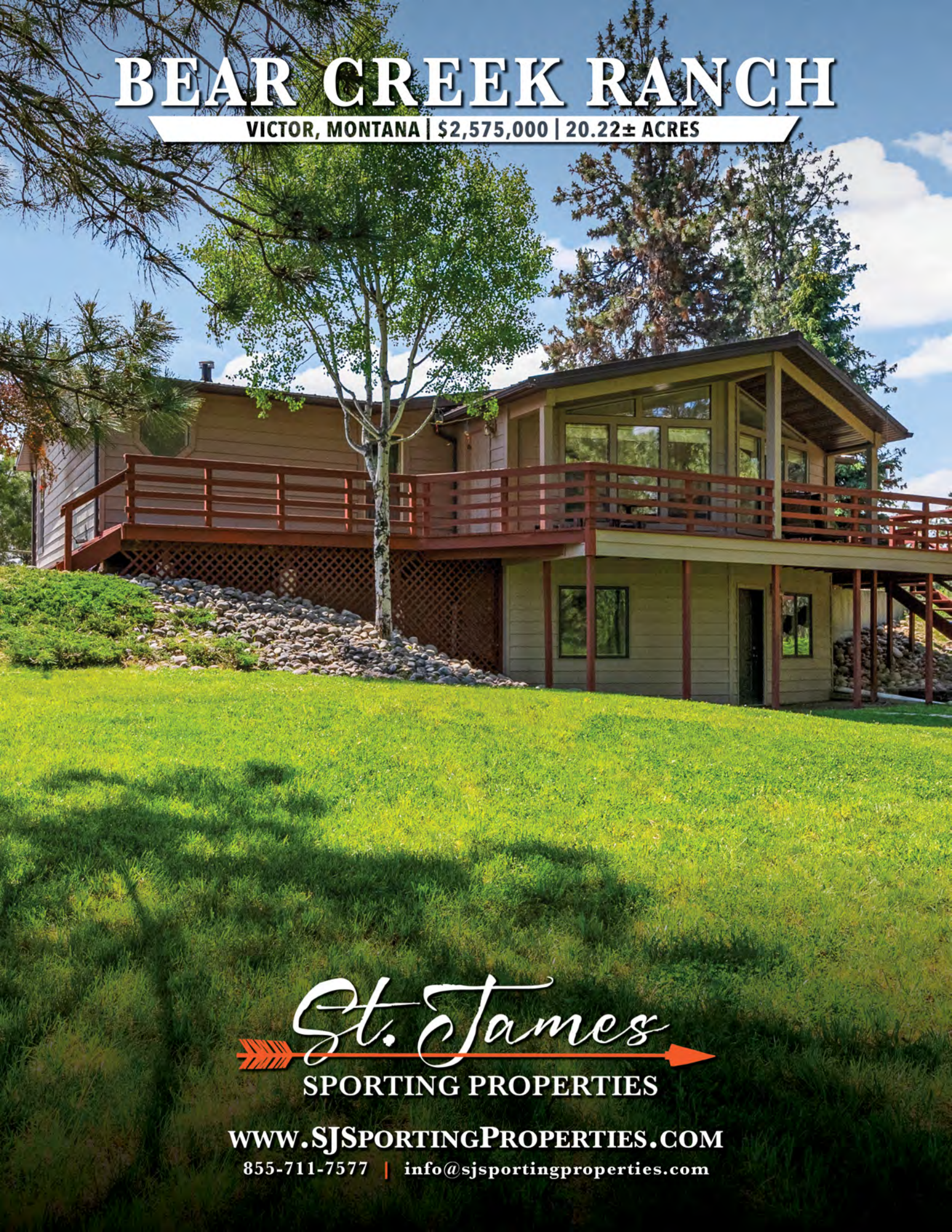


# BEAR CREEK RANCH

VICTOR, MONTANA | \$2,575,000 | 20.22± ACRES



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# BEAR CREEK RANCH

**VICTOR, MONTANA | \$2,575,000 | 20.22± ACRES**

Tucked away at the end of a private drive in the heart of the Bitterroot Valley, Bear Creek Ranch offers a rare combination of privacy, live water, and premium hunting opportunities—just minutes from the welcoming western town of Victor, Montana. Set on 20± acres of open meadow, aspen groves, and towering pine, the property features over 2,000 feet of private, year-round creek frontage on the North Fork of Bear Creek. Just 1.5 miles upstream from the famed Bitterroot River—a designated blue ribbon fishery—the ranch provides trout fishing access right out the back door, with rainbow, brown, and brook trout calling these cold, clear waters home.

For the avid hunter, the ranch sits squarely within Montana's General Unit 240, offering general big game combination licenses for elk, mule deer, and whitetail deer. The Bitterroot Valley is known for its strong game populations, varied terrain, and extended seasons. From early fall bugles echoing through the timber to whitetail action along the creek bottom, this property offers outstanding potential for resident and non-resident hunters alike. Wildlife frequents the property throughout the year, drawn by the water, shelter, and transitional habitat surrounding the ranch.

Anchoring the property is a 2,546 sq ft, 3-bedroom, 2-bath home that captures the essence of creekside living. Thoughtfully sited to take in the sounds and sights of Bear Creek, the home features a wraparound deck with creekfront views, a walkout basement, forced-air heat, central A/C, and a durable metal roof—ideal for four-season comfort at 3,500 feet in elevation. Whether you're enjoying a summer evening on the deck or watching elk pass through during a snow-covered dawn, the home is designed to be both a peaceful refuge and a basecamp for adventure.

The landscape itself is classic Montana: open valley bottom giving way to forested edges, with pockets of quaking aspen and native grass meadows bordered by old-growth pine. A barn and equipment shed provide utility for land stewardship and storage, but the true value lies in the land, the water, and the access to the outdoors. Year-round access, domestic well, septic, and city power ensure you're never far from comfort, even as you feel a world away. Bear Creek Ranch is an exceptional year-round property for the discerning sportsman or those seeking a lifestyle immersed in nature. Just 18 minutes from Hamilton and under an hour to Missoula, it offers an uncommon blend of seclusion, scenery, and sport in one of Montana's most desirable valleys.

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## OVERVIEW

- 20 ± deeded acres
- 2,546 ± sf home (3 Bed/ 2 Bath)
- 1,032 sf barn (hay storage, chicken coop, stalls)
- 384 sf shed/garage
- 2000 + ft of private creek access (Northfork Bear Creek)
- Secluded property (private drive with end-of-the-road privacy)
- Year-round abundant wildlife
- Hunting for Elk, Whitetail, Turkey, Bear, Grouse
- Back of property offers amazing views of the Bitterroot Mountains
- Walkout basement
- Fenced-in livestock area
- Fully fenced property
- 2 miles south of Victor, Montana
- 37 miles to downtown Missoula, Montana
- 12 miles to Hamilton, Montana







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# IMPROVEMENTS

## RESIDENCE

- 2,546 ± sq ft (3 Bed / 2 Bath), built in 1991
- Main-level: Master suite, kitchen, dining, living room, laundry, wraparound deck
- Walkout basement: Rec room/living area, cabinet storage, utilities, fireplace/stove
- Forced air heat, central A/C, metal roof
- Graveled driveway and city power
- Private well (120 ft deep, 16 GPM) + water softener
- Extra water rights for irrigation

## OUTBUILDINGS

- 1,032 ± sq ft barn (hay storage, chicken coop, animal stalls) – water & power connected
- 384 ± sq ft shed/garage

## Utilities & Infrastructure

- City power to house, barn, and shed
- Septic system
- Year-round access via private road
- Fully fenced property with fenced livestock area















# HUNTING

## Hunting Region 2 - District 240

**Big Game Species:** Elk, Whitetail deer, Mule deer, Bear, Mountain lion

**Small Game Species:** Turkey, Grouse

**Combination License Elk/ Deer** (General unit- whitetail or Mule deer) - Bear Creek Ranch is located in a general unit for big game combo licenses, allowing hunters to hunt Elk and either Whitetail or Mule deer. On the ranch, there is year-round abundant wildlife. The ranch sits between the Bitterroot and Sapphire mountain ranges. The elevation and proximity to these ranges keep a healthy population moving through the property. In the summer, the elk and deer use the property for calving and a safe haven for raising their young. As the weather begins to turn, the animals start to filter down the valleys and into the meadows at the back of the ranch. Elk bugling can be heard from the home's deck right over the sound of the creek.

- **Resident Draw** (Season start date - first Saturday in Sept.)
  - Montana residents can purchase a General Big Game Combo license OTC
  - Archery season- September 6 - October 19, 2025
  - General Rifle Season- October 25 - November 30, 2025
  - Muzzleloader season- December 13 -21, 2025
- **Non-Resident Draw** (Season start date - first Saturday in Sept.)
  - Montana non-residents enter into a preference point system, 0-3 points; 1 point can be purchased annually.
  - 0 points - 60.20% success
  - 1.8 -2 points - 0% success
  - 2 points - 83.9% success
  - 2.2- 3 points - 100% success

## Small Game

- Turkey (OTC tags available for Resident and non-resident)
  - Season dates (spring, April 15- May 31; Fall, Sept 1- Jan 1)
- Grouse (Upland game license OTC available for Resident and non-resident)
  - Season dates (Sept 1 - Jan 1)

## Bear (General unit)

- OTC tags are available for both resident and non-resident
- Both spring and fall hunting- Season dates (April 15- June 15, Sept 15- Nov 27)

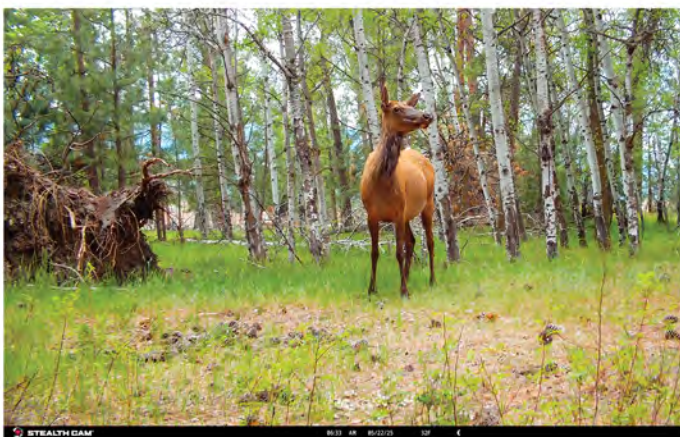
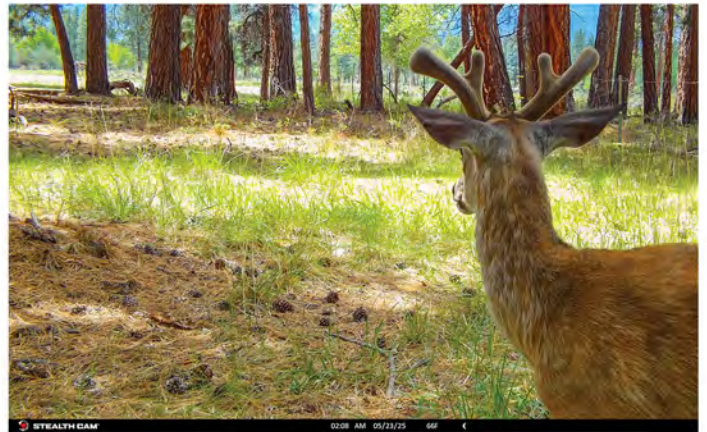
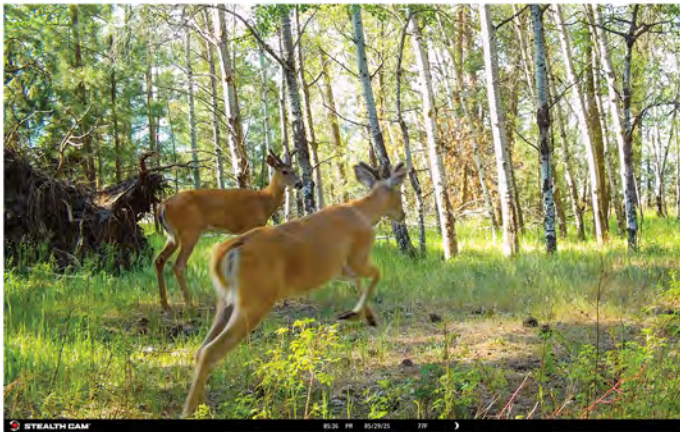
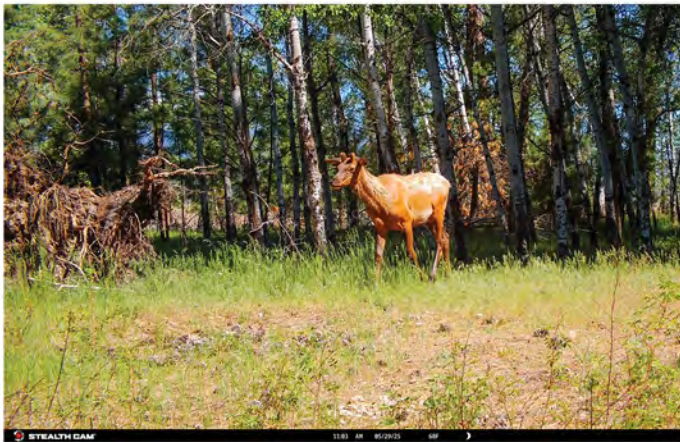
## Mountain lion (Limited license)

- A limited special mountain lion license is required to hunt Unit 240; the license is issued through a drawing.
- Season dates (archery only: Sept 2 - Oct 15, Any weapon: Dec 1 - April 14)

# PROPERTY RECREATION

- Fishing
- Hunting
- Swimming
- Kayaking
- Horseback Riding
- Hiking
- Shed hunting

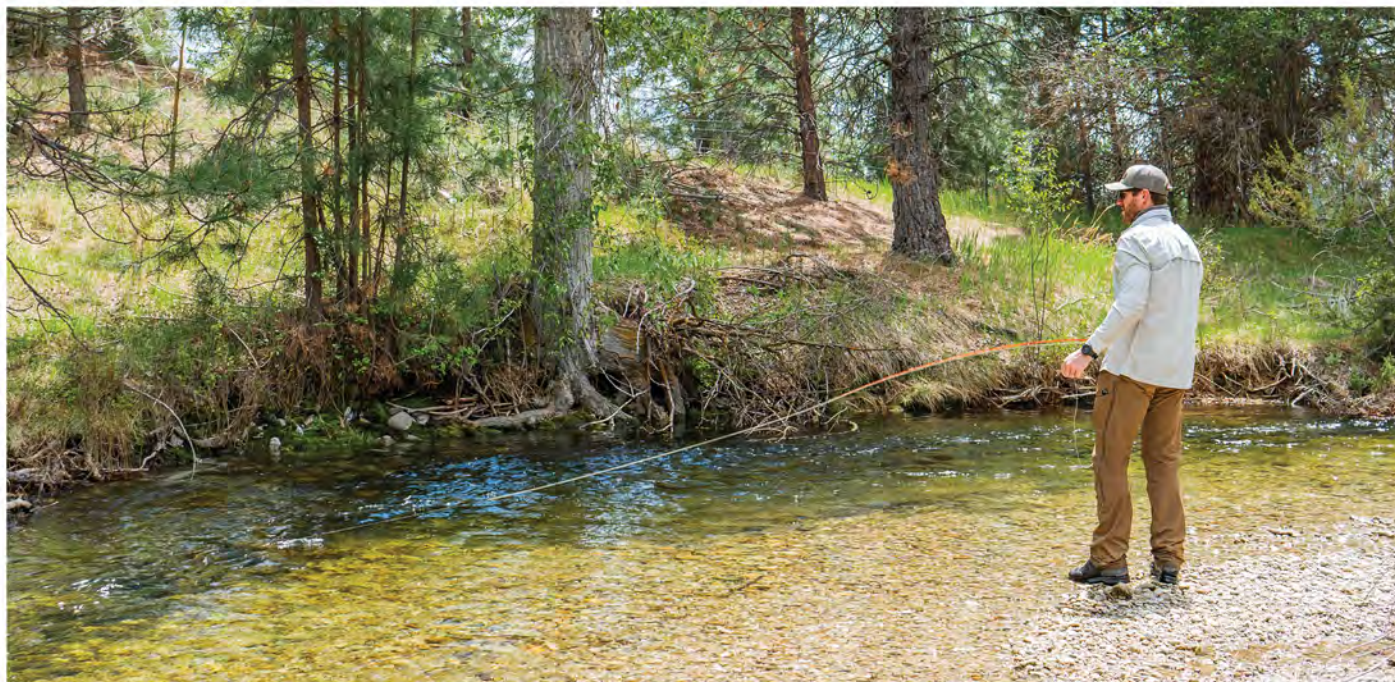












## AREA LIFESTYLE/RECREATION

Stretching between the rugged Bitterroot Range to the west and the gentler Sapphire Mountains to the east, Montana's Bitterroot Valley is a place where wild beauty meets Western heritage—and where lifestyle, land, and legacy come together in one of the most sought-after regions of the Northern Rockies. This iconic valley runs roughly 95 miles south from Missoula to the small town of Darby, following the north-flowing Bitterroot River, a designated blue ribbon trout fishery renowned for its dry fly fishing, scenic float trips, and unspoiled character.

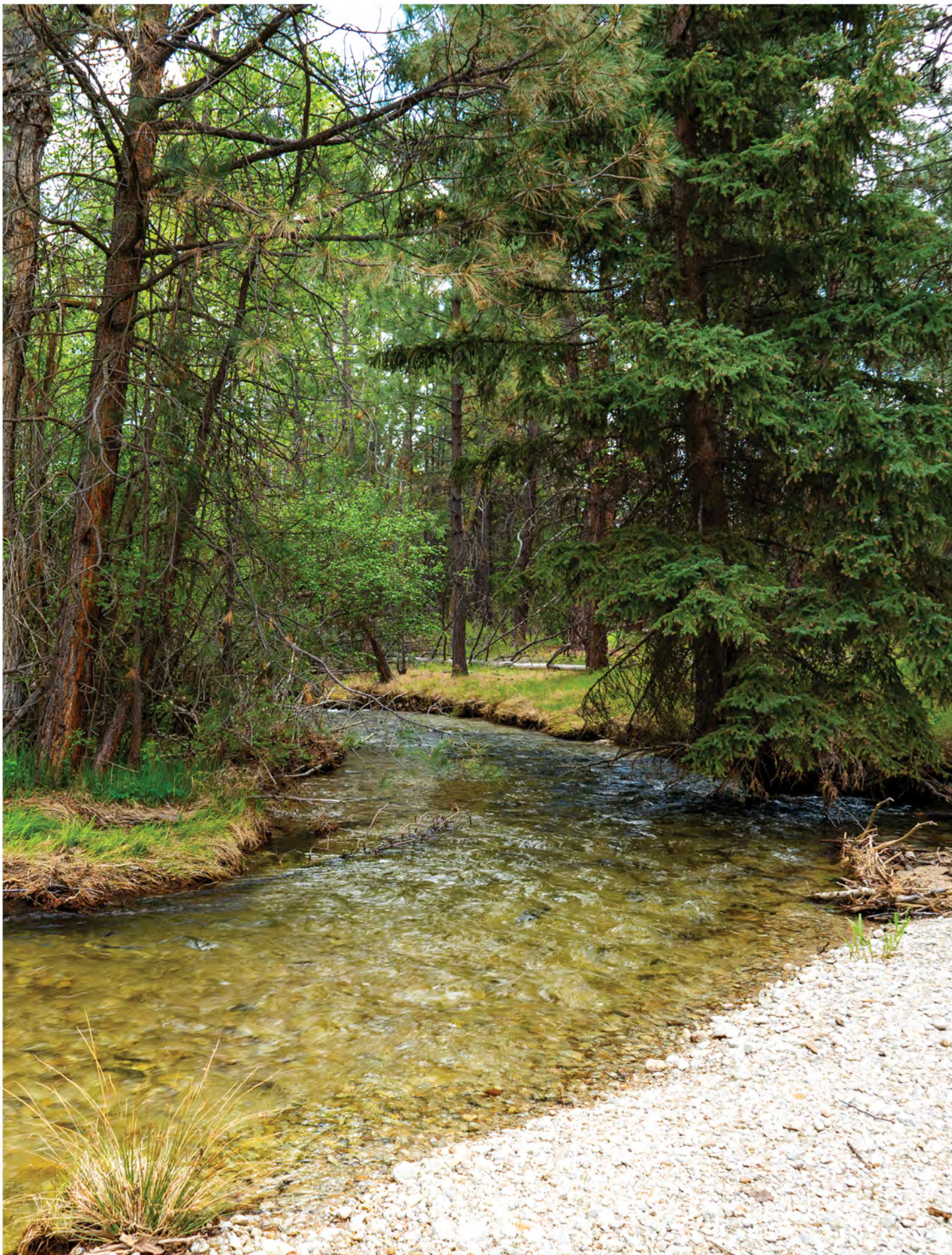
The Bitterroot Valley offers a rare combination of natural splendor and livable community. With the potential for more than 300 days of sunshine a year and elevations ranging from 3,200 to 7,000 feet, it's a four-season playground ideal for those who love to hunt, fish, hike, ride horses, or ski—all without sacrificing the comforts of nearby towns. From world-class big game hunting in over-the-counter units to expansive trail systems for horseback riding, snowmobiling, and backcountry access, the area draws adventurers, conservationists, ranchers, and remote professionals alike.

Historically, the Bitterroot Valley is the ancestral homeland of the Salish people and was one of the first regions settled in Montana. Its deep agricultural roots remain visible today in a rich tradition of ranching, small farms, and open spaces. Charming towns like Hamilton, Victor, Stevensville, and Florence dot the valley, each offering a mix of small-town charm, local dining, farmer's markets, and strong community values. The valley also provides close access to modern amenities, with the Missoula International Airport just minutes away from the north end and the University of Montana offering cultural, educational, and medical resources.

The Bitterroot lifestyle is grounded in connection to land, to family, and to freedom. It's a place where morning light hits snow-dusted peaks, where elk bugle in the fall, and where neighbors still wave from the porch. Whether you're seeking a legacy ranch, a sporting retreat, or a full-time residence with space to breathe, the Bitterroot Valley offers something increasingly rare: room to roam, room to dream, and a sense of place that stays with you long after you leave.

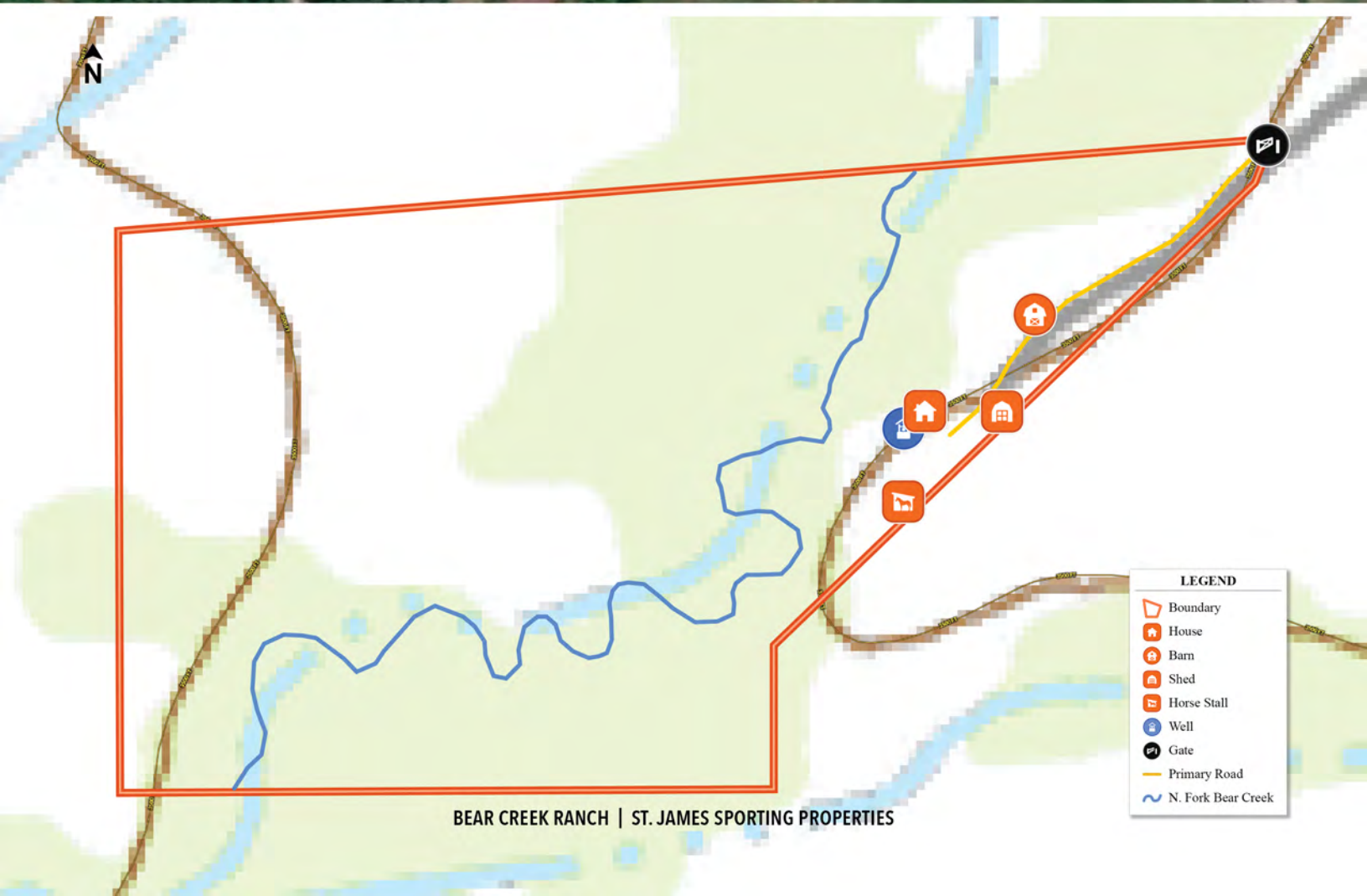
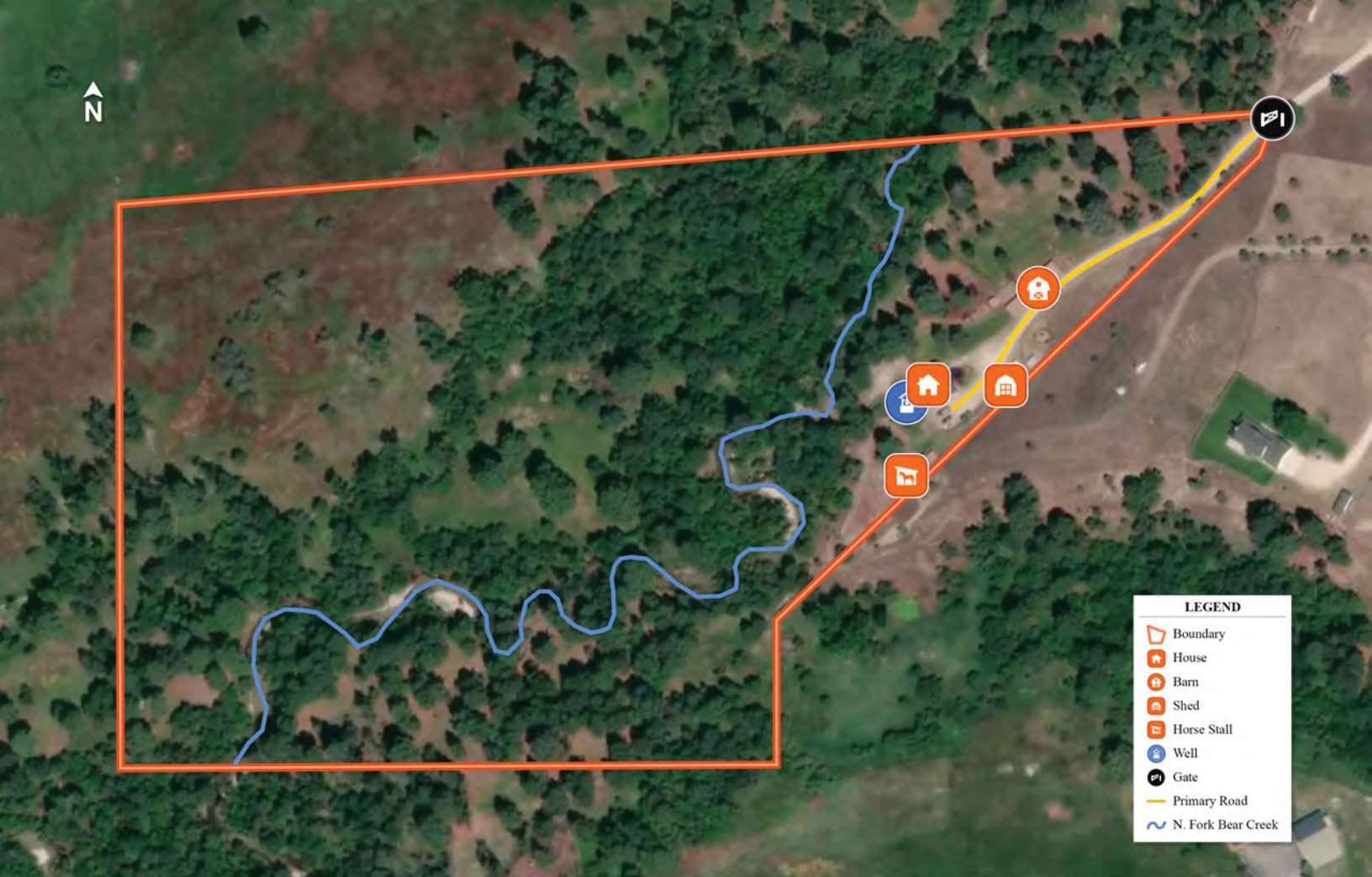




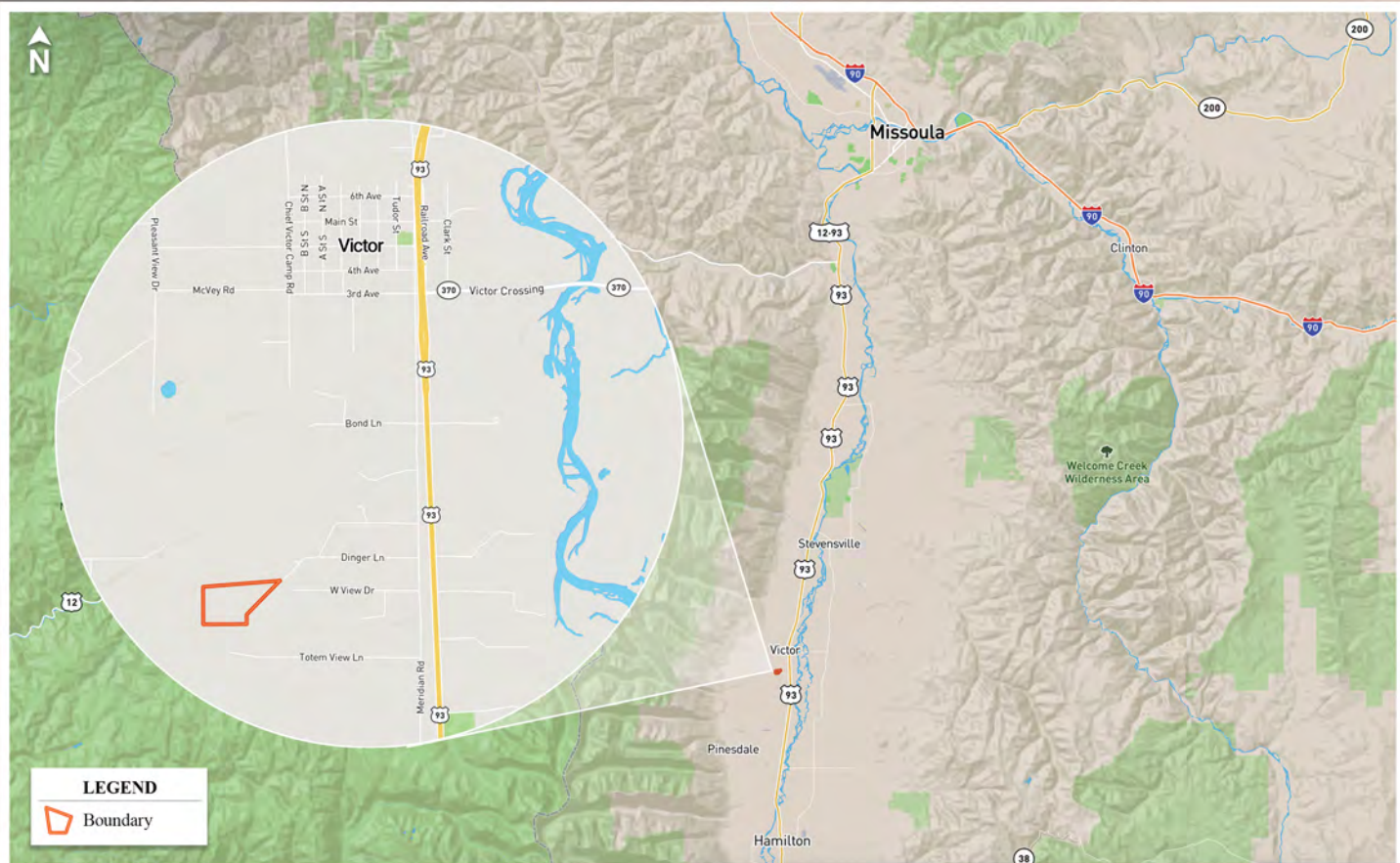


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## LOCATION

- **Missoula** – 37 Miles
  - Missoula Montana Airport
  - Abundant shopping
  - Health and fitness clubs
  - Schools & Multiple hospitals
  - Missoula Snowbowl - skiing & snowboarding
- **Schooling:** Victor, Stevensville, Corvallis
- **Ravalli County Airport (KHRF)** - 12 Miles (Private charter available)
- **Lost Trail Powder Mountain**- 59 Miles (Great skiing/ snowboarding)

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