

CORDER

AND ASSOCIATES, LLC



Beautiful Bitterroot Valley Ranchette

3993 Squires Lane, Stevensville, MT 59870

Offered at \$650,000



Presented Exclusively by
Brady Bergstrom, REALTOR®

406-622-3224 office
406-544-0540 cell
Brady@CorderLand.com



Property Information

Lot Size: 9.73 deeded acres

Taxes: \$2,714.83 (2024)

Legal: S19, T09 N, R19 W, ACRES 9.73,
N1/2N1/2SENW INDEX 42 CS #1889 TRACT 3

Crop History: Hay - 4 ton off 8 acres

Year Built: 1977

Bed/Bath: 3 Bed/2 Bath

Square footage: 1,344

HVAC: Electric forced air

Water/Sewer: Well; Septic

Water: Flood irrigation; Small pond by the house

Garage: 40' x 60' two stall with lean to

Appliances/Personal Property Included: Fully
furnished

Special Enhancements/Extras: Maple cabinetry; Formica countertop

Covenants/HOAs: None

Access: Legal access via gravel road



Executive Summary

The property looks out to the distant Sapphire Mountains, rising up to meet the sky to the east, and the Bitterroot Mountains compete to the west. A splendid valley of recreation and small communities are tied together by Interstate 93. Nearby, the Bitterroot River is renowned as a blue-ribbon trout fishery, offering exceptional fishing experiences. On the outskirts of Stevensville lies the Lee Metcalf Wildlife Refuge, a short drive away, which presents opportunities for observing diverse wildlife and bird species. The paved Bitterroot Trail invites bikers, walkers, and joggers to indulge in outdoor activities amid the picturesque landscape. This charming 3-bedroom, 2-bathroom home is situated on 9.73 acres, with 8 acres dedicated to producing 4 tons of hay. The interior has been thoughtfully updated, featuring Pergo flooring, maple cabinetry, Formica countertops, and stainless-steel appliances. The home encompasses 1,344 square feet and includes a

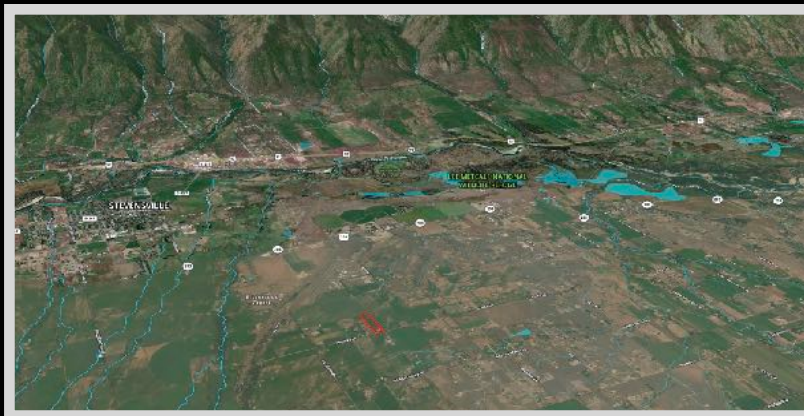
substantial 40' x 60' garage/shop. A small pond graces the property, and the irrigated hay fields can be flood-irrigated for optimal yield. This country home is ideal for equestrian enthusiasts, providing a short commute to the larger amenities of Missoula or Hamilton. Escape to this tranquil valley, surrounded by mountains, and make this ranchette your new home.



Local Area

Stevensville, Montana is nestled between the Sapphire and Bitterroot Mountains. Whether you love fishing, hiking, camping or biking, Stevensville offers a chance to experience it all! Stevensville has a vibrant downtown with street festivals, music, a farmer's market, and many special events. The town is rich in history that can be learned at the Stevensville Historical Museum.

Here you can experience Lewis and Clark's journey, and learn about Fort Owen, the historic Creamery Picnic, and the era of the Apple Boom. In the early 1900s, four different fires destroyed and gutted downtown, but the resilient community rebuilt each time. They realized the distinctiveness of the area. Come see what a wonderful place it is for yourself!



Area Attractions

Bitterroot Trail

The Bitterroot Trail consists of 50 miles of paved trail that connects Missoula all the way to Hamilton, Montana!

Lee Metcalf National Wildlife Refuge

Just on the edge of the town of Stevensville lies the Lee Metcalf National Wildlife Refuge. This refuge is home to an array of wildlife species from warblers to wapiti! It was established in 1963 with the purpose of maintaining the habitat for waterfowl, waterbirds and migratory birds. Many animals utilize the natural condition of the land including 235 species of birds, 37 species of mammals and 17 species of reptiles and amphibians. There are many opportunities to view the wildlife, photograph, hike, hunt and fish! Keep a lookout for ospreys, Canada geese, bald eagles, coyotes, marmots, muskrats, mink, white-tailed and mule deer.



Bitterroot National Forest

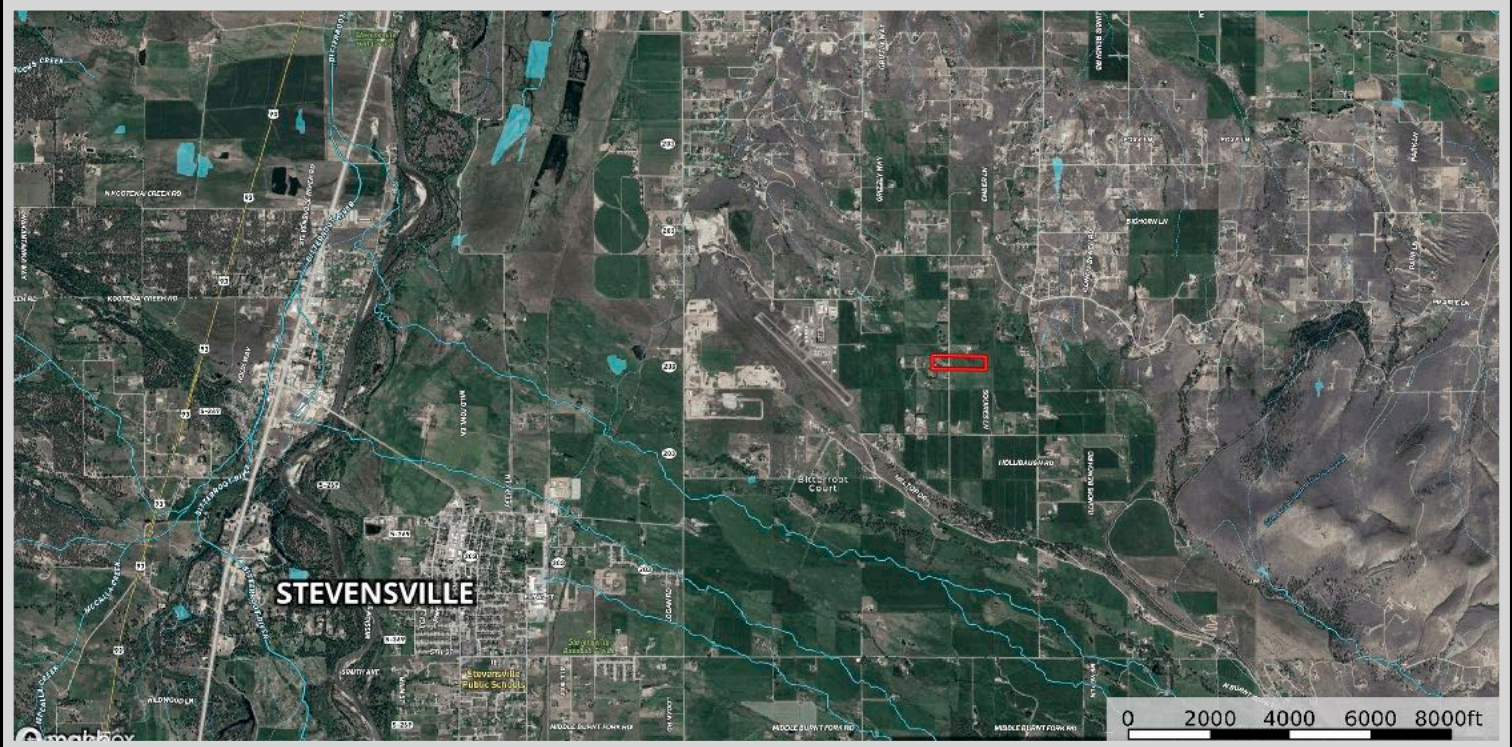
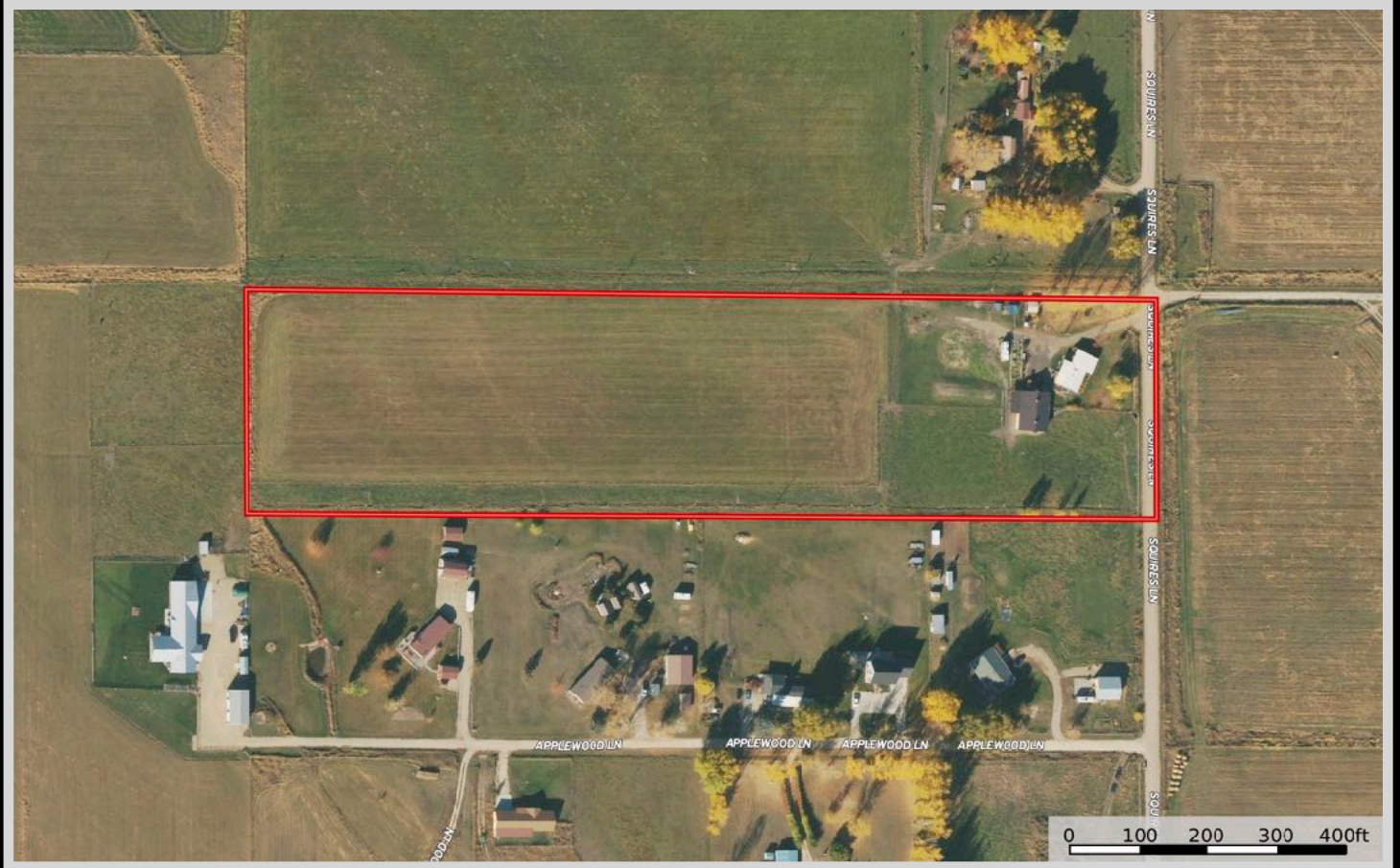
The Bitterroot National Forest blankets the peaks of the Sapphire and Bitterroot Mountains. The 1.6-million-acre national forest spans Montana and Idaho and over half is designated wilderness. The forest can supply hours of solitude and primitive recreation with wonderful hiking, fishing, hunting and outdoor activities. There are also opportunities for biking, horseback riding and floating.

The Bitterroot River

One of the most fished rivers in Montana is the Bitterroot River. It is considered a medium-sized stream that begins near Connor, Montana. It then flows for 84 miles through the scenic Bitterroot Valley until it merges with the Clark Fork River. The river has it all: runs, riffles, pools, flats, gravel bars, and channels for much diversity. The river is considered a blue-ribbon trout fishery with Rainbow Trout, Westslope Cutthroat Trout, and Bull Trout thriving in the cool, free-flowing waters.

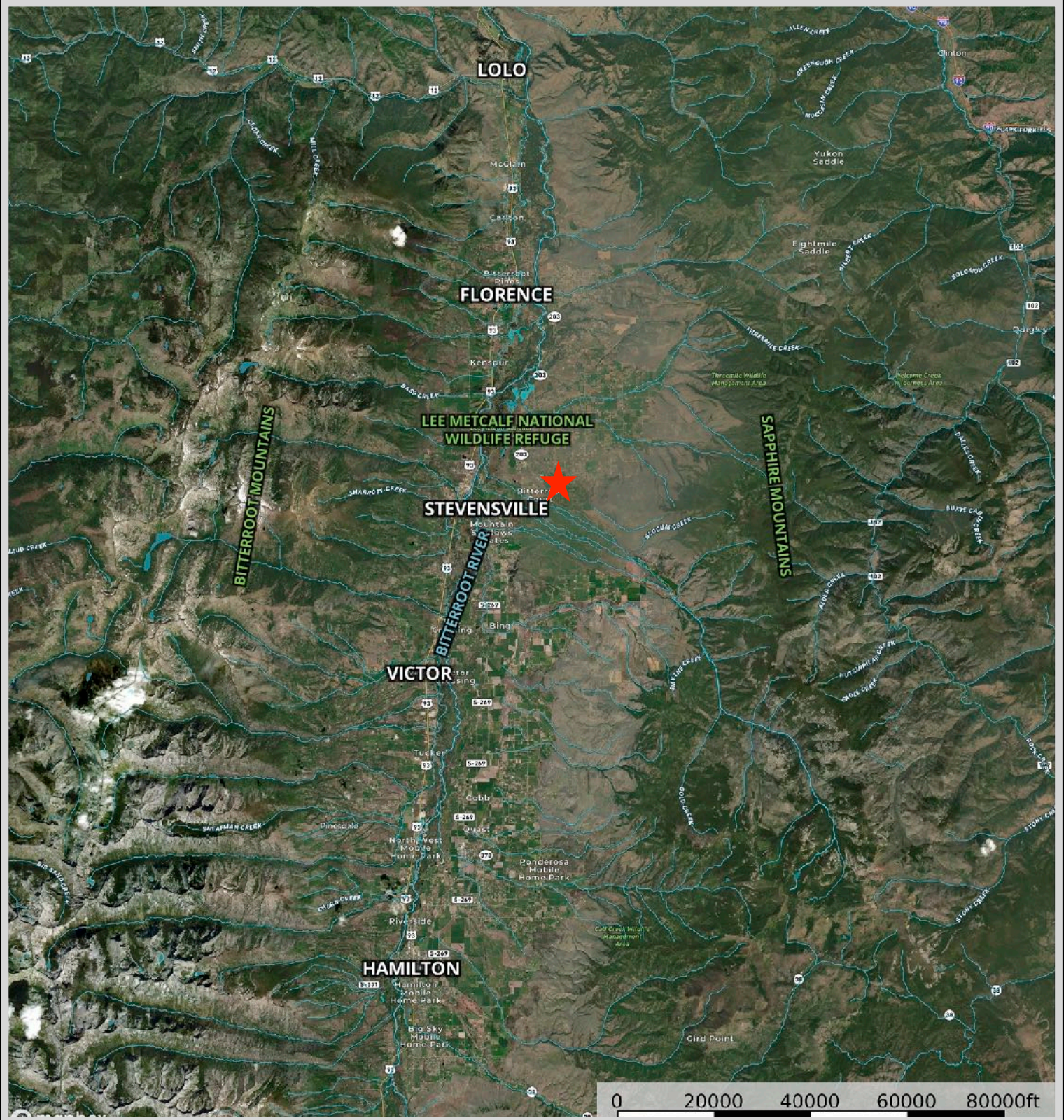


Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Property Map



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.