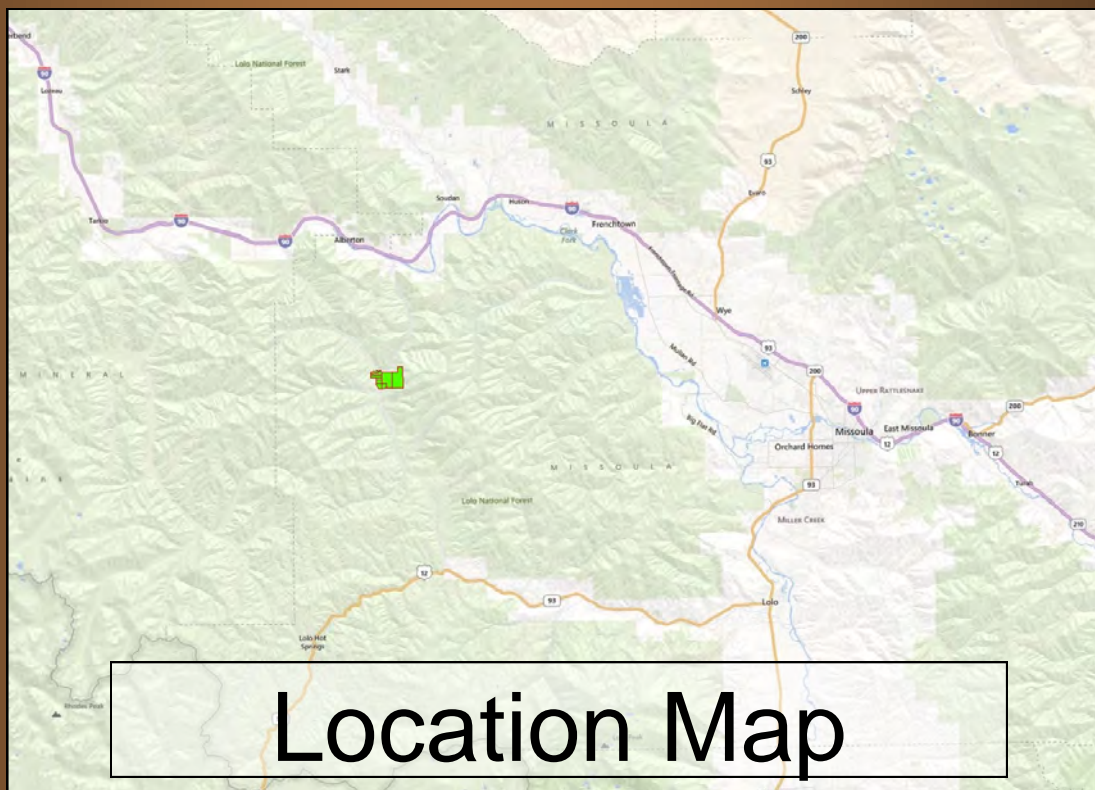
Mapping

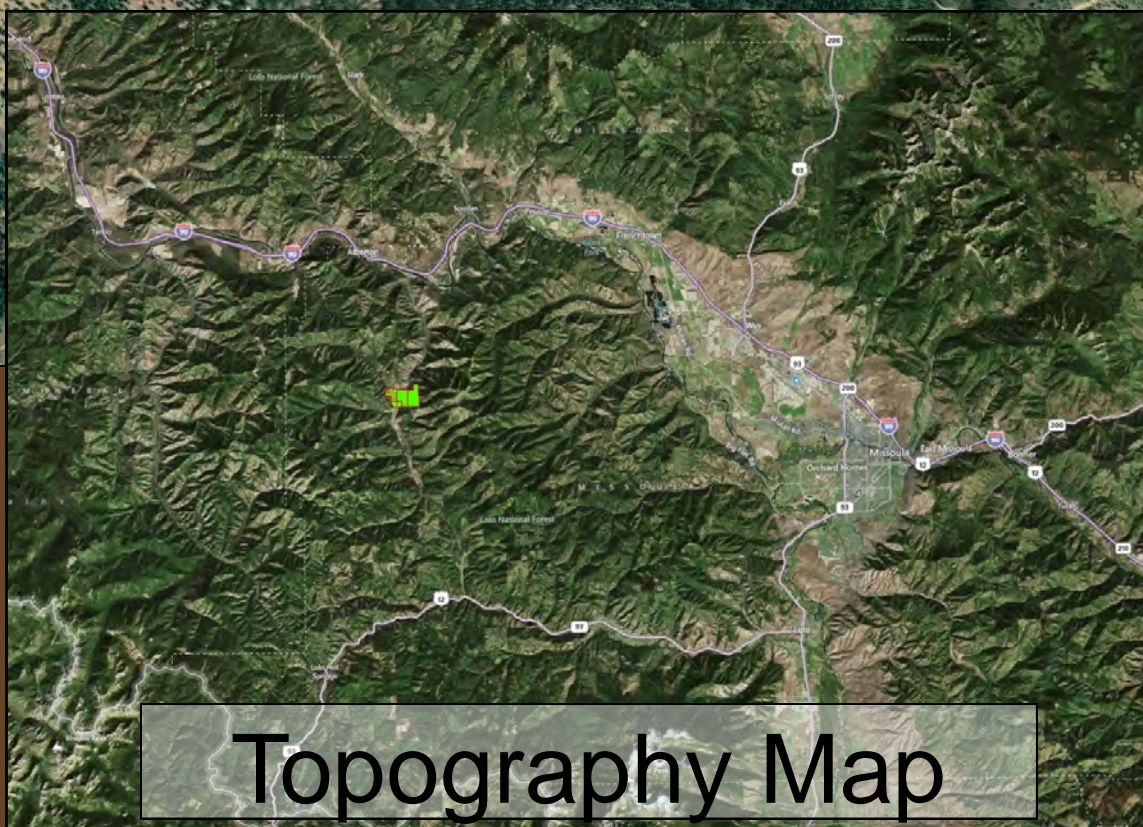
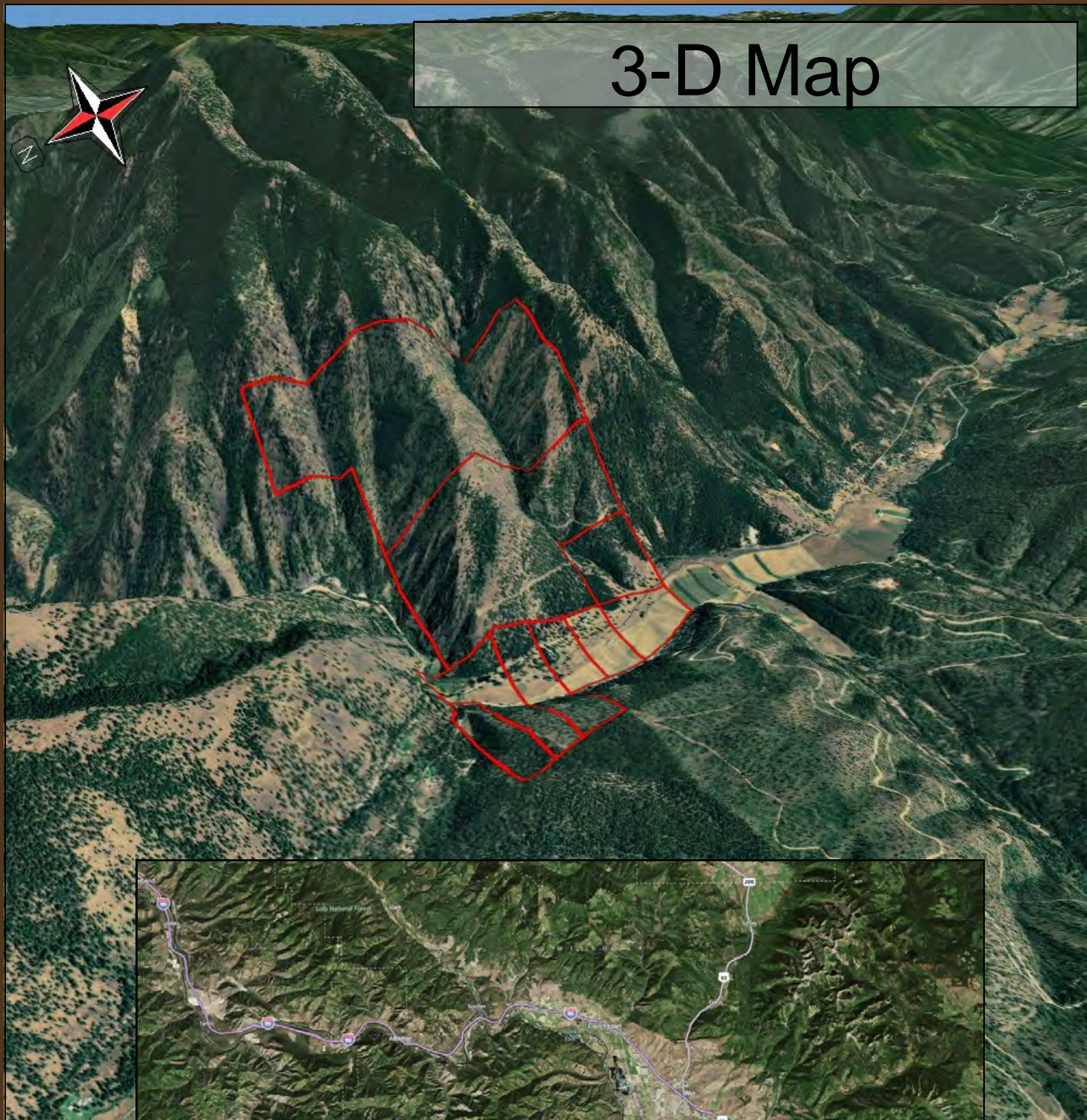
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Blended Map



Location Map







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