

WELCOME TO

Western Montana

BITTERROOT VALLEY EDITION



ASPEN GROVE REALTY

WWW.ASPENGROVEREALTYMT.COM

406.201.1636

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There's no place like home.



The Aspen tree derives its name from the Greek word, Aspis, which translates to mean shield. In times of conflict, its lightweight wood was indeed favored for making shields for battle. The protective nature of the "shield tree" also extended so far as being a popular choice to plant near a dwelling.

Given Aspen Grove Realty's extensive military and law enforcement background, the shield is a fitting depiction of all we have to offer clients now and in the future. Founded with the belief we are your trusted advisors in the real estate world, we act as your personal "shield" here in Western Montana and beyond.

Further, Aspen Grove Realty is committed to donating \$100 per successful sale to a Law Enforcement, Military, or First Responder Foundation on behalf of our clients.

We aim for an exceptional buying and selling experience through an unsurpassed attention to detail, effective and efficient communication skills, innovative marketing strategies, relentless market research, and a keen ability to pivot and shift where needed.

Our customized approach to handling every real estate need has surpassed the expectations of first-time home buyers, seasoned purchasers and sellers, ranch and equestrian connoisseurs, new construction adventurers, and investors alike. Every client experience is tailored to fit their specific real estate needs.

As a full-service brokerage, we are equipped to assist you in your buying and selling adventures from start to finish. With experience you can trust, investment in our community, and the willingness to go the extra mile, we're here to serve all your real estate needs.



Heather Lupton

Supervising Broker & Owner



ABR® Accredited Buyer's Representative®

Originally in Law Enforcement in California, Heather has an unmatched attention to detail and keen negotiating skills. She began her real estate career in 2018, achieving her broker endorsement shortly thereafter, consistently ranking as a top producing and award winning agent in the Bitterroot Valley. She specializes in residential real estate, bare/raw land, farm and ranch sales, as well as equestrian properties.



Tracy Walczak

REALTOR®



ABR® Accredited Buyer's Representative®

As a veteran real estate agent with over 25 years experience, Tracy provide consistently high-quality service to all of her clients. Rather than going for quick sales, she prefer to build long-term relationships and treat my clients as she would close friends or family members. Tracy seeks first to understand her clients' needs and then implement an effective strategy for making their dreams come true.



Kali Hinrichs

REALTOR®



Kali serves on the outreach committee for the Bitterroot Land Trust and she is also passionate about her participation in Homes for Heroes. What excites Kali is getting to know you, your dreams and goals, and helping you accomplish all your real estate needs and desires. Whether buying or selling, her goal is to make the process as seamless and FUN as possible. She looks forward to working with you!



Susana Moore

REALTOR®

Susana is a real estate professional with a passion for people and a love for Montana. Through her experiences as a real estate professional and a restaurant owner, she's come to understand the importance of community, good food, lending a helping hand, and appreciating the beauty of Montana. These values have shaped my approach to real estate. I believe in building lasting relationships with my clients, understanding their unique needs, and helping them make the most out of their lives by finding their dream homes or selling their properties for the best possible outcome.



Sam Moulding

REALTOR®

As a 5th generation Montanan, this land runs through my heart and soul. I grew up in a small town where honesty and a hard day's work mean something. My well-rounded knowledge of ranching and recreating in Montana, coupled with my business experience, led me to pursue a career in real estate. My goal is to provide integrity, grit, and value in every deal. When I'm not working, you can find me training barrel horses or elk hunting in these mountains we call home. I look forward to helping you find your piece of paradise.



📍 Located in Western Montana

Nickname

Best known known as the “Bitterroot Valley” or the “Banana Belt” of Montana.

Size

- 2,391 square miles
- 27th largest county in MT in total area

Population

2024 population is estimated at 49,644, with a growth rate of 2.42%*

Elevation

Valley floor 3,500 ft

Sapphire Mountains 8,999 ft

Bitterroot Mountains 10,157 ft

Weather

- An average of 183.9 days of sun**
- An average of 67.1 days of snow – total accumulation average of 28.27" of snow per year, with the month of February having the highest amount at an average of 6.5".**

Other Statistics

- Median age of 49 years*
- 53.9% employment rate*
- \$67,424 median household income

**Information according to the [U.S. Census Bureau](#)*

***Information according to [Weather-us.com](#)*



The Bitterroot Valley has a rich history, from the Bitterroot Salish who originally inhabited the area, to Lewis and Clark, to the missionaries, pioneer homesteaders, and others who came to the area in the 19th and early 20th centuries.

There are many historical sites throughout the county to visit as well. The [Ravalli County Museum and Historical Society](#) in Hamilton has exhibits and events throughout the year about the history of the Bitterroot Valley and western Montana.

The historic [St. Mary's Mission](#) in Stevensville and the [Marcus Daly Mansion](#) in Hamilton are two of the more prominent historical sites in Ravalli County. Tours and other events are offered at each site.

Three nationally recognized trails pass through the Bitterroot Valley and provide excellent opportunities to learn more about the natural and cultural history of the area. These trails are the Lewis and Clark National Historic Trail, the Nez Perce (Nee-Me-Poo) National Historic Trail, and the Ice Age Floods National Geologic Trail. The story of Glacial Lake Missoula is also a fascinating part of the landscape.

Local libraries and bookstores can provide recommendations on resources to help you learn more about the area you are living in and its history. Wherever you look in Ravalli County, there is a wealth of history that precedes you and that has a story worth learning!

THE CODE OF THE NEW WEST

As good citizens of Montana,
we promise to:

Appreciate the splendor of Montana's natural beauty; the opportunity to live here; the quality of life we enjoy.

Be a good steward of the land; take personal responsibility for keeping our land weed and trash free; promote recycling.

Show respect for our state and local laws, for wildlife, for the land and for the people... especially those engaged in farming and ranching.

Be goodwill ambassadors, showing friendliness to visitors and neighbors alike.

Take pride in how we maintain our property, our businesses, our communities, and ourselves.

Become informed about how things are done in our communities and in the state, so that we fully understand the realities of living in rural Montana.

Take political action: read, vote, become informed, participate when necessary, to preserve and improve the good things we have.

Get involved with our communities, to give back some measure of what we receive from being a part of the larger family.

Work together for the good of the whole, neighborhood, community, county, state, nation and world.

Adapted from the Code of the New West

“

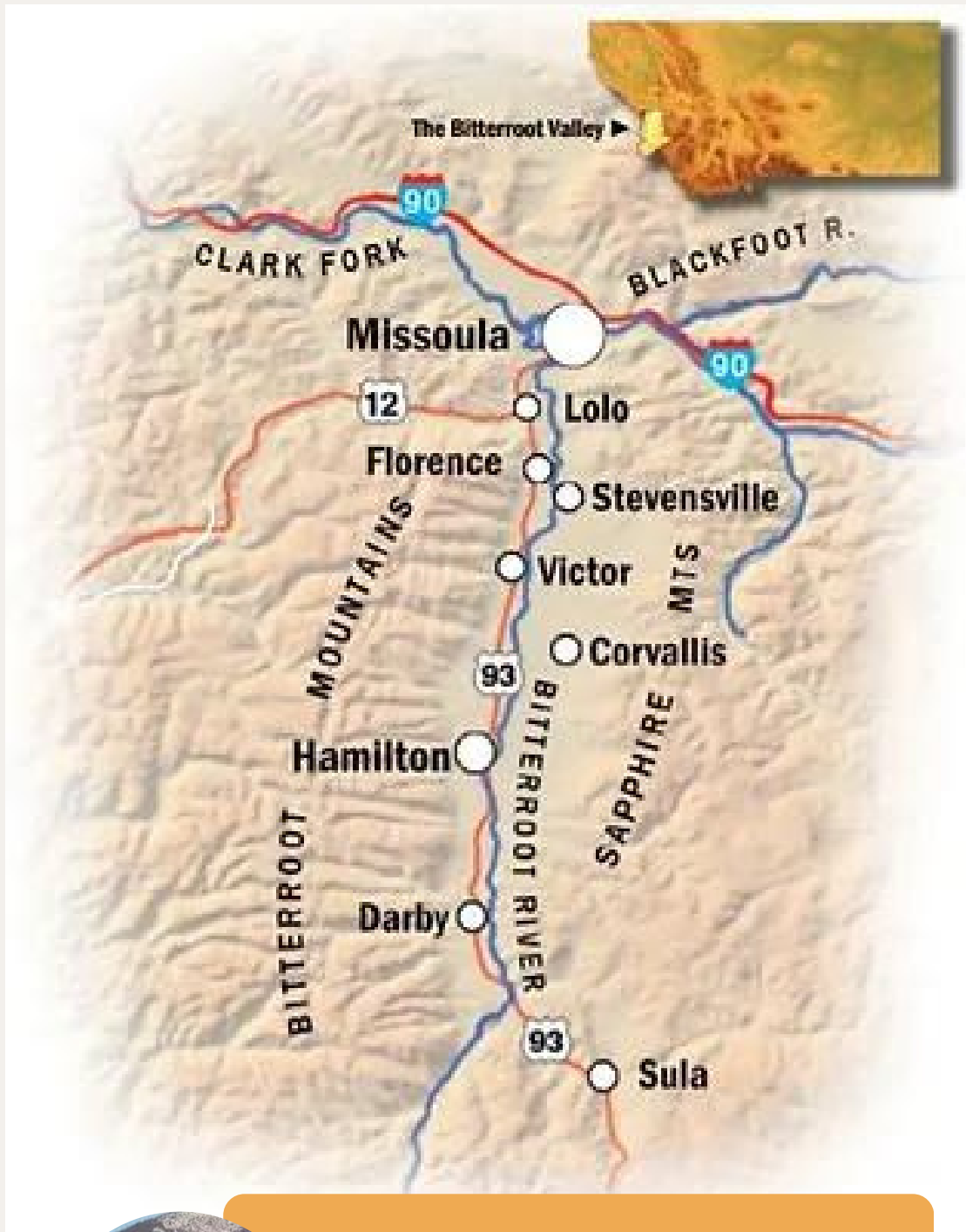
“A man’s got to have a code, a creed to live by, no matter his job.”

— John Wayne.

”



More info



The rich cultural and historical heritage is equal to the valley's worldwide reputation for hunting, fishing, hiking, boating and rafting, skiing and a variety of other wonderful outdoor activities.



WHAT'S THE WEATHER LIKE?

The Bitterroot Valley is protected by the Bitterroot (on the west) and Sapphire Mountain Ranges (on the east). This natural setting creates a moderate year-round climate, which earned the Valley the reputation as the "Banana Belt of Montana."

For more information about our weather, [click here](#).

AVERAGE TEMPERATURES

WINTER

January - High 35 | Low 17

SPRING

April - High 57 | Low 32

SUMMER

July - High 82 | Low 49

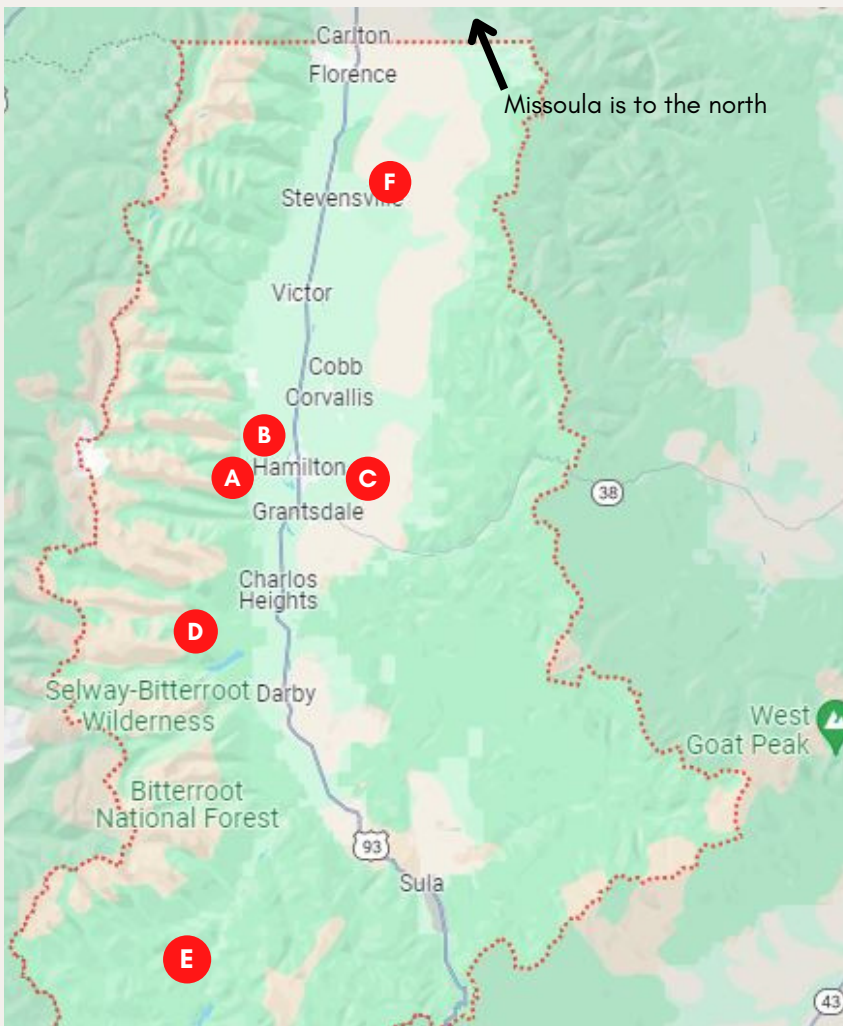
FALL

October - High 59 | Low 31

NOT SURE WHERE YOU WANT TO BE?

Consider these questions to help you decide your ideal location:

- Would you prefer to be within city limits, or in a more rural area?
- Do you prefer views of the Bitterroot Mountain range, or do you want to be in the trees/forest?
- Do you want to be off a paved road, or do you mind a trek off the beaten path?
- Do you have a specific school zone in mind?
- Would you like to live in a single-family home, a condo, a townhouse, a high-rise, or an HOA community?
- Do you have a preference on acreage, square feet, number of bedrooms and bathrooms?
- Do you mind having covenants, conditions, and restrictions and/or HOAs, or would you prefer not to have such governing rules?
- Do you want water rights to irrigate, or is that not a necessity?



- A** Bitterroot Health (Hospital)
- B** Marcus Daly Mansion
- C** Hamilton Airport
- D** Lake Como
- E** Painted Rocks Reservoir
- F** Stevensville Airport

HIKING



Endless hiking awaits about every 15 miles along the Bitterroot Mountain Range. For a list of popular hiking trails, [click here](#).

[BEAR CREEK OVERLOOK TRAIL](#)

The Bitterroot Valley is known for its fishing. Cutthroat and Bull Trout are the natives to the Bitterroot River drainage but you can also reel in Rainbows, Brookies, or a 22" Brown.

[FOR MORE INFO ABOUT FISHING, CLICK HERE](#)

FISHING



WINTER ACTIVITIES



There's fun for everyone in the winter with skiing and snowboarding in the Bitterroot Mountains at Lost Trail Ski Area. Cross country at [Chief Joseph](#), too!

[LOST TRAIL SKI AREA](#)

THINGS TO DO



River Park



Daly Mansion



Lake Como



St. Mary's

HAMILTON

- River Park in Hamilton - about 65 acres of mowed meadows and natural cottonwood bottomlands, where you can see wood ducks in quiet sloughs, nesting great horned owls and osprey. Moose frequent the park too. Enjoy a picnic at tables overlooking the river.
- Lake Como - has a boat launch, a beach for swimmers, camping, picnic sites, and hiking trails for all you adventure seekers.

CORVALLIS

- Calf Creek Wildlife Management Area - A winter range for elk that offers hiking, biking and horseback riding along the foothills of the Sapphire Mountains just east of Corvallis. Set out in search of an elk herd in the grasslands and ponderosa pine forests or watch for songbirds and raptors.
- Marcus Daly Mansion - Hamilton was founded by Copper King, Marcus Daly. He built his primary home, Riverside, on the east side of the Bitterroot River and the property can be toured to this day. The mansion is not to be missed and hosts a variety of festivals and activities throughout the year.

STEVENSVILLE

- Lee Metcalf National Wildlife Refuge - a 2,800-acre refuge located about 2 miles north of Stevensville and 25 miles south of Missoula.
- St. Mary's Mission - founded on September 24, 1841 which established the first church and pioneer settlement, 48 years before Montana attained statehood.

RESTAURANTS & PLACES TO TRY



HAMILTON

- [Bitterroot Brewing](#)
- [Coffee Cup Cafe](#)
- [Higherground Brewing](#)
- [Maria's Restaurant](#)
- [Nap's Grill](#)
- [Red Rooster](#)
- [Suzette's Organics](#)
- [Westslope Distillery](#)



Suzette's Organics

VICTOR

- [Bullseye Burgers](#)
- [Cowboy Troy's](#)

STEVENSVILLE

- [Mission Bistro](#)
- [The Montana Distillery](#)
- [Tin Can Bar & Restaurant](#)
- [The Catered Table](#)



Westslope Distillery

DARBY / CONNER / SULA AREA

- [Double K Ranch](#)
- [Knotty Nymph](#)
- [Old West Antique & Candy Store](#)



DRIVING IN THE 'ROOT

ACCESS, ROADWAYS, AND MORE

- The fact that you can drive to your property does not necessarily guarantee that you, your guests, or an emergency service vehicle (Sheriff, fire, ambulance, etc.) can get there easily or during all seasons.
- **Ravalli County maintains 550 miles of public roadway, of which only 300 miles are paved.** Many public and private roads are not maintained (no grading, repair, or snow removal). Investigate road conditions and maintenance to determine services available to your property. Contact [Ravalli County Road & Bridge](#) for more information.
- Response times for emergency services can emergency services cannot be guaranteed and might be lengthy.
- In extreme weather, some roads may become impassable. You may need four-wheel drive and/or snow tires and chains. U.S. Forest Service roads may be closed or extremely hazardous for travel.
- It is not unusual for County snow plows to block your driveway with snow, but know it is illegal to move snow from your driveway into a County right-of-way.
- Poor addressing techniques in years past have resulted in discrepancies. Consider your physical address and be aware of issues that make your home difficult for first responders to locate (e.g., duplicate road names, house number out of sequence, etc.). Reflective signs help in low visibility conditions (smoke). The [Ravalli County GIS Department](#) is responsible for road naming and addressing.
- Residents can pay for the application of magnesium chloride on County maintained roads to reduce dust and stabilize the road surface. Check with County Road & Bridge to learn more.
- Planning to BUILD? Many large construction vehicles cannot navigate narrow and primitive roads. Private driveways should be wide and sturdy enough to support either emergency or construction vehicles. If your driveway or private road accesses a County road, you may need an [Approach Permit](#). Contact Ravalli County Road & Bridge. If your access is directly onto a State highway, check with the Montana Highway Dept. of Transportation about a Highway Access Permit.
- Newspaper, parcel and overnight package delivery, and U.S. mail delivery may not always be available in rural areas. Check with the agencies that provide these services to ensure delivery.

AGRICULTURE

- Agriculture is a major economic contributor to Ravalli County. If you choose to live among and next to ranching operations, you may be affected by them. You have the opportunity to help keep ranching viable by learning how you can be a good neighbor to this important part of our community.
- Montana has an “open range” law. Whether you own live-stock or not, if you do not want cattle or horses coming onto your property, you must fence them out. Maintaining your share of a common fence with your neighbor is important as well.
- Farmers and ranchers occasionally burn their ditches to keep them clean of debris and weeds. This burning will likely be short-lived and not a regular occurrence.
- There will be slow-moving machinery on roads, often signaled by a reflective orange triangle. Please observe the warnings and be patient.
- Livestock are occasionally moved on public roads. When you encounter a livestock drive, please pull over to the side of the road and allow the drive to pass or proceed forward slowly if a rider directs you to.

FIRE

- Be aware! Sign up for emergency alerts at <https://ravalli.us/621/Emergency-Notifications>.
- Ravalli County has the highest risk to structures from wildfire of any county in Montana. Where your home is located and the “ignitability” of your home and property are primary factors determining your risk. Visit your local fire station or request a free wildfire preparedness site visit through the DNRC at <http://dnrc.mt.gov/free-visit>. Fire professionals will assess your home and property and provide recommendations for mitigation if needed.
- For more information on wildfire risk, home ignitability, defensible space, and steps to reduce risk, visit www.FireintheRoot.org
- Do you own forested property at risk from wildfires? Contact the Bitter Root RC&D for grants to make your property more fire safe. A DNRC Service Forester or the Ravalli County Forester can also provide a free assessment for forest health and wildfire risk.
- Outdoor burning in Ravalli County requires a permit and is open March 1—Nov. 30, but can be closed due to fire danger or air quality concerns. Visit <https://ravalli.us/501/Burning-Permits> for more information on outdoor burning, and visit <https://app.egovmt.com/burnpermit/> to obtain your free permit, renew an existing one, or to activate your permit.

Did you know?

The 13 Fire Districts covering Ravalli County are nearly 100% volunteer. Rural counties survive on volunteerism. Costs are kept down by the willingness of residents to do their part, do without, and take care of each other.



GENERAL PROPERTY INFO/RIGHTS

- Other property owners may have easements which require you to allow construction of roads, power lines, water lines, sewer lines, and other utilities, as well as maintenance of irrigation ditches, on your land. This may restrict your own development and building options.
- There may be easements that haven't been recorded, but are "historic." Title abstract and title insurance companies, or an attorney, can help you track down this information.
- Many property owners do not own the mineral rights below their property. Check your deed or contact an attorney or title company to find out if any minerals may be located under your land and who owns them and has the right to mine or drill for them on your property. There is no oil, few minerals, and some gravel sources in the County.
- Fences that separate properties may or may not be on legal boundary lines. The "Apple Boom" of the early 1900s created numerous 10-acre orchard tracts, which are still legal subdivision plats. A survey is the only way to confirm property lines. The old plat may show a right-of-way dedicated to the public through the property. Unless abandoned, someone could open it.
- Travel is not allowed on irrigation ditch roads by any-one other than irrigation company personnel.
- The property that is an open meadow today may not be such forever. Check the recorded plat of your subdivision to see what uses are platted within it. In addition, check with the Ravalli County Assessors Office to determine if those uses may have changed since the plat was recorded.



WILDLIFE

- Hunting has been a way of life in the Bitterroot for centuries. Neighbors may allow legal hunting on their property. Learn about the hunting districts around you, nearby shooting ranges, and laws regarding shooting on private property.
- Nature can provide you with some wonderful, wild neighbors, especially in Ravalli County! However, it is important to be aware of and accommodate the wildlife around you when you live in a rural area.
- Being "Bear Aware" and having a "bear-proof" trash container is a good idea for any County resident.
- Visit [Montana Fish, Wildlife, and Parks](#) for more information about our wildlife.

Water - City Services or Private Well?

- Does the property in question have water rights recorded with DNRC?
- If there is a well, is there a recorded well log?
- Are there water rights or water shares off ditches, streams, or creeks?

City Sewer or Private Septic System?

- Is there a private septic system, or is the property serviced by city sewer?
- If there is a private septic system, is it conforming or non-conforming? Is there a filed permit with the county? Do you have a copy of the permit from RCEH?

Plat / Survey

- What does the plat look like? Are there any easements? Corner pins marked?
- Where are your ingress/egress location(s)?
- Is the property located with direct access off a county road? If yes, is there a valid approach permit?

Electricity & Gas

- What electricity provider does the property have?
- Is there natural gas or propane? If propane, is the tank owned or leased?

More Questions to Ask

- Are there any covenants? Zoning? Deed restrictions?
- Is it in the floodplain?
- What school/fire/voting district?



For more resources,
scan this QR code:



A list of local providers

Motor Driver Services	Address	Phone Number
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<u>Ravalli County Motor Vehicles</u> (Title & Registration)	215 S 4th St, Hamilton, MT 59840	406-375-6585
<u>Driver Services Bureau</u> (Driver's Licenses)	1720 N 1st St, Hamilton MT 59840	406-444-1772

Mailing / Post Offices	Address	Phone Number
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Darby Post Office	407 N Main St, Darby MT 59829	406-821-3441
Hamilton Post Office	150 N 4th St, Hamilton MT 59840	406-363-1445
Corvallis Post Office	1021 Main St, Corvallis MT	406-961-3821
Victor Post Office	201 Main St, Victor MT 59875	406-642-3361
Stevensville Post Office	701 Main St, Stevensville MT 59870	406-777-5812
Florence Post Office	268 Holloway Ln, Florence MT 59833	406-273-2731
The UPS Store	612 N 1st St, Hamilton MT 59840	406-363-2187

Electricity Companies	Address	Phone Number
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<u>Northwestern Energy</u> (Gas + Electric)	1140 S 1st St Hamilton, MT 59840	888-467-2669
<u>Ravalli Electric Co-Op</u>	143 Bell Xing W Victor, MT 59875	406-961-3001

Propane Companies	Address	Phone Number
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<u>Alpha Propane</u>	1208 US-93 Victor, MT 59875	406-961-4780
<u>AmeriGas</u>	2364 US-93 Victor, MT 59875	406-642-3636
<u>Energy Partners</u>	125 Old Corvallis Rd, Hamilton MT 59840	406-363-1001



For more information about internet providers, libraries, title companies, and more, scan or visit:

www.AspenGroveRealtyMT.com/resources

SCHOOLS

PRIVATE SCHOOLS

Blodgett View Christian School K-8

406-375-0733 119 Westbridge, Hamilton, MT 59840

Hamilton Christian Academy K-8

406-363-5434 778 Grantsdale, Hamilton MT 59840

Parochial Pines Academy K-6

406-961-3055 152 W Main St, Pinesdale MT 59840

Evergreen Montessori Pre K – 1st

406-363-1688 201 S 8th St, Hamilton MT 59840

Grace Lutheran Early Learning Center Pre K

406-363-1924 274 Hattie Ln, Hamilton MT 59840

The Farm School

406-570-2791 175 Skalkaho Hwy, Hamilton MT 59840

Homeschool Information for Ravalli County

PUBLIC SCHOOLS

Darby School District #9

406-821-3841 209 School Dr, Darby MT 59829

Hamilton School District #3

406-363-2280 217 Daly Ave, Hamilton MT 59840

Corvallis School District #1

406-961-4211 1151 Eastside Hwy, Corvallis MT 59828

Victor School District #7

406-642-3221 425 4th Ave, Victor MT 59875

Stevensville School District #2

406-777-5481 300 Park Ave, Stevensville MT 59870

Lone Rock School District #13

406-777-3314 1112 Three Mile Creek, Stevensville MT 59870

Florence-Carlton School District

406-273-6751 5602 Old Hwy 93, Florence MT 59833

NOTE:

In general, school buses travel only on County, state, or federal roads and not on subdivision roads. In some outlying areas, there is no bus service. Contact the school district in which your children will be attending school for bus route information.

YOUR RESOURCE FOR ALL THINGS WESTERN MONTANA



All of us at Aspen Grove Realty live, work, and recreate in Western Montana. We love everything about this place, as well as the people who make it so special. It would be an honor to introduce you to the place we love so dearly!

If you have any questions, from neighborhoods to restaurants - we are here for you. Don't hesitate to reach out anytime.

Call 406.201.1636

Search for homes @ www.AspenGroveRealtyMT.com



STAY UP TO DATE WITH MONTANA NEWS & UPDATES

Follow us Instagram for the latest real estate news and the hottest new listings, restaurant reviews, our family's favorite local spots, and more!

[@ASPEN GROVE REALTY](https://www.instagram.com/aspengroverealty)



THANK YOU!

Thank you for taking the time to explore the Bitterroot Valley.

We hope you found this information helpful and informative. If you're not quite ready to buy yet, that's okay! Use this to keep informed about your future real estate decisions, and/or pass along to someone else who is interested in the Bitterroot!

Here are some next steps you can take to prepare:



Evaluate Your Finances

Take a look at your current financial situation and determine how much money you need for a down payment.

Also, take the time to consider what other funds you may want to have in reserves for remodeling, moving costs, etc.

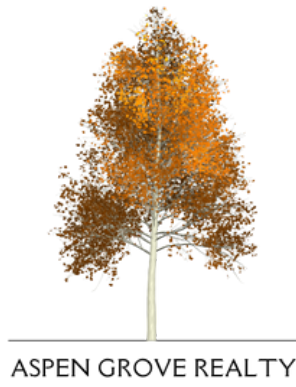
Consider Your Timeline

Determine when you would like to buy and how much time you have to prepare. This will help you create a plan and ensure you have enough time to take any necessary actions.


Prep for a Move

Start prepping for an eventual move by decluttering, donating, and cleaning. Save yourself some work ahead of time!

We look forward to working with you.



 [AspenGroveRealtyMT.com](https://www.AspenGroveRealtyMT.com)

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