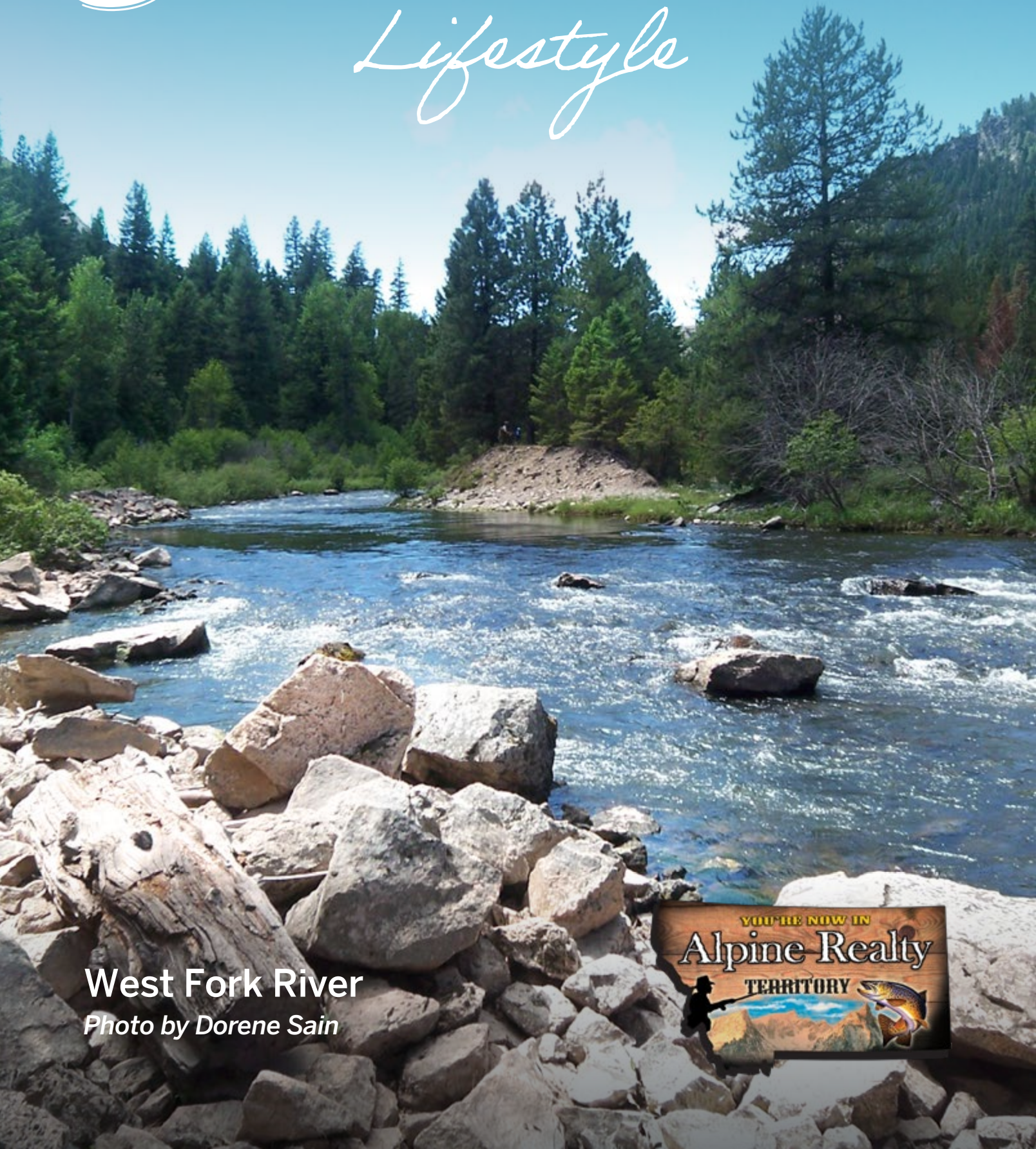


# BITTERROOT

*Lifestyle*



West Fork River  
*Photo by Dorene Sain*



# Meet the team!



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# Welcome to Montana!

We invite you to discover your perfect Montana property with the guidance of our knowledgeable team. Our office is located in Darby, in the beautiful southwest Bitterroot Valley. Alpine Realty is an Independent Agency with National and Global reach and exposure.

Our name says it all. As a buyer, imagine yourself surrounded by the jagged peaks of Trapper Peak, fly fishing the East and West Fork of Bitterroot River, exploring the many trails to high mountain lakes, numerous creeks, and the gateway to the Selway Wilderness Area for extreme backcountry adventures. Wintertime activities include nearby family-friendly downhill and cross-country skiing, as well as backcountry snowmobiling.

Alpine Realty's agents are deeply rooted in our surroundings and the wonders of nature. We provide many years of experience and knowledge of the area to help you find the property that matches your Montana dreams. Our Professional Realtors are here to share their expertise, guiding you through every step of the buying process, while also offering comprehensive support for those looking to sell their Montana home.

Happy Trails,

*Dorene Gain*

Owner/Broker



# Featured Property



## 7601 US Highway 93 Sula, MT Offered at \$1,350,000

**E**njoy this one-of-a-kind home in a prime Montana location. This traditional-style log home was built in 1987 and features covered decks on the front and side. Sit on your front deck and enjoy the view as Pond/Prairie Creek, a year-round creek, meanders

through the property and provides irrigation to the fenced pasture area. The main level offers 2 bedrooms, 1 full bath, and 1 half bath, along with a kitchen, dining room, and living room with vaulted ceilings and a stone wood-burning fireplace. The upstairs loft features 2



bonus rooms and a full bath. Additional living space in the Shop/Apartment includes a kitchen, 2 bedrooms, and a bath on the upper level, plus a workspace with a full kitchen, bonus rooms, and a convenient half bath on the main level. The property is served by 2 separate septic systems and 2 wells, and includes an outbuilding, wood shed, pole barn, and shelter.

Minutes from all-season outdoor recreation. Downhill skiing, cross-country skiing, snowmobiling, biking, horseback riding, and hiking trails are all right outside

your door. Direct access to bordering State land, which backs up to National Forest, offers miles of trails and outdoor adventure, including a nearby downhill ski area. Magnificent views of the Sapphire Mountains to the east complete the picture. A very special place with convenient access and great privacy — offered fully furnished.

**Come see this one-of-a-kind homestead and make your move today!**

# SUMMER IN THE BITTERROOT



## THE BITTERROOT VALLEY'S BEST SUMMER ADVENTURES

The Bitterroot is home to more than 1.6 million acres of national forest, two stunning mountain ranges, wild rivers, and backcountry lakes that will take your breath away. Best hiking season runs June through September, when trails are snow-free and wildflowers are blooming. Always carry bear spray, plenty of water, and check current conditions with the Bitterroot National Forest before heading out. More info at [fs.usda.gov/bitterroot](https://fs.usda.gov/bitterroot).



## FEATURED TRAILS

**Lake Como Loop** — Easy to Moderate | 7.9 miles One of the valley's most beloved hikes, this loop completely circles the stunning Lake Como, passing a beautiful waterfall at the west end. The first quarter mile is paved and accessible. Views of Como Peaks, osprey, and wildflowers make this a perennial favorite for families and casual hikers alike. Located between Hamilton and Darby off Hwy 93.

**Bear Creek Trail** — Easy | 4 miles round-trip A valley classic just west of Victor, this shaded trail winds alongside Bear Creek through a gorgeous forest to Bear Creek Falls. The first 1.5 miles are gentle with easy creek access and is ideal for families with young children. Bring a picnic and enjoy the falls. Trailhead is off Bear Creek Road west of Victor.

**Blodgett Canyon Overlook** — Moderate | 3 miles round-trip Located just northwest of Hamilton, this trail climbs steadily through pine forest before opening to a panoramic overlook of the Bitterroot Valley and the dramatic soaring granite walls of Blodgett Canyon. Big views, manageable effort. Trailhead is off Canyon Creek Road north of Hamilton.

**St. Mary's Peak** — Challenging | 7–9 miles round-trip This is the summit hike of the Bitterroot Valley and it delivers. The trail climbs 2,500 feet to the 9,351-foot summit, the second highest peak in the Bitterroot Mountains, where an active fire lookout tower sits at the top. On a clear day you can see mountain ranges from Glacier to the south and from Idaho to the Sapphires. Staffed by volunteers July through October, they welcome visitors. Trailhead is located west of Stevensville off St. Mary's Road.

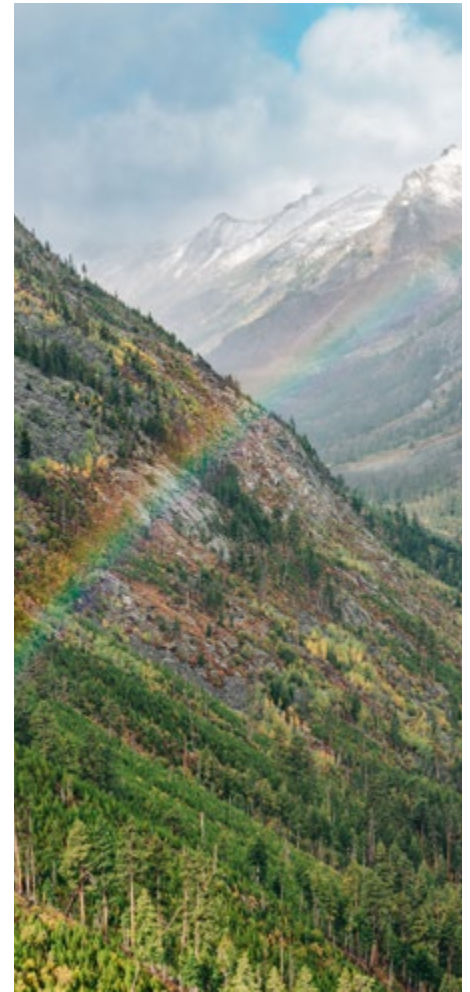
**Trapper Peak** — Strenuous | 8.5 miles round-trip The crown jewel of the Bitterroot range. Trapper Peak stands at 10,157 feet, the highest point in the Bitterroot Mountains and rewards those who summit with drop-dead gorgeous panoramic views of rugged peaks, wilderness, and the valley far below.

The last half mile requires some scrambling over large rocks. Trailhead is in the West Fork area south of Darby off Baker Lake Road.

**Baker Lake Trail** — Moderate | ~3 miles to lake A steep but well-defined trail in the West Fork Ranger District that leads to a stunning alpine lake tucked beneath rugged cliffs with sweeping views of Trapper Peak. A great reward for moderate effort. Trailhead is 9.5 miles off the West Fork Road (Hwy 473) south of Darby. Parking is limited, arrive early.

**Camas Lakes Trail** — Moderate | 8 miles round-trip to main lake South of Hamilton, this popular trail winds through pine forest and meadows bursting with wildflowers and huckleberries to Camas Lake, with more lakes above. Great fishing, beautiful scenery, and multiple destinations make this a versatile hike for all levels. Trailhead is off Camas Creek Road.

**Kootenai Creek Trail** — Moderate | 18 miles round-trip to lakes Near Stevensville, this trail follows Kootenai Creek Canyon through striking granite formations all the way to Kootenai Lakes. Known for its dramatic canyon scenery and the constant soothing soundtrack of the creek. A classic Bitterroot experience.



## FLY FISHING — THE BITTERROOT RIVER

The Bitterroot River is one of Montana's most celebrated fly fishing destinations, flowing 80+ miles north through the valley from Conner to its confluence with the Clark Fork near Missoula. It holds an estimated 700+ wild trout per mile, rainbows, browns, westslope cutthroat, and bull trout and offers some of the best dry fly fishing in the entire state.

The most famous event on the calendar is the Skwala stonefly hatch, which begins in late March and draws anglers from across

the region for the first great dry fly fishing of the year. The season runs strong through October, with prime windows in March-April (Skwala hatch), June-July (summer hatches including salmonfly and golden stonefly), and September-October (fall fishing). Montana's outstanding stream access laws make getting on the river easy, with numerous public fishing access sites up and down the valley. A valid Montana fishing license is required. For regulations and access sites: [fwp.mt.gov](http://fwp.mt.gov).

## LAKES & RECREATION AREAS

**Lake Como Recreation Area** — Between Hamilton and Darby off Hwy 93. Swimming beach, boat launch, camping, picnic areas, and hiking.

**Painted Rocks State Park** — 28 miles southwest of Darby via the scenic West

Fork Road (MT-473). A remote pine-forest reservoir ideal for camping, fishing (westslope cutthroat, rainbow, brown, bull trout, and whitefish), kayaking, and wildlife watching. 25 campsites, boat ramp and dock.

# Featured Properties



**365 Tin Cup Road, Darby, MT**

**2 BD | 2.5 BA | 2,048 SQ FT | \$695,500** 1.62 acres, open concept, wrap around deck



**106 Hale Ave, Darby, MT**

**4 BD | 3 BA | 2,024 SQ FT | \$469,000** Spacious primary suite, garage with shop



**7076 Nez Perce, Darby, MT**

**4 BD | 2 BA | 1,392 SQ FT | \$649,000** Vintage cottage on river in woods, great deck.



**357 Blind Draw Road, Conner, MT**

**3 BD | 3 BA | 4,146 SQ FT | \$890,000** 500' of riverfront, private deck, outbuildings



**5900 US Highway 93, Sula, MT**

**3 BD | 1.5 BA | 1,536 SQ FT | \$599,900** 3.09 acres, covered porch, shop



# History of The Bitterroot

**D**uring the decade 1831-1841 four separate delegations of the Salish and Nez Perce Indian tribes traveled to St. Louis to petition for “Black Robes” to live among them. Belgian Jesuit, Fr. Pierre Jean DeSmet, along with 5 missionaries were sent in response to the requests. On September 24, 1841 St. Mary’s Mission established the first church in the Pacific Northwest and the first settlement in Montana.

In November of 1845, Fr. Anthony Ravalli, S.J., arrived at St. Mary’s after being recruited from Italy by Fr. DeSmet. Fr. Ravalli was Montana’s first physician, surgeon and pharmacist. Fr. Ravalli was also an architect, artist, sculptor, and built the first grist mill and saw mill. He was assigned to St. Mary’s

during 1845-1850 and again from 1866 until his death in 1884. Ravalli County was named in honor of Fr. Ravalli in 1893.

Beginning with the earlier explorations of Lewis and Clark, rugged individuals mined for gold while the western rail system was being established to the ports of the Pacific coast. The beef industry was emerging on the land with luxuriant grass that for centuries supported the buffalo. Montana and the Bitterroot Valley experienced one of the greatest industrial developments the west has ever seen as the Kings of Copper were making their debut. William Andrews Clark and Marcus Daly made an impact on Montana that to this day still feels their influence.

# IT'S A COWBOY WAY OF LIFE

## AND DARBY RODEO DOES IT RIGHT!

If you want to experience genuine Western heritage in the Bitterroot Valley, look no further than the Richard Cromwell Memorial Rodeo Grounds in Darby, Montana. Located on the west side of Highway 93 just north of Darby. This first-class arena has earned a reputation throughout Montana and beyond as one of the most authentic and exciting rodeo venues in the American West.

## EVENTS

### June 6 & 7 | Yellowstone Darby Xtreme Bareback (YDXB)

- The only standalone PRCA bareback event in the U.S. and one of the richest in the world, drawing elite riders from across the country with after-rodeo concerts featuring nationally known country artists.

**July 10 & 11 | Twisted Nut Roughstock Festival** - A high-energy bareback, bronc, barrel racing, and bull riding event that has raised nearly \$100,000 for cancer research and awareness over the years.

**July 31 & Aug 1 | Wild West NRA Rodeo** - The full production: Bareback, Saddle Bronc, Bull Riding, Barrel Racing, Team Roping, Steer Wrestling, Ladies Breakaway, and Men's Tie-Down Roping all in one night.

**Aug 21 & 22 | Darby Showdown Barrel Race** - A dedicated barrel racing competition.

**Aug 23 | Darby Xtreme Bulls** - A standalone bull riding showcase. Pure adrenaline from gate to buzzer.

**Sept 18 & 19 | Broncs, Bulls & Barrels** - The final of a five-event Montana series where the top overall points winner takes home a brand-new four-wheeler.

## KUT R LOOSE RODEO SCHOOL

**Where Champions Are Built. Where Confidence Meets Grit.** Located right here in the Bitterroot Valley at the Darby Rodeo Grounds, KUT R Loose Rodeo School offers professional instruction in rough stock events, horsemanship, rodeo fundamentals, and mental toughness. For all levels, from first-timers to seasoned junior competitors. For enrollment and upcoming sessions, visit [DarbyRodeo.org](http://DarbyRodeo.org).

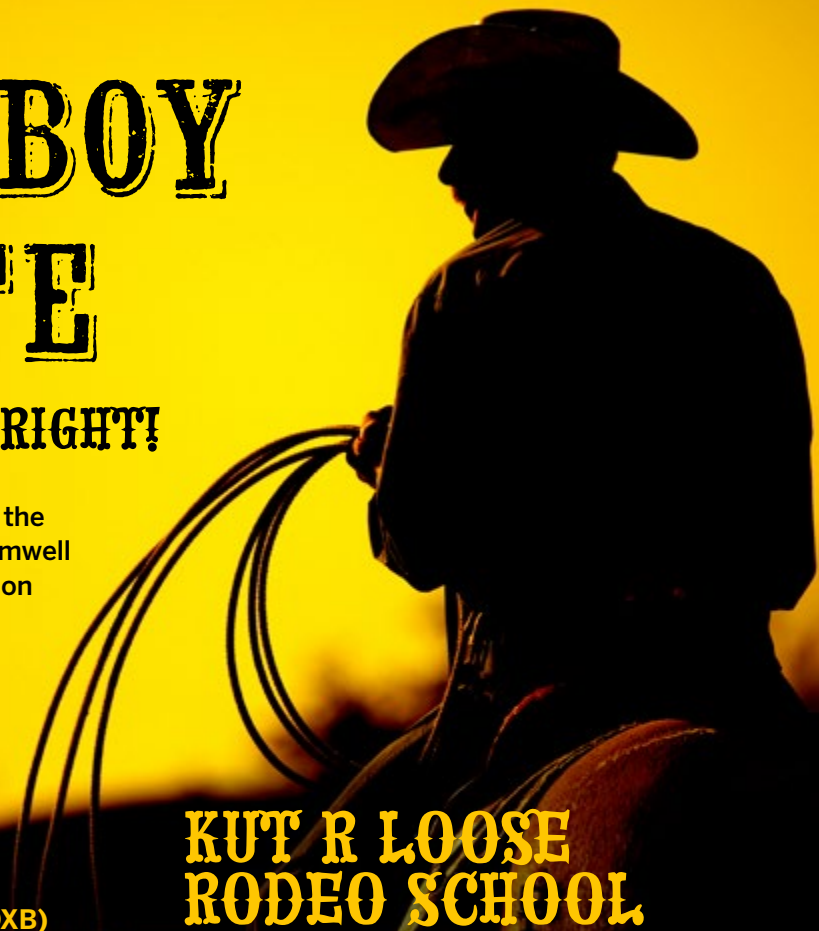
## RODEO WITH PURPOSE

**Beyond the arena, the DRA gives back** - annual scholarships for graduating Bitterroot Valley rodeo athletes, free youth rodeo hosting, and nearly \$100,000 raised for cancer research. It's a community organization in the truest sense.

## RICHARD CROMWELL MEMORIAL RODEO GROUNDS

200 Rodeo Road, Darby, MT | West side of Hwy 93, just north of Darb  
Visit [DarbyRodeo.org](http://DarbyRodeo.org) for the current season schedule and tickets.

*The Darby Rodeo Association (DRA) is a nonprofit community organization dedicated to preserving and promoting the sport of rodeo and the Western way of life.*



# WINTER ADVENTURES

## IN THE BITTERROOT

Winter in the Bitterroot Valley is nothing short of spectacular. With over 300 inches of annual snowfall at Lost Trail Pass, more than any other Montana ski resort, the southern valley transforms into a world-class winter playground.



## LOST TRAIL POWDER MOUNTAIN

Lost Trail Powder Mountain sits right on the Montana-Idaho border and is one of the best-kept ski secrets in the West. With 69 runs across 1,800 skiable acres, five lifts, and the deepest snowpack in Montana, it delivers an exceptional season year after year. The mountain offers full rentals, a ski and snowboard school with certified instructors, a day lodge, and an outdoor fire pit. Lost Trail participates in both the Indy Pass and Powder Alliance.

Daily powder alerts: text POWDER to 1-888-775-7669  
[LostTrail.com](http://LostTrail.com)

## LOST TRAIL HOT SPRINGS

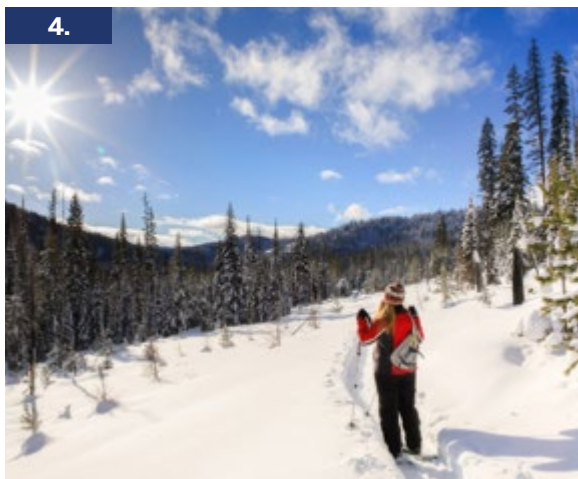
After a day on the mountain, sink into the natural hot spring pool — heated to 107°F — at Lost Trail Hot Springs, just 6 miles north of the Idaho line on Hwy 93. 406-821-3574 | [LostTrailHotSprings.com](http://LostTrailHotSprings.com)



2.



3.



4.

## CROSS-COUNTRY SKIING & SNOWSHOEING

The Chief Joseph Pass Nordic Trails, located just east of Lost Trail off Hwys 93 and 43, offer over 13 miles of groomed trails for classic and skate skiing plus a snowshoe loop — all through stunning snow-covered mountain scenery. A cozy warming hut with a wood stove is open for day use. [fs.usda.gov/bitterroot](http://fs.usda.gov/bitterroot)

## LAKE COMO WINTER TRAILS

At lower elevation, Lake Como offers groomed trails for cross-country skiing when conditions allow (typically December through February), plus snowshoe routes along the northwest shoreline with gorgeous winter mountain views. Dogs are welcome, and designated trails for fat biking are available. Season is shorter here due to lower elevation — check conditions before heading out.



5.

## SNOWMOBILING

The Bitterroot offers three spectacular trail systems. The Skalkaho Pass area features 26 miles of groomed trails with frozen waterfalls and dramatic canyon views. Lolo Pass connects to a massive 250-mile network across the Montana-Idaho border. Lost Trail Pass provides additional backcountry access at the valley's southern end. The Bitterroot Ridge Runners groom and maintain local trails.

[BitterrootRR.org](http://BitterrootRR.org)

### Photo credits:

1. & 2. Lost Trail Ski Area | [losttrail.com](http://losttrail.com)

3. Lost Trail Hot Springs Resort | [losttrailsprings.com](http://losttrailsprings.com)

4. visit bitterroot valley | [visitbitterrootvalley.com](http://visitbitterrootvalley.com)

5. Bitterroot Ridge Runners | [bitterrootrr.org](http://bitterrootrr.org)

# Roots in the Bitterroots Begin At Alpine Realty



If you are looking for high standards, professionalism, experience and knowledge in real-estate in Montana search no more. Your answer is Dorene Sain. She is phenomenal-not your typical realtor. Dorene is wise and solid. Dorene sincerely cares about her clients and her client's interests. Her dedication is genuine and remarkable. We could not have asked for a better realtor.  
– Coco M.



Susan's knowledge of the Bitterroot Valley real estate market is truly impressive. She guided us through every step of the process with clear communication and genuine care. We always felt informed and never in the dark. We couldn't have asked for a better experience! - Sam H.



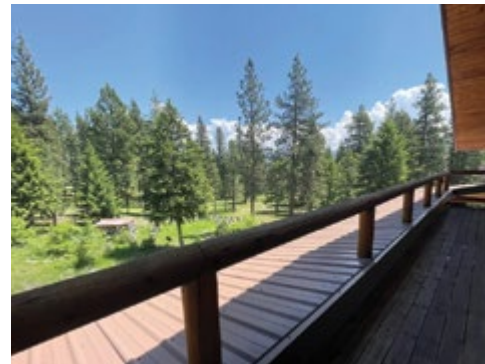
I've worked with Dorene since 2003 and she's assisted me tirelessly with four home transactions. Dorene is the most knowledgeable real estate agent I know in the Bitterroot Valley. She answered all of my questions and helped me find a home in today's market in record time and under asking price. I highly recommend giving Dorene a call! – Mickey T.



Kelly did an excellent job, handling all real estate procedures involved in purchasing my new home. It made for a stress free house buying experience. – JD B



# Featured Property



## 560 Hayes Creek, Hamilton, MT 59840

\$2,995,000 | 3 BD | 4.5 BA | 3,792 SQ FT

This 32.32 acre property and home are private and surrounded by National Forest. Log accents and siding as well as a wrap-around covered deck, knotty pine floors and T&G vaulted ceilings keep Montana in mind. Open light and bright floorplan. Bordering many trail accesses, this property has a Conservative Easement to protect all the outdoor features that make this the perfect place to call home. The primary suite is located on the 2,016 sq ft main level as well as a private office and great room with natural river rock fireplace. The upper level of the home consists of 1,776 square feet and has a balcony on each side to enjoy the outdoor surroundings. The basement level offers 2,016 square feet with a tuck under 2 car Garage, Craft room, Gym space, abundant storage and a mechanical room. The Shop is 35' x 55' & wired for 220 and has an RV storage bay. There's also a 100-yard shooting range! 3 separate parcels totaling 32.32 acres. A second home is allowed to be built. The property has a 5 gpm well and a buried 2,500 gallon cistern as well as a garden and room for a greenhouse! Call Dorene Sain at 406-546-8280 for a private showing today!



Your Montana Connection

ALPINE REALTY, INC.

808 N Main Street

PO Box 761

Darby, MT 59829

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# Where Montana's mountains meet your dreams

Providing you with the best real estate  
experience in the Bitterroot Valley



**Dorene Sain, Owner/Broker**

406-821-3771 | [ALPINEREALTYMT.COM](http://ALPINEREALTYMT.COM)

Serving Western Montana Since 1996