



DOUBLE T ESTATE

TWIN BRIDGES, MT | MADISON COUNTY

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SWAN LAND COMPANY





INTRODUCTION

Set on 20 acres in the heart of Montana's renowned Ruby Valley, this property offers a rare combination of functionality, comfort, and sweeping mountain views. Framed by the Ruby Range to the west and the Tobacco Root Mountains to the east, the property captures the beauty and open character that have made the valley one of Southwest Montana's most sought-after places to call home.

Built in 2017, the 2,656-square-foot residence features four bedrooms, two-and-a-half baths, and a spacious wraparound porch that extends around three-quarters of the home. Whether enjoying a quiet morning coffee or watching the last light settle across the surrounding peaks, the porch serves as a front-row seat to the ever-changing landscape of the Ruby Valley.

The property includes a well-maintained 150' x 220' riding arena, round pen, and irrigated acreage capable of supporting horses and livestock. Additional improvements include a barn with a warming room and tack room, a detached three-car garage, and a greenhouse, creating a property that is equally suited for recreation, agriculture, and year-round Montana living.

Nestled between Twin Bridges and Sheridan, and within easy reach of the region's renowned trout fisheries, public lands, and outdoor recreation opportunities, this is a property that balances practicality with the enduring appeal of life in Big Sky Country.



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LOCATION & ACCESS

In the heart of the Ruby Valley, 3.5 miles south of Twin Bridges, off Highway 287, Double T Estate is located at 868 Middle Road, a well-maintained gravel road.

Twin Bridges, a premier destination for fly fishing, offers a handful of useful amenities, including a grocery store, a few local restaurants and cafes, the Montana Bar—a locally famous watering hole, a gas station, a public library, a school, and several fly shops and outfitters catering to anglers visiting the area. It is an easy drive down the valley to the hospital and grocery store, or 33 miles to Dillon, which offers a larger selection of restaurants and shopping opportunities.

Bert Mooney Airport in Butte, under an hour’s drive, and Bozeman Yellowstone International Airport, about an hour and 20 minutes, offer excellent commercial services. Bert Mooney Airport (BTM) offers direct flight service to Salt Lake City via Delta and Denver via United.

Bozeman Yellowstone International Airport at Gallatin Field in Belgrade (BZN) offers several full-service FBOs, including the Yellowstone Jet Center, and excellent commercial services through Alaska, Allegiant, American,

Delta, JetBlue, Southwest, Sun Country, and United Airlines. One of the busiest passenger airports in the Pacific Northwest, and the busiest in the state of Montana, BZN offers direct flights to about 24 major airports around the nation. Ruby Valley Aviation is a short four-mile drive and is a full-service FBO with a 6,000-foot asphalt runway. Dillon Airport is about 30 miles away and can handle slightly larger private planes.

Approximate distances to other Montana cities and attractions are as follows:

Twin Bridges, MT	3.5 miles
Sheridan, MT	6.5 miles
Dillon, MT	33 miles
Ennis, MT	38.5 miles
Butte, MT	52 miles
Bozeman, MT	90 miles
Yellowstone National Park	110 miles
Big Sky/Moonlight Ski Area	110 miles

PHYSICAL DESCRIPTION

The twenty-acre parcel is predominantly level and easy to navigate, offering flexibility for a variety of uses. The homesite and primary improvements are positioned near the northeast boundary of the property and the balance of the acreage extends southwest across open pasture. A long gravel drive leads to the residence, creating separation from the county road while maintaining easy year-round access.

The residence is positioned among mature trees and landscaping and is complemented by a detached 40' x 36' three-car garage, an insulated 50' x 36' barn with attached lean-tos, multiple storage buildings, fenced paddocks, working pens, a round pen, and a large outdoor arena. The arrangement

of the improvements provides excellent utility while leaving substantial open acreage available for livestock, recreation, or other rural pursuits.

Fifteen of the thirty acres are irrigated from the Ruby River via a series of ditches. Half of the irrigated acres are used for pasture and the other half for hay production. The property produces approximately twelve tons of hay each year.

Existing infrastructure supports animals and equipment, while the surrounding acreage provides space, privacy, and unobstructed views of the Ruby Mountains and the agricultural lands of the Ruby Valley.



IMPROVEMENTS

Built in 2017, the 2,656±-square-foot custom residence combines practical functionality with Montana character. The main level centers around an open kitchen, dining, and living area, while the primary suite provides a private retreat complete with dual vanities, a soaking tub, a tiled walk-in shower, and a walk-in closet. The second floor offers three additional bedrooms, a full bathroom, and a spacious family room, providing ample room for entertainment, recreation, guests, or multi-generational living. Detailed finishes, custom woodwork, and abundant natural light create a warm and inviting atmosphere throughout the home.

The property's improvements have been well positioned to support a variety of rural lifestyles. A large riding arena, round pen, fenced paddocks, loafing sheds, and working corrals provide excellent infrastructure for horses or livestock, while still leaving ample flexibility for hobby farming, recreation, or simply enjoying the open space that defines life in the Ruby Valley.

ADDITIONAL IMPROVEMENTS

A versatile 50' x 36' insulated barn serves as the operational hub of the property. In addition to generous workspace and equipment storage, the building includes a dedicated tack room, warming room, and attached lean-tos that expand its functionality throughout the year. Whether used for agricultural pursuits, projects, storage, or outdoor recreation, the improvements have been designed with practicality and everyday use in mind.

Together with the detached 40' x 36' three-car garage, greenhouse, irrigated acreage, and established landscaping, the property offers a rare combination of comfort, utility, and flexibility, allowing the next owner to tailor the property to their own vision and lifestyle.



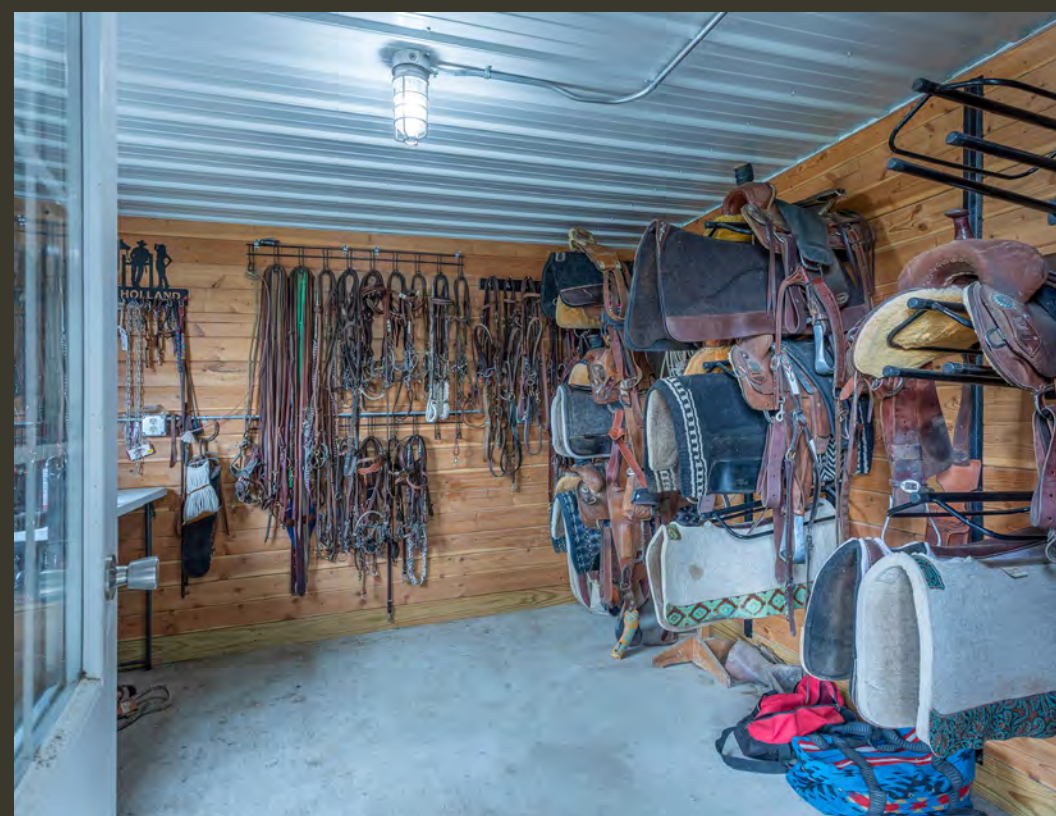
















AREA RECREATION

The Ruby River is the centerpiece of the valley. Renowned for its superb fishery, the Ruby teems with rainbow and brown trout, and arctic grayling can be found in the river above the Ruby Reservoir. Completed in 1942, the Ruby Reservoir is the valley's lifeline, serving 48,000 acres of farmland and ranchland. At 1,000 acres, the reservoir draws water sports enthusiasts in the summer and ice fishermen in the winter. The reservoir is fed by numerous tributaries flowing out of the expansive Snowcrest and Gravelly Mountains, part of the Beaverhead-Deerlodge National Forest—3.35 million acres of public land open for recreation. Other nearby fisheries include the Jefferson, Madison, Beaverhead, and Big Hole rivers.

NATURAL WONDERS & WILDLIFE

Just 22 miles from Twin Bridges, Lewis and Clark Caverns, in Whitehall, is home to one of the

largest known limestone cavern systems in the Northwest. This geological wonder features stalactites, stalagmites, columns, and guided tours through its series of chambers. Yellowstone National Park, about two hours from the property, features half of the earth's geysers, numerous hydrothermal and geological features, abundant wildlife, and countless opportunities for nature-focused activities.

HIKING, HORSEBACK RIDING & BIKING

Numerous hiking trails around Twin Bridges and Sheridan cater to all skill levels. Explore the beautiful terrain on horseback, by bike, or on foot, immersing yourself in the region's natural beauty. Federal, state, and BLM lands are all within close proximity of the property.

HISTORIC GHOST TOWN

About 25 miles from the property, Virginia City, an authentic ghost town, offers a day trip back in time with historic boardwalks, an old-fashioned

candy store, and seasonal live performances at the Brewery Follies and the Virginia City Players.

WINTER ACTIVITIES

During the winter months, the region is perfect for snowmobiling, snowshoeing, and cross-country skiing on the extensive network of trails and the nearby wilderness area.

Maverick Mountain	74 miles
Discovery Ski Area	96 miles
Bridger Bowl Ski Area	106 miles
Lost Trail Ski Area	125 miles
Big Sky Resort/Moonlight	131 miles

BOZEMAN

Bozeman is an easy drive, within an hour and 25 minutes, to name-brand retail stores, fine dining, and shopping. Home of Montana State University, a NCAA Division I-AA university, Bozeman is also home to the Museum of the Rockies, "Montana's premier natural history museum and home of the Taylor Planetarium."



ELEVATION & CLIMATE

The elevation of Twin Bridges, Montana, is approximately 4,626 feet.

The average annual precipitation in Twin Bridges is approximately 11 inches of rain and 23 inches of snow. The town, on average, has about 184 sunny days per year.

The average maximum temperatures in June, July, and August range from 75° to 83° Fahrenheit. In December, January, and February, the average maximum temperatures are between 34° and 36° Fahrenheit. Summer nights average about 43° to 46° Fahrenheit. The winter average minimum ranges from 11° to 20° Fahrenheit.



According to the Department of Natural Resources and Conservation, Double T Estate owns the following water rights. For additional information regarding water rights, please contact the listing agent Bill Wood at 406.596.7618 or bill@swanlandco.com.

WATER RIGHT	PRIORITY DATE	ACRES	VOLUME	USE	MEANS OF DIVERSION	SOURCE
41C 3493-00	10/18/1904	8.70cfs shared		Irrigation	Headgate	Surface water
41C 3496-00	12/31/1866	2.18cfs shared		Irrigation	Headgate	Surface water
41C 30041517	03/05/2008		35 gpm	Domestic/stock	Well	Groundwater
41C 30041518	03/05/2008		35 gpm	Domestic/stock	Well	Groundwater

All water rights in Montana are subject to eventual re-adjudication by the Montana Water Court and, as a result of that process, may be changed as to validity, amount, priority date, place of use and other such changes as the Court determines. This water district is currently under the Preliminary-Temporary Decree as classified by the Department of Natural Resources

and Conservation (DNRC). The seller has made all of the filings currently required and will transfer the water rights as they currently stand with no warranty of future viability.

All water rights appurtenant to and for the benefit of the property will be conveyed to the Buyer at closing of a sale.

UTILITIES & SERVICES

Electricity is provided by NorthWestern Energy. There is a 500-gallon above-ground propane tank, which is rented and serviced by Montana Energy Alliance. The Internet is currently provided by 3 Rivers Communications through fiber-optic.

MINERAL RIGHTS

The Sellers will convey with Double T Estate 100% of whatever mineral, oil, gas, geothermal, hydrocarbon, and gravel rights they actually own, subject to reservations by previous owners. The Sellers make no representation as to the quantity or quality of any mineral or other sub-surface rights appurtenant to the property.

REAL ESTATE TAXES

The real estate taxes for 2025 were \$5,389.23.



SUMMARY STATEMENT

What stands out about Double T Estate is how completely it captures the Ruby Valley lifestyle. It offers the kind of infrastructure that is increasingly difficult to find, while maintaining the setting that reminds you every day why people dream of living in Montana.

The arena, irrigated ground, and supporting improvements make the property ready to use from the day you arrive. At the same time, the home is positioned to take full advantage of the surrounding landscape. The views of the Ruby and Tobacco Root Mountains are remarkable, and

the wraparound porch quickly becomes the place where mornings start and evenings end.

Properties offering this combination of irrigated acreage, equestrian improvements, and sweeping Ruby Valley views are becoming increasingly difficult to find. Whether your vision includes horses, a small agricultural operation, or simply a place where family and friends can gather and enjoy the best of Southwest Montana, Double T Estate offers an opportunity to put down roots in one of the state's most desirable valleys.



OFFERING PRICE & CONDITIONS OF SALE

Double T Estate located at 868 Middle Road, Twin Bridges, MT, as Previously Described Herein, is offered at \$1,400,000.00. The Conditions of Sale Are as Follows:

1. All Prospective Buyers must demonstrate to the satisfaction of the Seller's absolute financial capability to purchase the Property prior to scheduling an inspection of the Property;
2. Earnest money deposit will be due upon completion of a fully executed contract, and all earnest money deposits will be held in escrow by First American Title Company of Ennis;
3. The Sellers will provide and pay for a standard owner's title insurance policy. Any endorsements requested by the Buyer or any lender will be at Buyer's expense. Title to the real property will be conveyed by a warranty deed;
4. All of the water right claims controlled by the Property will be transferred to the Buyer at Closing;
5. Buyers' Brokers are welcome and invited to contact listing agent Bill Wood in our Bozeman Office for information regarding Cooperation Policies.

The Sellers reserve the right to effect a tax-deferred exchange for other real property in accordance with provisions in Section 1031 of the Internal Revenue Code. The Buyer will not be required to incur any additional expenses nor to step into the chain of title on any property which the Sellers may acquire.

The Seller is making known to all potential purchasers that there may be variations between the property lines and the location of the existing fence boundary lines on Double T Estate. The Seller makes no warranties with regard to the location of the fence lines in relationship to the property lines, nor does the Seller make any warranties or representations with regard to specific acreage within the fenced property lines.

The Seller is selling Double T Estate in an "as is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for orientation purposes only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted.



To learn more and view additional images,
visit www.swanlandco.com/properties/868-middle-road-twin-bridges-mt/.





NOTE: All Acreages Are Approximate, and All Boundary Lines, Roads, and Elevations Are Approximate.
This Map Is Not a Survey. Information Has Been Obtained From Sources Deemed Reliable but is Not
Guaranteed by Either the Seller or Swan Land Company.

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CONTACT INFORMATION



BILL WOOD
SALES ASSOCIATE



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BILL@SWANLANDCO.COM

Swan Land Company has been authorized by the Sellers to act as their Exclusive Real Estate Agent on the sale of Double T Estate. Since 2002, we have focused on the brokerage of significant ranches, farms and recreational properties throughout the Rocky Mountain West.

This Offering is based on information believed to be correct; however, it is subject to errors, omissions, prior sale and change or withdrawal

without notice. Information contained herein has been provided by the Sellers or obtained from other sources deemed reliable. The Agent does not, however, guarantee accuracy and recommends that any Prospective Buyer conduct an independent investigation.

A 48-hour notice is requested to make proper arrangements for a tour of Double T Estate.

**FOR MORE INFORMATION OR TO MAKE AN APPOINTMENT TO
TOUR THE PROPERTY, PLEASE CALL BILL WOOD.**

SWAN LAND COMPANY

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PROUDLY SERVING

MONTANA

WYOMING

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FROM THE
Kitchen Table TO THE
CLOSING TABLE

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