

24 S. Lewis & Clark Trail, Whitehall, MT 59759

Feature Sheet

Legal Description:	Tracts 6 & 7 Jefferson River Ranches in SEC 22, T01N, R04W, PMM.Cont. 20.7 Acres Bk4 PL PG 375
Square Footage:	7291 square feet
Bedrooms:	Four bedroom
Bathrooms:	Five bathrooms
Year Built:	2007
Acreage:	20.7 Acres

3 Levels with Open Floor Plan:

- **Main Level:** 2961 square feet

Living Room: This home has a large, open great room with the kitchen along one side, and a gorgeous rock fireplace along the opposite side by the dining area. Beautiful custom wood floors of distressed birch add a rustic touch.

Kitchen: This gourmet kitchen was designed with entertaining in mind. It is centrally located, optimized for prep and cooking space while still socializing with folks in the great room or dining area. There is a six burner Dacor gas range, double oven and refrigerator, double drawer dishwasher and granite counters throughout. The tasteful custom cabinets are made of knotty alder, as are the all the cabinets and doors throughout all the bathrooms in the home.

Dining Room: Located in one corner of the great room area, the dining space enjoys beautiful windows out the south side of the home.

Master Suite: The master bedroom is on the main level with big windows to take in the views, a huge walk in closet and luxurious master bath. The master bath has a large jetted tub and a separate walk-in shower with 12 shower heads. There are travertine stone floors in the master bath. There are Kohler faucets throughout the home.

- **Upper level:** 1410 square feet

Loft: There is a great office space or perhaps sitting area located in a loft overlooking the living room.

Bedrooms: There are two spacious bedrooms on the upper level of the home, each with its own bathroom. One of the baths has a clawfoot tub and separate shower, tiled throughout. The second bathroom has a corner shower with a custom river rock surface.

- **Lower level:** 2920 square feet

Bedroom(s): There is one bedroom space in the basement with egress window and closet space, plus two extra 'hobby' rooms. There is a built in gun vault in one of the rooms.

Family Room: A huge family room in the lower level has space for a television entertainment area and/or pool table or other games. There is a pellet stove in the corner for an additional heat source.

Storage: One of the extra rooms in the lower level is accessible from the outside with a set of double doors.

Garage: Attached four bay garage with one extra-large drive through stall with doors on both sides for easy entry with an RV or horse trailer.

Outdoor Amenities

Barn: 4000 square foot barn with five stalls, wash area, tack room, heated waterers, hay/tractor storage area and separate tool shop with 110 and 220 volt access.

Pastures: The second 9+ acre parcel (able to be sold separately) is fenced for horses with a heated waterer.

Water Source: Private Well with variable speed pump set to 30 gpm

Sewer: Septic

Heating System: There are radiant floors on the main and lower level of the home, with radiant baseboards in the upper level.

Extras: The home has an alarm system (also monitors home temperature and water flow), reverse osmosis water treatment, instant hot water heater,

Roof: ??Asphalt shingles

Floors: Mixed: Distressed birch wood floors, slate, tile, carpet

Exterior: Scrollboard, rough cut cedar siding

Taxes: \$4431.85 (2008)

Lot Size: 20.7 acres

Zoning: Whitehall Rural, Jefferson River Ranches covenants

Energy: Electric- \$ (2009)
Propane- \$ (2009)

Highlights:

* Gorgeous, custom home in the pastoral Jefferson River valley with high end finishes, designed for entertaining.

* Horse ready property with barn, pastures, and nearby public lands for endless riding opportunities.

* Priced at \$137 per square foot – an incredibly affordable price for the finishes found in this home.

OFFERED AT \$999,000.00

ALL FIELDS DETAIL

(6) Mls #	171193	(19) Bedrooms	4
(17) Status	Active	(20) Baths	5
(9) Type	Single Family Over 1 Acre	(21) Lot Size	11-20.999 Acres
(12) Address	24 S Lewis and Clark Trail	(22) Aprx. Sq	4001+
(13) Address 2	Jefferson River Ranches	(23) Garage	More Than 3
(14) City	Whitehall	(24) Horse	Allowed
(15) State	MT	(25) Water Amenity	Yes
(16) Zip	59759	(26) Public Land Adjacent	No
(10) Area	Jefferson County 7J	(27) Levels	2 Floors with Basement
(7) Class	Residential	(28) Log	No
(11) Asking Price	\$999,000		
(18) Sale/Rent	For Sale		
(108) IDX Include	Yes		

GENERAL

(1) Input Date	7/14/2010 7:42:00 AM	(30) Number Of Acres	20.7000
(32) Agent	Chanelle L Zimmer - Cell: (406) 581-3855	(33) Listing Office 1	Glacier Sotheby's International Realty - OFFICE: (406) 586-4408
(38) Exclusive Right to Sell	Yes	(39) ExclusiveAgency	No
(40) Subagency Offered	No	(41) Selling Office Fee	2.75
(42) For Sale Sign Placed	No	(44) Dual or Variable Commissn	No
(45) Legal	JEFFERSON RIVER RANCHES, S22, T01 N, R04 W, Lot 6 & 7, ACRES 20.7 , PLAT 4/375	(46) Year Built	2006
(47) # Full Baths	3	(48) # 3/4 Baths	1
(49) # 1/2 Baths	1	(50) Listing Date	7/5/2010
(51) Expiration Date	7/5/2011	(52) Subdiv.	OTHER
(53) Directions	Thru Whitehall,L at T, Rt on Kountz. Rt on Point of Rocks. L into Jeff.River Ranch. 1st hs on right.	(56) Zoning	Rural
(57) Modular Construction	No	(58) Approx SqFt	7291
(60) Price per SqFt	137.02	(61) Est SqFt Finished	7291
(64) Est SqFt Total	7291	(65) Apx SqFt Main	2961
(66) Apx SqFt Upper	1410	(67) Apx SqFt Lower	2920
(69) # Smoke Detector	1+	(71) Parcel Tax ID #	0024005015
(77) Owner Name	Dellar	(79) Occupant Name	Bill
(87) Apx Lot Sz - SqFt	20.7 Acres	(89) Associated Document Count	0
(90) Showing Instructions	Call agent for appt. 24 hours notice. 581-3855. Listing agent to accompany all showings.	(91) Realtor.com	Transmit
(92) Original Price	\$999,000	(93) Cumulative DOM	11
(94) Cumulative DOMLS	2	(95) Agent Hit Count	27
(96) Client Hit Count	4	(98) HOA	Yes
(102) VOW Include	Yes	(103) VOW Address	Yes
(104) VOW Comment	Yes	(105) VOW AVM	Yes
(106) Update Date	7/16/2010	(501) Days On Market	11

FEATURES

Appliances	Water - Domestic	Amenities/Safety Features	Upper Level
Range	Private Well	RV Parking	2 Bedrooms
Dishwasher	Sewer	Smoke/Heat Detector	Extra Room
Heating/Cooling	Septic	Main Level	Lower Level
Radiant	Water Amenities	Master Bedroom	1 Bedroom
Baseboard	River	Kitchen	Family Room
Roof	Showing Instructions	Dining Room	Fireplace/Stove
Metal	Appointment w/ LA	Living Room	Extra Room
Fencing	24 Hour Notice Required	Fireplace/Stove	
Partial	View	1 Full Bath	
Smooth Wire	Mountains	1 Half Bath	
	Valley	Laundry Room	
	Meadow		

FINANCIAL

(114) Apx Tax \$	4431.85	(115) Tax Year	2008
(116) Assoc.Fe	400/yr	(125) Lockbox	No
(126) Lockbox Auth	No	(127) Terms Offered	Cash or new financing

AGENT INFORMATION

This home is essentially brand new. Sellers did not finish back deck area and landscaping in direct vicinity to house. Amazing home for the price --only 50 minutes from Bozeman.

PUBLIC INFORMATION

Gorgeous home with high end finishes throughout. Graceful lines and well placed windows to capture the views and wonderful light. Distressed birch floors and custom alder cabinets and doors. Four bedroom, five bathroom, gourmet kitchen, rock fireplace, huge lower level family room and common access area on the Jefferson River. Located in the Jefferson River valley on 20 acres ready for horses with a 5 stall barn including tack room, wash area, tool shop, pastures, auto-waterers,etc.

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Jefferson River Ranch

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2462 ft

Pointer 45°49'20.25" N 112°04'39.68" W elev 4444 ft Streaming 100%

Eye alt 13628 ft



Jefferson River Ranch

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1227 ft

Pointer 45°49'15.02° N 112°04'39.60° W elev 4455 ft Streaming ||||| 100%

Eye alt 7857 ft

INFORMATION UPDATED FEBRUARY 5, 2010**General Parcel Information [definitions](#)**

GEOCODE	25099922401200000
OWNCODE	10000
OWNER CLASSIFICATION	Private
COUNTY ASSESSOR CODE	0024005015
SECTION	22
TOWNSHIP	T01NR04W
LEGAL DESCRIPTION	JEFFERSON RIVER RANCHES, S22, T01 N, R04 W, Lot 7, ACRES 11.5, PLAT 4/375
PROPERTY ADDRESS	
ADDITION-SUBDIVISION	
LEVY DISTRICT	250453
COUNTY LEVY DISTRICT	47
LEVY DISTRICT NAME	WHITEHALL
TOTAL FINAL LAND VALUE	\$124,500.00
TOTAL FINAL BUILDING VALUE	\$651,831.00
2009 FULL REAPPRAISAL VALUE	\$776,331.00
2009 TAXABLE MARKET VALUE	\$366,116.00
DEED 1: BOOK, PAGE, DATE (mmddy)	0544, 0785D, 10/17/05
OWNER NAME 1	DELLAR WILLIAM C & PATRICIA A
TAXPAYER MAILING ADDRESS	PO BOX 1189 WHITEHALL, MT 59759-1189

SITE INFORMATION [definitions](#)

Characteristic	CAMA Code, (Description)
GEOCODE	25099922401200000
NEIGHBORHOOD	010D
NEIGHBORHOOD TREND	2, (stable)
RESIDENTIAL INDICATOR	dwelling
ACCESS	3, (dirt road) 0, (landlocked/none)
FRONTING	0, (none)

LOCATION	0, (rural land)
TOPOGRAPHY	8, (ag/timber land)
UTILITIES	7, (well) 8, (septic) 0, (none)

ACREAGE TYPE CLASSIFICATION & VALUATION [definitions](#)

Property Type	Agricultural Type	Land Classification	Acres	Grade & Description	IRRIGATION INFORMATION			Assessed Value
					Rotation	Water Class (Cost/Acre)	Type	
residential rural	primary site	tract land	11.50 0		-	-	other	\$124,500. 00
TOTALS			11.50 0					\$124,500. 00

IMPROVEMENTS TO THE LAND

[definitions](#)

DWELLING NUMBER 1

General Info - Dwelling #1

DWELLING TYPE	D - Dwelling
STYLE OF DWELLING	8, (conventional)
YEAR BUILT	2007
PHYSICAL CONDITION	6, (excellent)
GRADE (WORKMANSHIP & MATERIALS)	7, (very good)
CONDITION, DESIRABILITY, USEFULNESS	EX (excellent)
STORY HEIGHT	2
EXTERIOR WALL CONSTRUCTION	1, (frame)
EXTERIOR WALL FINISH	6, (wood siding or sheathing)
ROOF TYPE	3, (gable)
ROOF MATERIAL	5, (metal)
HEATING SYSTEM	2, (central)

HEATING SYSTEM TYPE	2, (hot water)
HEATING FUEL TYPE	3, (gas, natural or lpg)
PREFAB FIREPLACES/STOVES	1
FOUNDATION	2, (concrete)
BASEMENT	3, (full)
FINISHED BASEMENT (SQ FT)	002920
BASEMENT QUALITY	3, (typical)
TOTAL ROOMS (EXC HALLS AND BATHS)	0
BEDROOMS	3
FAMILY ROOMS	1
FULL BATHROOMS	4
HALF BATHROOMS	1
ADDITIONAL PLUMBING FIXTURES	8
ATTIC	0, (none)
Additions - Dwelling #1	
NONE	
Floor Area - Dwelling #1	
BASEMENT - 2920 sq ft	
FIRST FLOOR - 2961 sq ft	
SECOND FLOOR - 1410 sq ft	

Other Building/Yard Improvement 1	
TYPE	AL1, 1-story lean-to, pole frame
QUANTITY	1
YEAR OF CONSTRUCTION	2006
MEASUREMENT	0 480 sq ft
GRADE	average
CONDITION	average
Other Building/Yard Improvement 2	
TYPE	PA1, paving, asphalt/blacktop
QUANTITY	1
YEAR OF CONSTRUCTION	2006
MEASUREMENT	0 1440 sq ft

GRADE	average
CONDITION	average
Other Building/Yard Improvement 3	
TYPE	AP1, pole frame bldg, 4 sides closed, metal
QUANTITY	1
YEAR OF CONSTRUCTION	2006
MEASUREMENT	0 3360 sq ft
GRADE	excellent
CONDITION	excellent

INFORMATION UPDATED FEBRUARY 5, 2010

General Parcel Information [definitions](#)

GEOCODE	25099922401750000
OWNCODE	10000
OWNER CLASSIFICATION	Private
COUNTY ASSESSOR CODE	0024005015
SECTION	22
TOWNSHIP	T01NR04W
LEGAL DESCRIPTION	JEFFERSON RIVER RANCHES, S22, T01 N, R04 W, Lot 6, ACRES 9.217, PLAT 4/375
PROPERTY ADDRESS	
ADDITION-SUBDIVISION	
LEVY DISTRICT	250453
COUNTY LEVY DISTRICT	47
LEVY DISTRICT NAME	WHITEHALL
TOTAL FINAL LAND VALUE	\$110,117.00
TOTAL FINAL BUILDING VALUE	\$0.00 Explanation
2009 FULL REAPPRAISAL VALUE	\$110,117.00
2009 TAXABLE MARKET VALUE	\$38,886.00
DEED 1: BOOK, PAGE, DATE (mmddy)	0544, 0785D, 10/17/05
OWNER NAME 1	DELLAR WILLIAM C & PATRICIA A
TAXPAYER MAILING ADDRESS	PO BOX 1189 WHITEHALL, MT 59759-1189



SITE INFORMATION definitions	
Characteristic	CAMA Code, (Description)
GEOCODE	25099922401750000
NEIGHBORHOOD	010D
NEIGHBORHOOD TREND	2, (stable)
RESIDENTIAL INDICATOR	vacant lot
ACCESS	3, (dirt road) 0, (landlocked/none)
FRONTING	0, (none)
LOCATION	0, (rural land)
TOPOGRAPHY	8, (ag/timber land)
UTILITIES	7, (well) 8, (septic) 0, (none)

ACREAGE TYPE CLASSIFICATION & VALUATION definitions								
Property Type	Agricultural Type	Land Classification	Acres	Grade & Description	IRRIGATION INFORMATION			Assessed Value
					Rotation	Water Class (Cost/Acre)	Type	
vacant land rural	primary site	tract land	9.217		-	-	other	\$110,117.00
TOTALS			9.217					\$110,117.00

