

BEAR CREEK VALLEY RANCH

Bitterroot Valley - Victor, Montana

140± Deeded Acres | 1 Mile of Bear Creek | 3 Custom Homes

Offered at \$5,950,000

An aerial photograph of the Bear Creek Valley Ranch. The image shows a vast, lush green forest of tall evergreen trees covering the valley floor and surrounding hills. In the background, majestic mountains with patches of snow rise against a clear blue sky with a few wispy clouds. A winding dirt road or path cuts through the forest, leading towards several small, rustic buildings or cabins nestled among the trees. The overall scene is one of a serene, mountainous landscape.

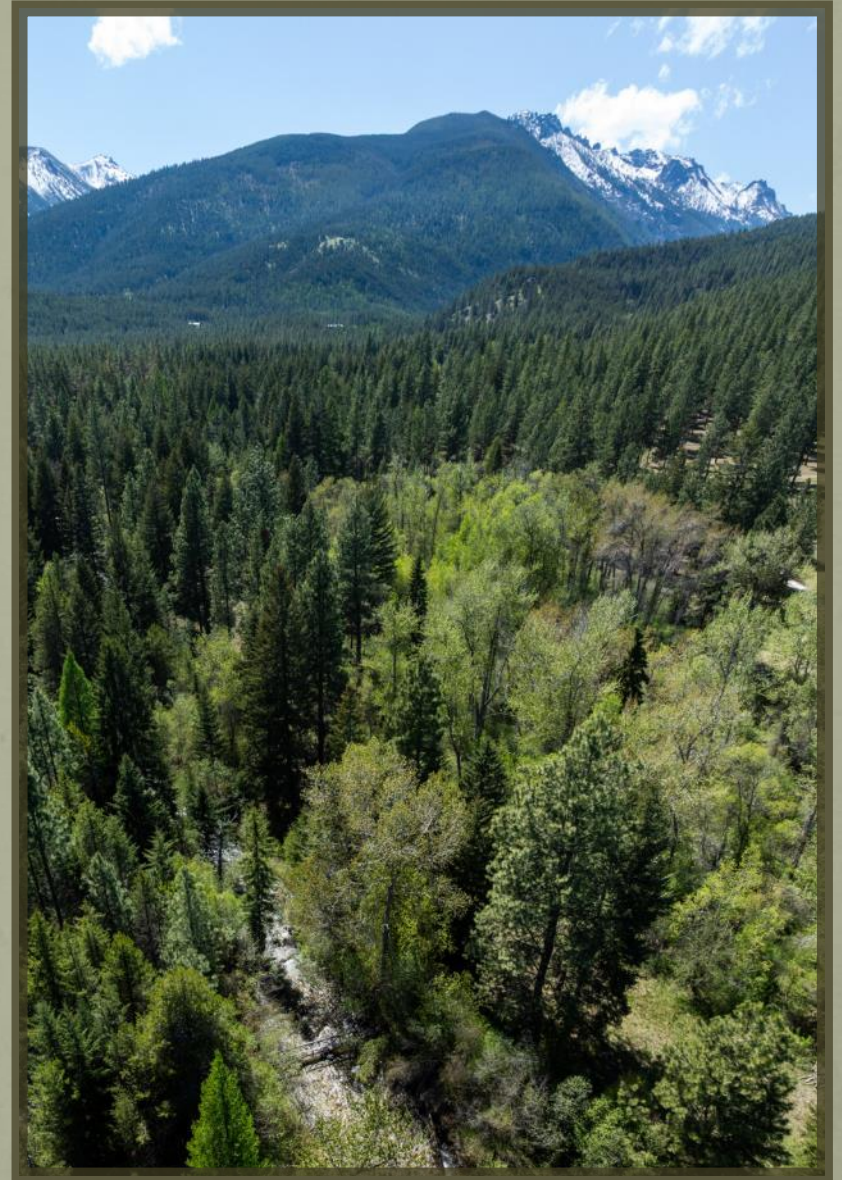
PHILLIPS REALTY
PACKAGING MONTANA FARM & RANCH PROPERTIES SINCE 1982

Highlights

An exceptional 140 ± acres of timbered forest and open meadows nestled along one mile of Bear Creek — prime trout fishing at your doorstep.

- 140 ± Acres of pristine meadows and timber
- One mile of Bear Creek frontage for trout fishing
- Wildlife galore: Elk, moose, whitetail deer, mule deer, and turkey
- 3 Homes — each 3 bed / 2 bath with 2-car garages
- Two shops for equipment and storage
- Easy access: 14 miles to public jet airstrip in Hamilton
- Convenient location: 15 miles to Hamilton, 45 miles to Missoula

A rare opportunity to own a legacy property with abundant wildlife, scenic trails, and peaceful privacy.





Location

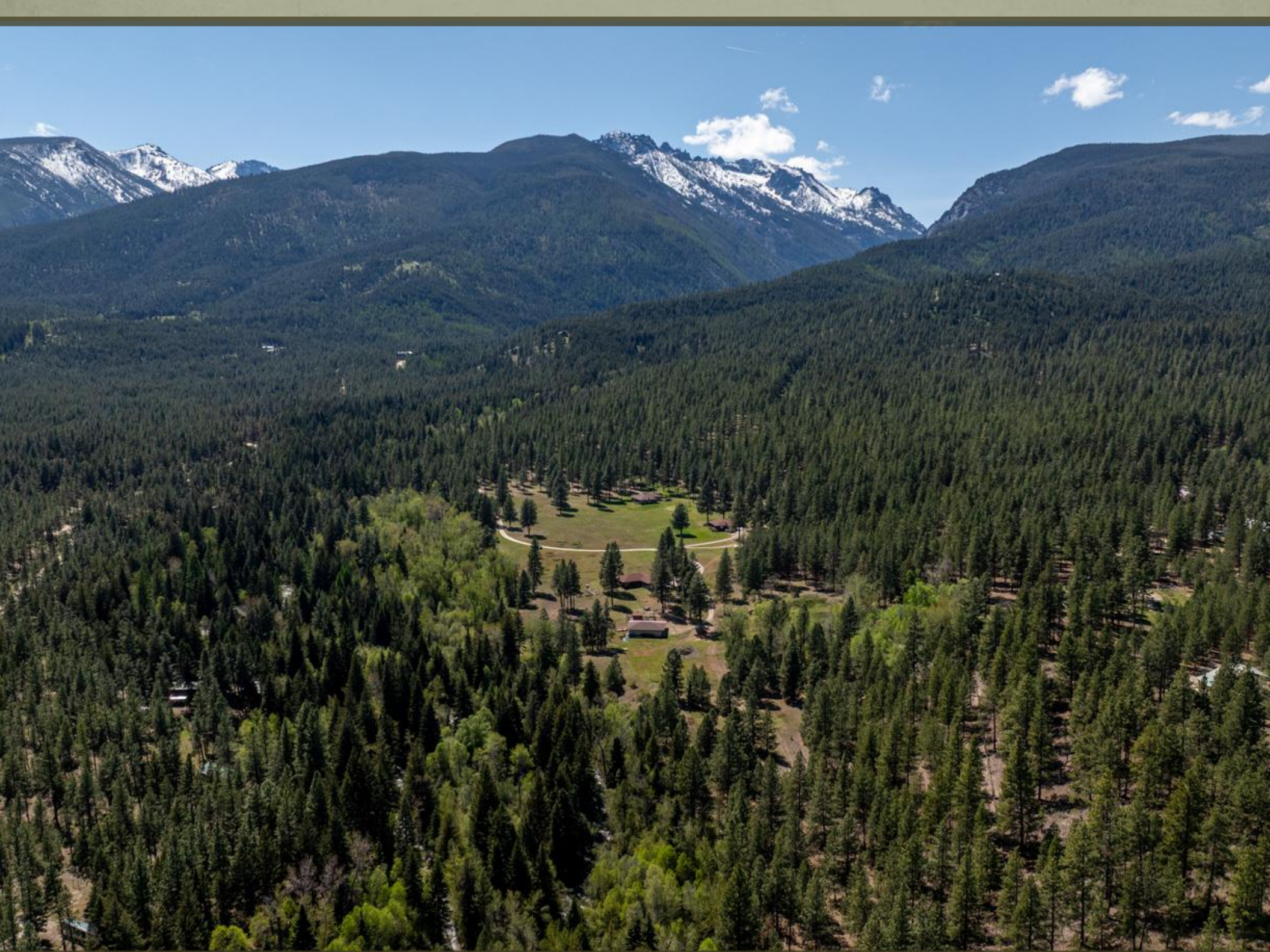
The Bear Creek Valley Ranch is located 42 miles south of Missoula, on the west side of the Bitterroot Valley. Missoula is easily accessible via major highways, with Interstate 90 running east to west through the valley and Montana Highway 93 running north to south. From Missoula, travel 34 miles south on MT Highway 93, then head west for 6 miles to reach the property. Hamilton is situated 20 miles further south, boasts a charming downtown filled with small-town character and appeal.

Hamilton Airport is publicly owned and features a paved 5,200-foot runway capable of accommodating most jets. The airport offers transportation services and jet fuel, and it serves as a key gateway to the Bitterroot Valley's backcountry. It is also one of the busiest general aviation airports in Montana.

Missoula International Airport (MSO), located to the north, is served by several major U.S. airlines, providing both year-round and seasonal flights to a variety of destinations.

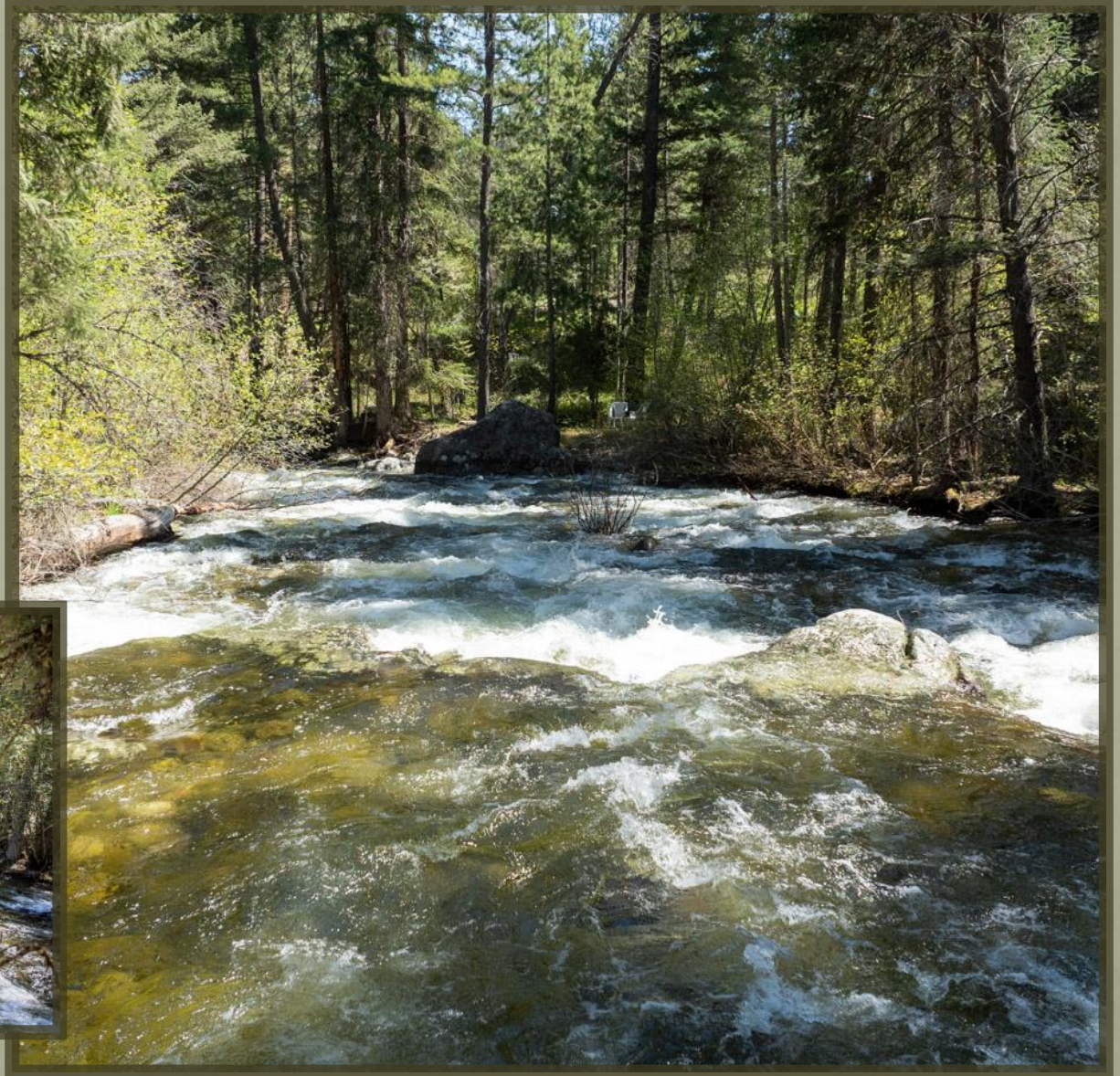
The Bitterroot Valley is often referred to as Montana's "banana belt" due to its favorable climate, with mild winters and pleasant summers. The Bitterroot and Sapphire Mountains run parallel to the valley and river, offering breathtaking scenery with dramatic peaks and expansive views.





Opportunity

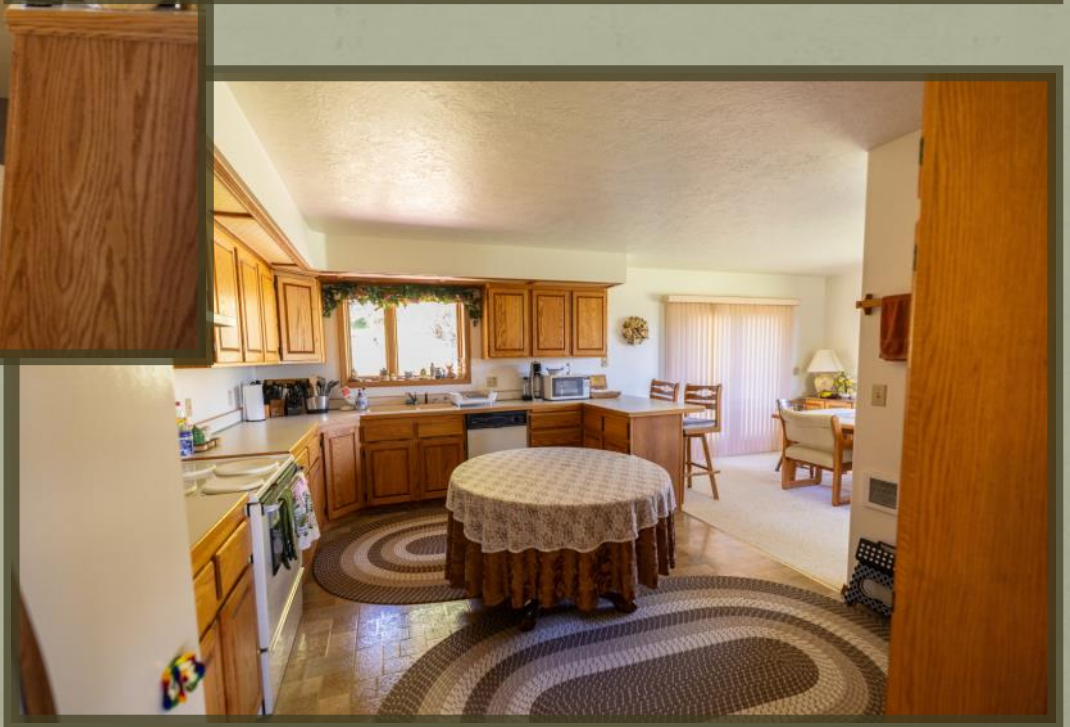
Bear Creek Valley Ranch spans 140 deeded acres across six parcels, following Bear Creek for nearly a mile along its southern boundary. The property is easily navigable, featuring scenic trails that meander beside the roaring creek and through a timbered forest. This wooded landscape opens into a peaceful meadow that serves as a natural wildlife habitat. Nestled within this tranquil setting are three homes and two shops, offering both comfort and functionality in a stunning natural environment.



Buildings

Located at the heart of the property are three brick homes, construction started in 1987. Spanning 3,024 square feet, each residence includes three bedrooms, two bathrooms, and a two-car garage. These homes were constructed with exceptional attention to energy efficiency and craftsmanship. In addition, the property features two separate garages and workshop spaces, offering added room for storage and projects.







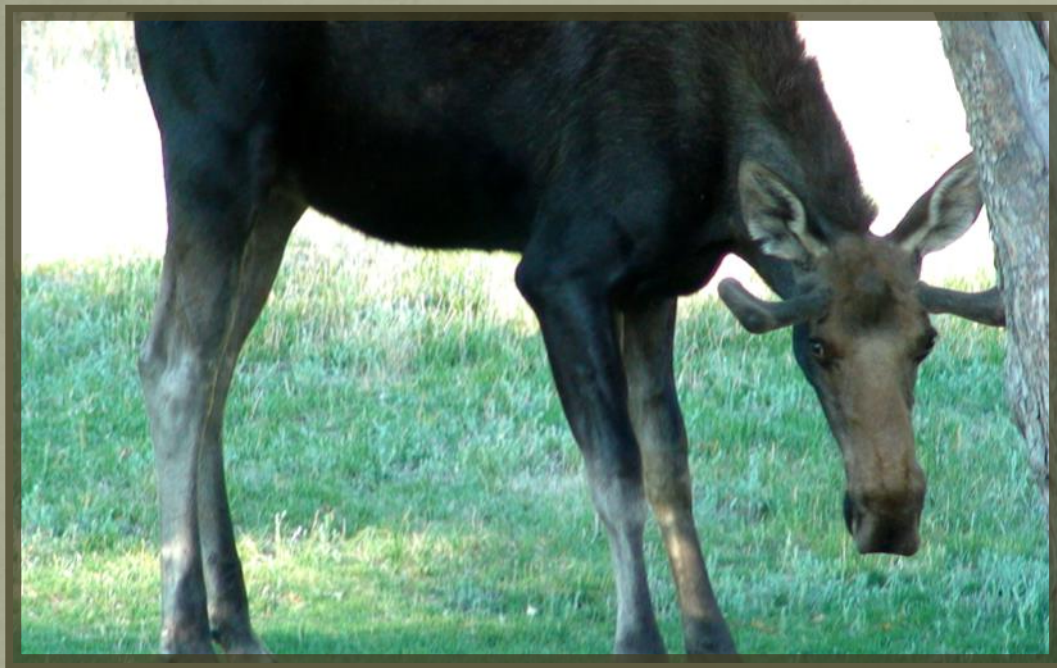
Recreation

This forested ranch, threaded with clear-running creeks, supports an exceptional variety of wildlife. Elk, moose, whitetail, and mule deer move freely through the timber, while black bear, mountain lion, and fox add to the area's wild character. Game birds, songbirds, and raptors like hawks and owls thrive in this rich, diverse habitat. A true sanctuary for both big game and birdlife.

A property of this caliber offers more than just land—it provides a sense of place, privacy, and connection to the natural world. Whether you're seeking a retreat, a base for adventure, or a lasting legacy, this ranch stands ready to deliver an unmatched Montana experience.

Bear Creek supports predominately rainbow trout and lower numbers of brown trout and brook trout in the lower stream and west slope cutthroat trout in the upper basin mixed with very low densities of juvenile bull trout.



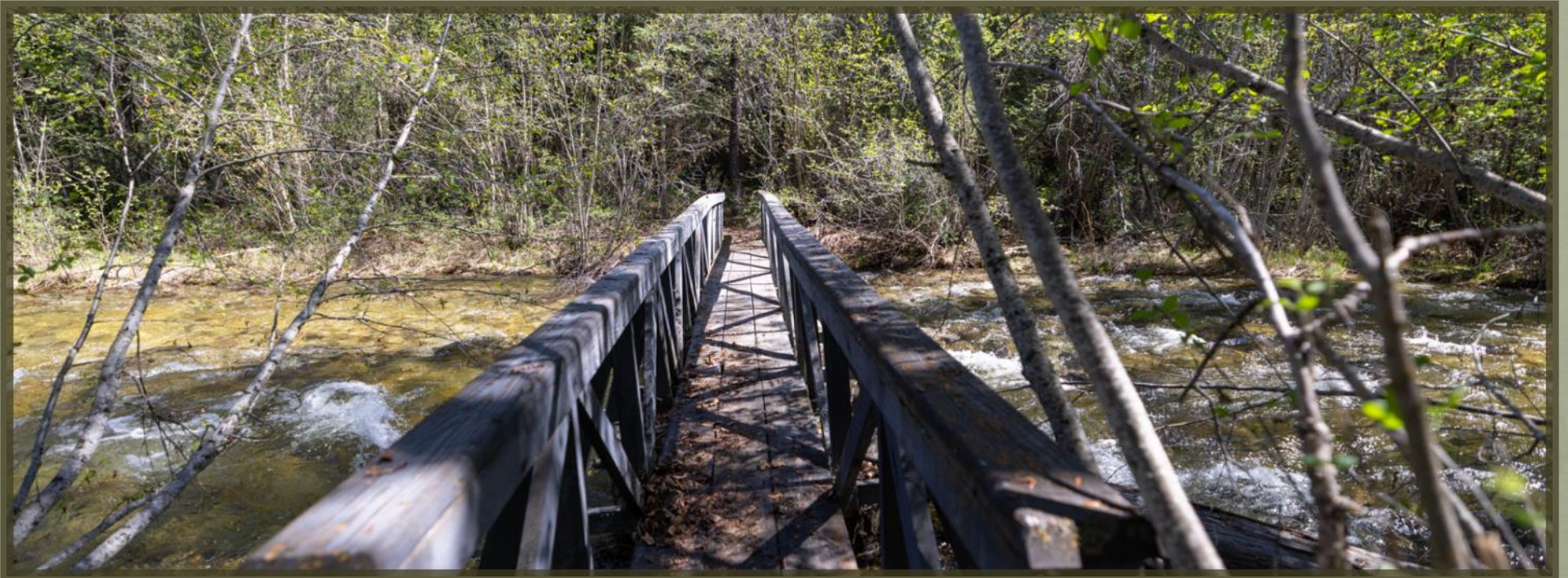


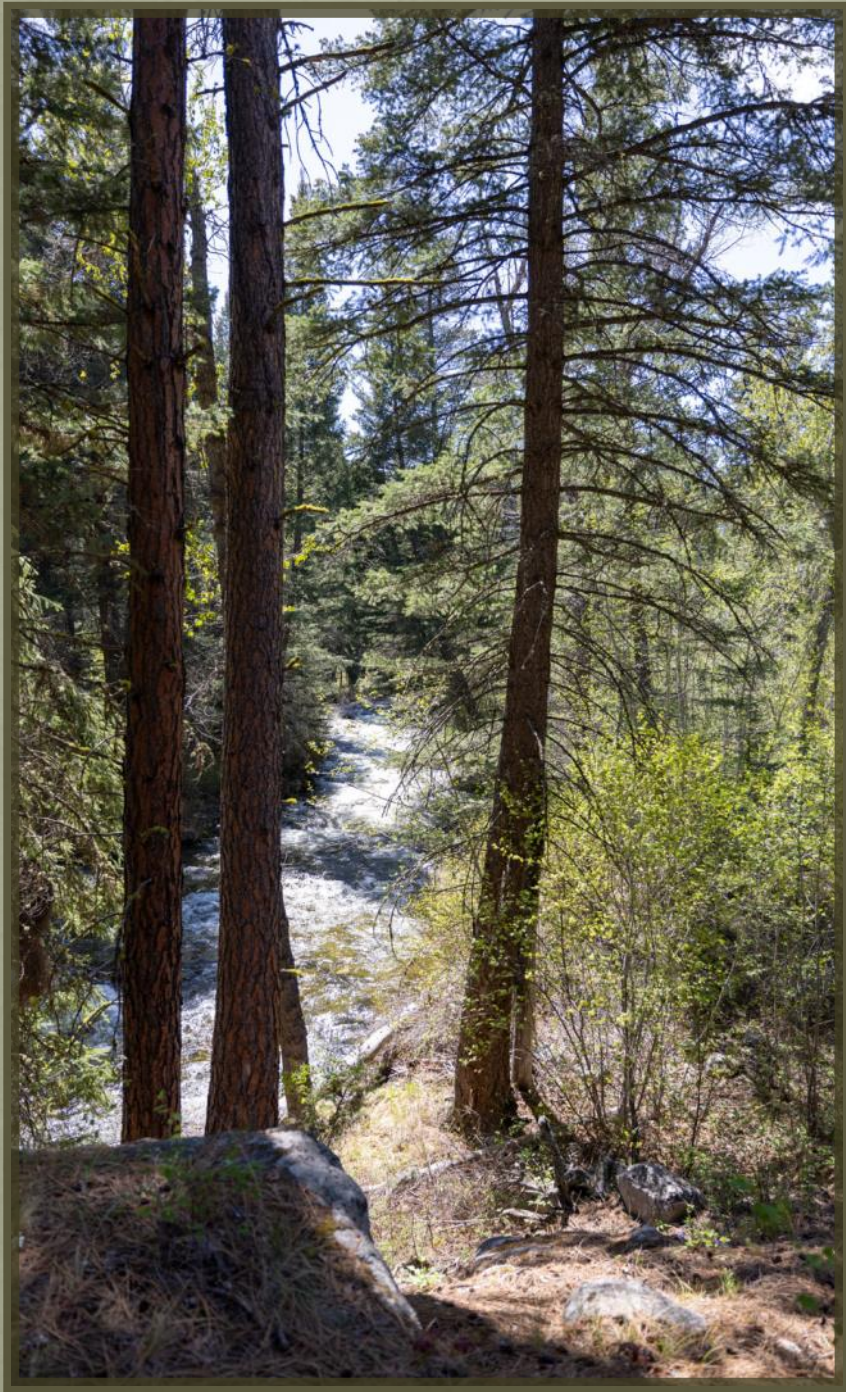
Taxes and Water Rights

2024 Real Estate Taxes were \$8,847.46.

There are four water rights filed with the Montana Department of Natural Resources and Conservation. Three are for Domestic use and one is for Irrigation use:

Number	Purpose	Priority Date	Source	Means	Flow Rate	Acres
76H 64707-00	DOMESTIC	05/04/1987	GROUNDWATER	WELL	15 GPM	
76H 65787-00	DOMESTIC	06/02/1987	GROUNDWATER	WELL	10 GPM	
76H 65812-00	DOMESTIC	06/16/1987	GROUNDWATER	WELL	21 GPM	
76H 150158-00	IRRIGATION	06/17/1890	BEAR CREEK	HEADGATE	221 GPM	13





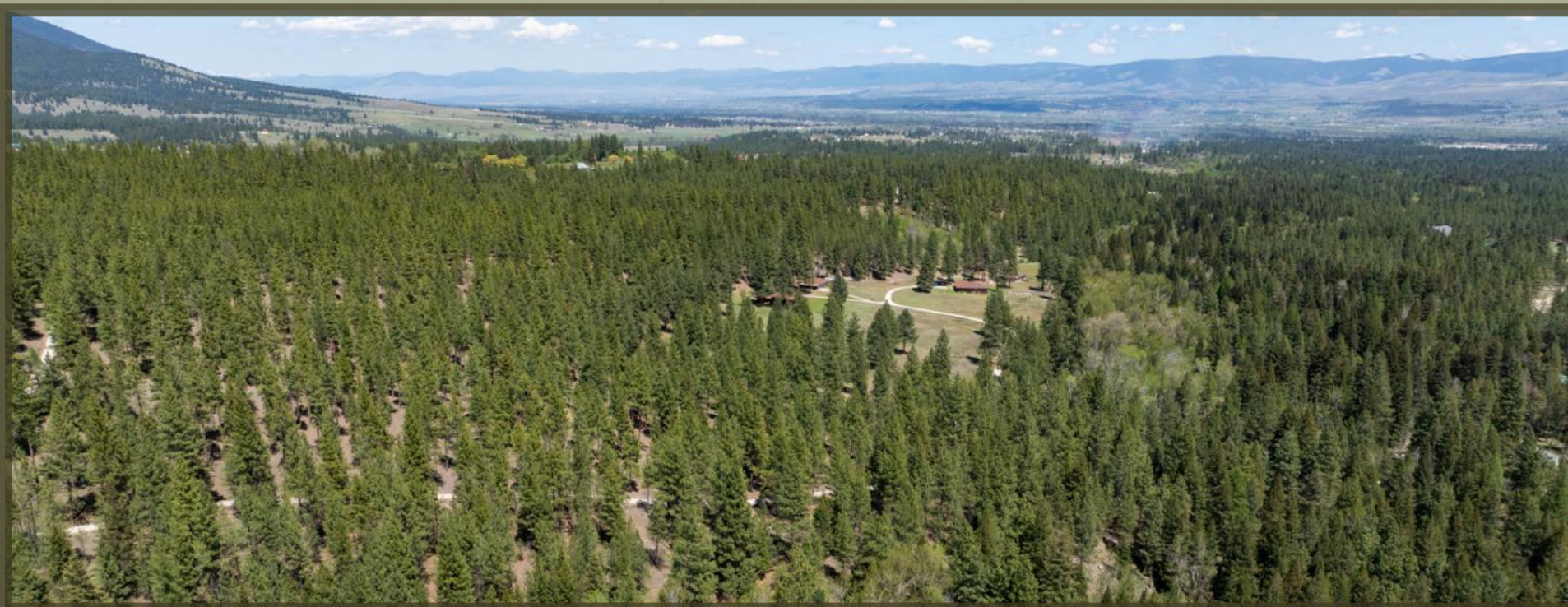


Comments and Price

This 140-acre ranch offers a rare blend of mountain views, wildlife habitat, and outdoor access in the heart of Montana's Bitterroot Valley. Snow-capped peaks of the Bitterroot Range frame the horizon, while the nearby Bear Creek Trailhead provides direct access to the Selway-Bitterroot Wilderness for hiking, horseback riding, and backcountry adventure. At the center of the property sit three well-built brick homes, with two additional garages/workshops. The forested landscape is alive with wildlife, including elk, moose, deer, bear, mountain lion, and a wide variety of bird species, making this a true sanctuary for nature lovers and outdoor enthusiasts alike.

\$5,950,000

Contact Phillips Realty to schedule a private tour, (406) 538-5271.



Location Map

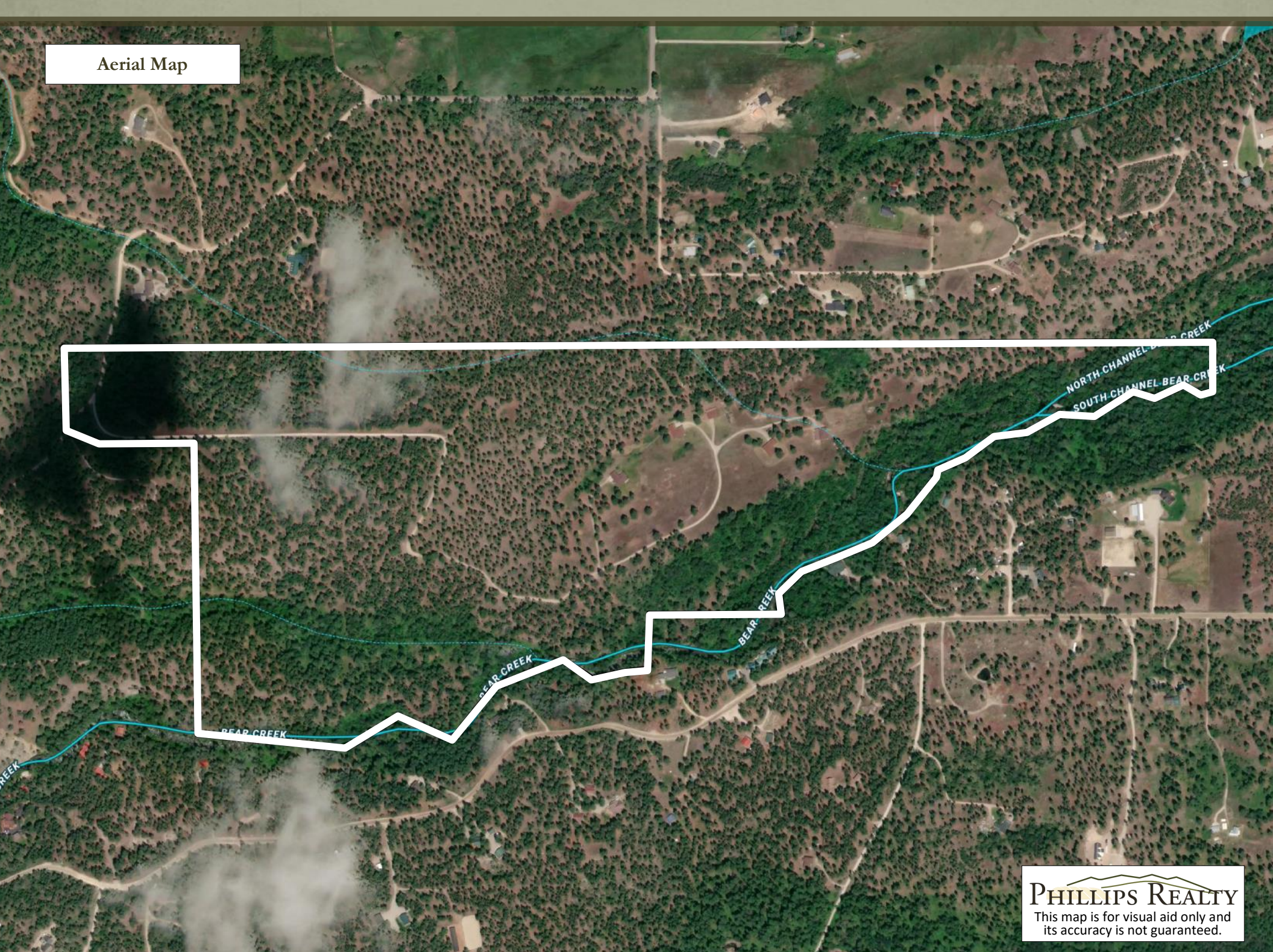


Bear Creek Valley Ranch

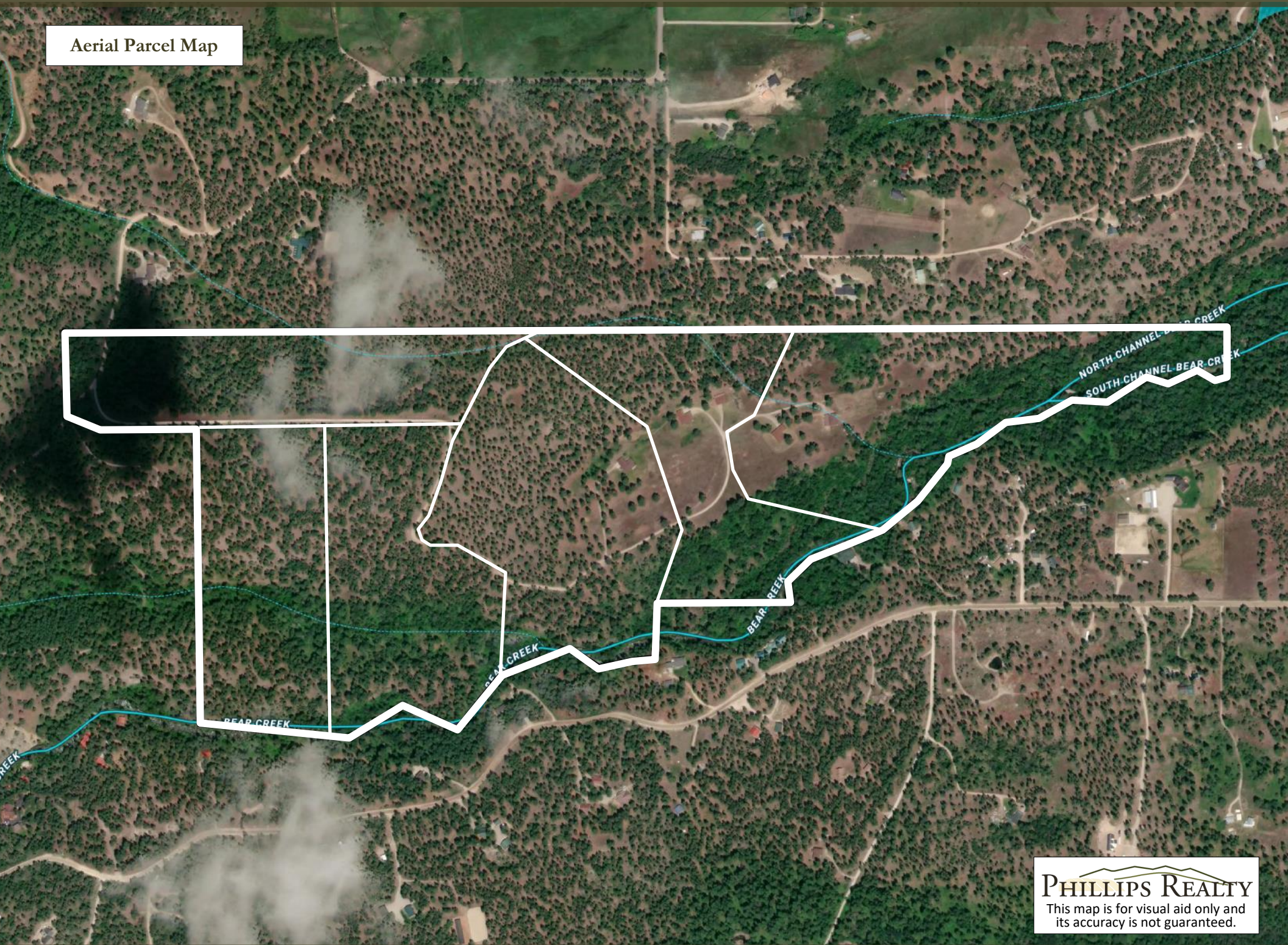


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This map is for visual aid only and
its accuracy is not guaranteed.

Aerial Map



Aerial Parcel Map





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Phillips Realty has been an influential part of Farm and Ranch real estate in Central Montana since 1982. Owner and broker, Todd Phillips has the home town knowledge of properties that has led to the success of Phillips Realty. Growing up in Lewistown, on third generation land, helps him realize the responsibility and work that makes a healthy operation. Phillips Realty has actively been involved in the sale of high end properties and working with 1031 exchanges for ranches around the Lewistown and Central Montana area. Our emphasis has been on agricultural and recreational properties including High Mountain Properties, Dry land Farms, Large Cattle Ranches, and Riverfront Recreational Properties.

If you are thinking of selling or exchanging your Montana Property for other farm and ranch properties please contact Todd Phillips or Landon Phillips at Phillips Realty.

Call (406) 538-5271 or Email info@phillips-realty.com

Located at 207 West Main, Ste. 4 Lewistown, MT 59457

www.phillips-realty.com

***Please note:** Offering is subject to errors, omissions, prior sale, price change or withdrawal from market without notice, and full approval of any sale by the owners. Information is from sources deemed reliable but is not guaranteed by the owner or the agent. Purchasers and / or their agents are advised to research the facts according to their own satisfaction.*