



ASPEN GROVE REALTY



406 . 201 . 1636



WELCOME TO

Western Montana

BITTERROOT VALLEY EDITION

WWW.SOLDBYAGR.COM

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ABOUT THE ASPEN GROVE REALTY TEAM



*The aspen's Greek name, **aspis**, means shield. Amongst the Celts, its lightweight wood was favored for making shields in battle. We carry that same spirit into every transaction.*

Given our team's extensive military and law enforcement background, the shield is more than a symbol – it reflects what we believe real estate service should look like: someone standing in your corner, protecting your interests, and never

Aspen Grove Realty was founded on the belief that clients deserve a trusted advisor, not just a transaction coordinator. We operate as your personal shield in the Bitterroot Valley and beyond – navigating the complexities of real estate so you don't have to do it alone.

Our approach is customized to you. Whether you're selling a starter home, a commercial property, or 500 acres of ranch land, we bring the same level of care, detail, and transparency to every transaction.

CURIIOUS	COMMITTED	PROACTIVE	PERSONAL
We take time to understand your goals, timeline, and what this property means to you.	We participate in the Homes for Heroes program, giving back to heroes we work with.	We anticipate roadblocks before they become problems and bring creative solutions to the table.	We build real relationships – because that's what leads to the best possible outcome for you.

"We aim for an exceptional experience through unsurpassed attention to detail, effective communication, innovative marketing, and a keen ability to pivot when the market demands it."

– HEATHER LUPTON, BROKER/OWNER

MEET THE ASPEN GROVE REALTY TEAM



A team rooted in the Bitterroot Valley, with the licenses, credentials, and local knowledge to get it done right.



Heather Lupton

BROKER / OWNER · MONTANA & IDAHO

With a background in law enforcement, Heather brings precision, calm under pressure, and zero tolerance for games to every negotiation. Since entering real estate in 2018, she has earned her RENE, MRP, ABR, and Supervising Broker designations and is a member of Real Broker's Military & Luxury Divisions. She is deeply rooted in the Bitterroot Valley — coaching softball, supporting local causes, and raising her family on 160 acres she is proud to call home.



Homes for Heroes
Kali Hinrichs



REALTOR® & Homes for Heroes Affiliate

Kali serves on the outreach committee for the Bitterroot Land Trust and is passionate about her work with Homes for Heroes. What she loves most is connecting with people, learning about their dreams, and helping them take the next step. Whether buying or selling, her goal is to make the process smooth, approachable, and even enjoyable.

FIND US IN HAMILTON

Our office is located at **109 E Main Street, Hamilton, MT** — in the Safeway and Chamber of Commerce parking lot. Stop in, call us, or reach out anytime at **406.201.1636**.





Susana Moore

REALTOR®

Susana's background as a restaurant owner (Suzette's Organics) taught her the value of community and genuine hospitality. She builds lasting client relationships and truly listens to what matters — whether finding the perfect home or achieving the best possible outcome on a sale.



Sam Moulding

REALTOR®

A fifth-generation Montanan, Sam grew up where hard work and honesty are expected. Her ranching background and love for the outdoors shape how she approaches every transaction — with integrity, genuine care, and a commitment to helping clients find their own piece of paradise.



Dana Rosanelli

REALTOR®

Dana specializes in residential, commercial, and equine estates. She pairs clients with properties that fit their next chapter and is known for building connections that go beyond the transaction. She also owns Salon 21 in downtown Hamilton.



Sheena Dee Berry

REALTOR®

Born and raised in the Bitterroot Valley, Sheena brings genuine local roots and a commitment to transparency to every transaction. Whether she's helping a seller get full value for their home or guiding a buyer to the right property, her approach is honest, informed, and stress-free. Off the clock, you'll find her barrel racing or hitting Montana's trails on a dirt bike with her kids — living the Western lifestyle she helps clients find.



Barbara Burnham

REALTOR®

Barbara was born and raised in the Bitterroot, left for years on the West Coast teaching school, orchestrating high-end events in Napa, and earning the title "Duchess of Details." That same precision and care for the people she serves now goes into every real estate transaction. When she's not helping clients buy or sell, she's at her commercial kitchen in Darby crafting Wildflower Confections. When you work with her, she will absolutely bring you chocolate.



Tony Martignoni

REALTOR®

Tony spent 8 years in law enforcement, including time on a SWAT team + a firearms instructor, before trading that badge for a real estate license. The skills translate directly: clear communication, calm under pressure, and a knack for negotiating. Originally from Napa, CA, he chose Montana intentionally and understands the relocation experience from the inside out. He specializes in residential, land, and investment properties throughout the Valley, and gives back to fellow Heroes through the Homes for Heroes program.



📍 Located in Western Montana
along US Highway 93

Nickname

Best known known as the “Bitterroot Valley”
or the “Banana Belt” of Montana due to its
milder climate relative to the rest of the state

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

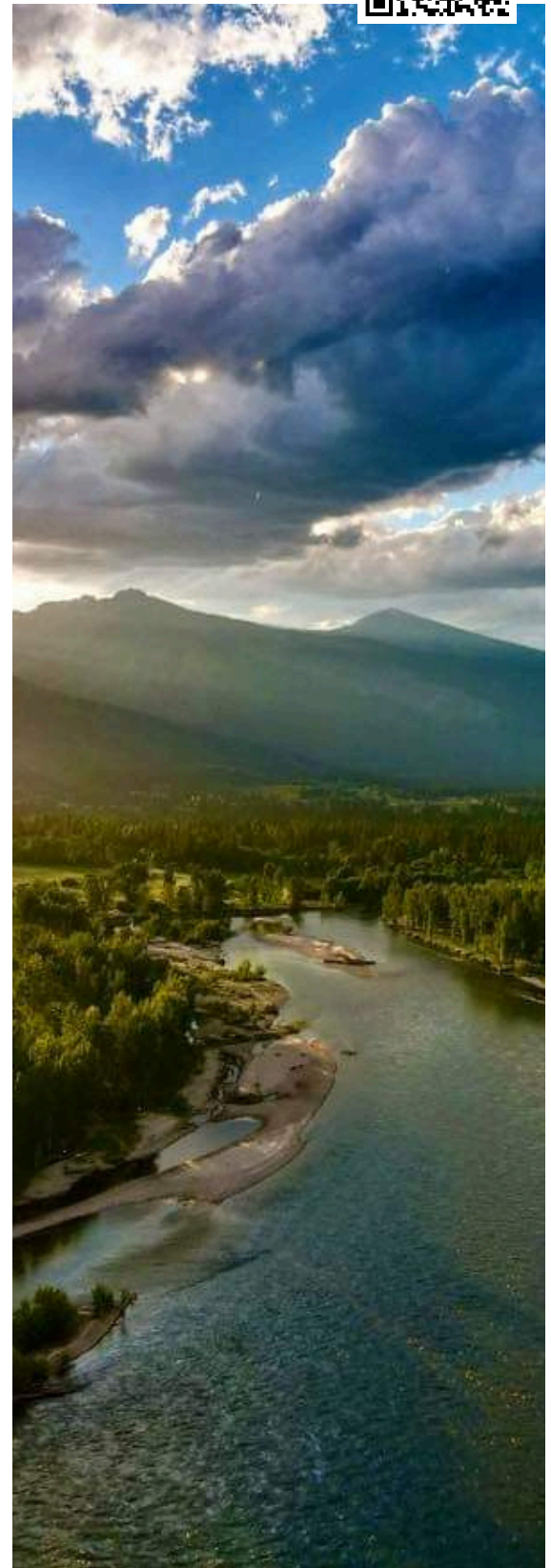
Valley floor 3,500 ft
Sapphire Mountains 8,999 ft
Bitterroot Mountains 10,157 ft

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.

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. There are many historical sites throughout the county to visit as well.

The historic St. Mary's Mission in Stevensville and the Marcus Daly Mansion in Hamilton are two of the most prominent historical sites in county. Tours and other events are offered at each.

Three nationally recognized trails pass through the Valley: 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!

Even more important, the Bitter Root Land Trust works to permanently protect the farms, ranches, forests, and open spaces that define this valley, a cause that is close to our team's heart.

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



WHY THIS MATTERS:

The Bitterroot Valley has its own culture, pace, and set of unwritten rules. Coming in with curiosity, respect, and a willingness to learn goes a long way. We're happy to be your guide.

"A man's got to have a code, a creed to live by, no matter his job."

-JOHN WAYNE



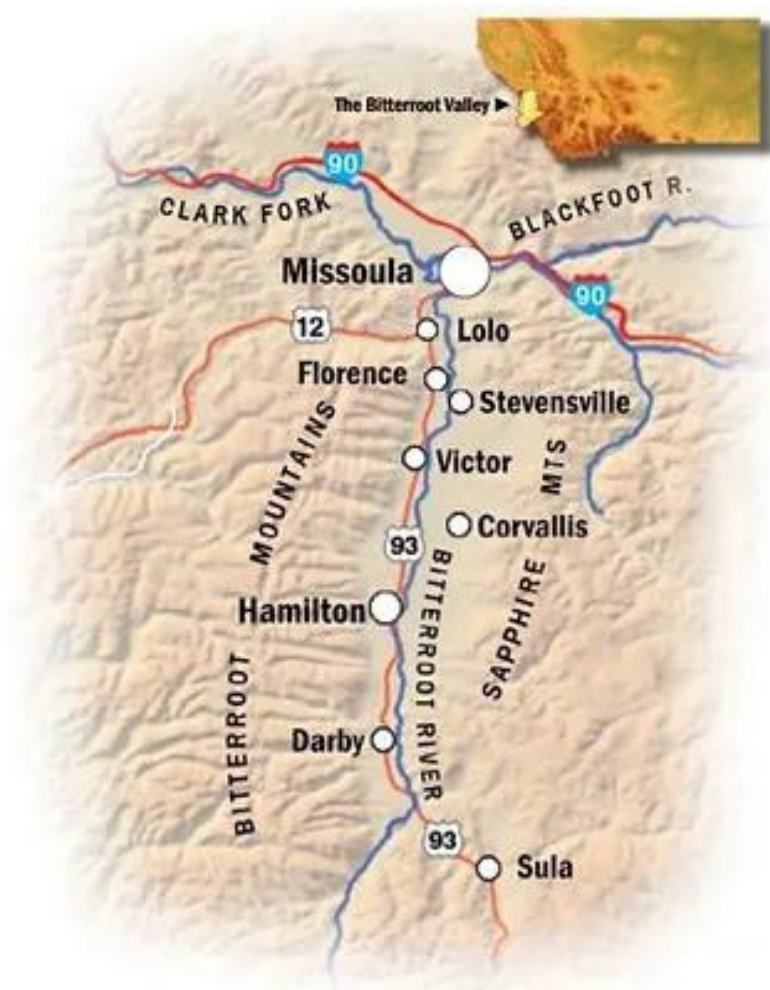


The Bitterroot Valley *at a glance*

Running roughly 100 miles north to south along the US-Highway 93, the Bitterroot Valley stretches from Lolo in the north to Sula in the south.

Hamilton serves as the county seat and commercial hub.

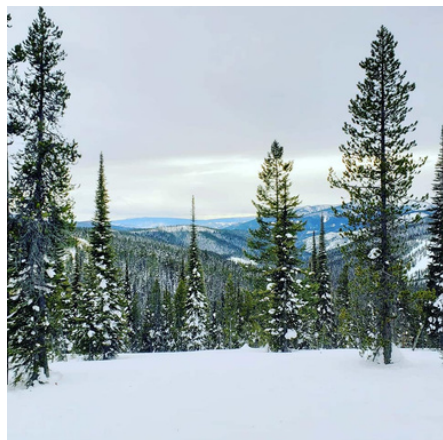
Missoula, Montana's second largest city, is approximately 45 minutes north.



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



THE BANANA BELT



A MODERATE CLIMATE BY MT STANDARDS

The Bitterroot Valley is protected by the Bitterroot Mountains on the west and the Sapphire Range on the east. This natural windbreak creates a milder, more sheltered climate than much of the state — which is how the Valley earned its reputation as the "Banana Belt of Montana."

That said, it is still Montana. Winters are real, roads can close, and four-wheel drive is a way of life from November through March. But compared to Missoula or points north and east, the Valley consistently runs warmer and drier.

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

WINTER

High 35° · Low 17°

Cold, snowy, and quiet. Expect ice on roads, wood smoke in the air, and some of the most stunning clear-sky days you've ever seen. Four-wheel drive is your friend. Average 28" of snow annually.

SPRING

High 57° · Low 32°

Variable and unpredictable — a 70-degree afternoon can turn into a foot of snow overnight. River levels rise, wildflowers emerge, and the valley turns an almost unreal shade of green.

SUMMER

High 82° · Low 49°

Warm days, cool nights, and over 183 days of sun per year. Perfect for hiking, fishing, and floating the river. Wildfire season runs July through September — smoke in the valley is common some years.

FALL

High 59° · Low 31°

Arguably the best season. The aspens turn gold, elk bugle in the mornings, temperatures are crisp but comfortable, and the crowds of summer have thinned. It is genuinely spectacular.

Finding your *right spot*

- 1 Would you prefer to be within city limits, or in a more rural area?

- 2 Do you prefer views of the Bitterroot Mountain range, or do you want to be in the trees?

- 3 Do you want to be on a paved road, or are you comfortable with a gravel drive off the beaten path?

- 4 Do you have a specific school zone in mind?

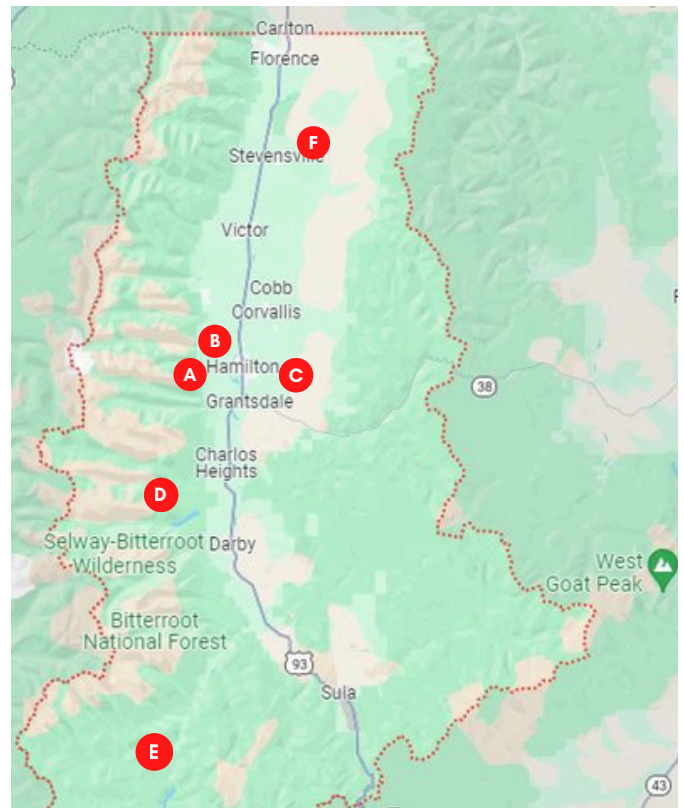
- 5 Do you have a preference on acreage, square footage, bedrooms, and bathrooms?

- 6 Do you mind having covenants, conditions, and restrictions or HOAs – or would you prefer no governing rules?

- 7 Do you want water rights to irrigate, or is that not a priority?

NOT SURE? TALK TO US.

Every one of these questions shapes your search. We've helped hundreds of families find their right spot in the Valley. Call us at 406.201.1636 – we'll walk through all of it with you.



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

WHAT WE LOVE MOST ABOUT THE AREA

BEAR CREEK OVERLOOK TRAIL



HIKING

Trailheads appear roughly every 15 miles along the Bitterroot Range, feeding into millions of acres of Selway-Bitterroot Wilderness. Bear Creek Overlook, Blodgett Canyon, and the Trapper Peak area are local favorites. Whether you're after a short hike with views or a multi-day backcountry adventure, it's all here.

For a list of popular hiking trails, [click here](#).

WORLD CLASS WATER

The Bitterroot River is a blue-ribbon trout fishery. Cutthroat and Bull Trout are the natives to the drainage, but you can also reel in Rainbows, Brookies, or a 22" Brown. Lake Como and Painted Rocks Reservoir offer additional options for families and casual anglers.

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



LOST TRAIL SKI AREA



SNOW SEASON

Lost Trail Ski Area sits at the Montana-Idaho border at the south end of the Valley — a beloved, no-frills mountain with great terrain and no lift lines. [Chief Joseph Cross Country](#) ski area is just minutes away for those who prefer the quiet of groomed trails through the trees.

RIVER FLOATING, RIDING & MORE

The Bitterroot River is popular for floating and kayaking through summer. The Calf Creek Wildlife Management Area near Corvallis offers hiking, biking, and horseback riding through elk country. The Hamilton Farmers Market runs May through October. There's no shortage of things to do here in the Bitterroot Valley.





HAMILTON

- River Park in Hamilton - 65 acres of cottonwood bottomland along the Bitterroot River. Wood ducks, osprey, moose, and picnic tables with mountain views.
- Hamilton Farmers Markets - Running May through October, Saturdays, downtown on the courthouse lawn.



CORVALLIS

- Calf Creek Wildlife Management Area - A winter range for elk that offers hiking, biking and horseback riding along the Sapphire foothills at the end of Hamilton Heights Road.
- Marcus Daly Mansion - built by Copper King Marcus Daly, the estate hosts tours and seasonal festivals throughout the year.



STEVENSVILLE

- Lee Metcalf National Wildlife Refuge - A 2,800-acre refuge located about 2 miles north of Stevensville. Exceptional birding year-round.
- St. Mary's Mission - Founded on September 24, 1841, the first church and pioneer settlement, 48 years before Montana attained statehood.



DARBY & SOUTH VALLEY

- Lake Como - Boat launch, swimming beach, camping (tent & RV), and hiking trails. One of the most popular summer destinations in the Valley.
- Painted Rocks Reservoir - Remote, quiet, and stunningly beautiful. Ideal for fishing, camping, and getting fully of the grid.
- Darby Pioneer Memorial Museum - A collection of artifacts from the area's ranching and homesteading history.



Where to *eat & drink*

HAMILTON

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



Suzette's Organics

VICTOR

- Victor Steakhouse
- [Bullseye Burgers](#)
- [Cowboy Troy's](#)
- [Lifeline Farm & Creamery](#)

STEVENSVILLE

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



Westslope Distillery

DARBY / CONNER / SULA AREA

- [Double K Ranch](#)
- [Knotty Nymph](#)
- [Sapphire Restaurant](#)
- [Studmuffins Bakery](#)
- [Sawmill Saloon](#)



DRIVING IN THE 'ROOT

ACCESS, ROADWAYS, AND MORE

Driving in *the 'Root*

Ravalli County has approximately 1450 miles of public roadway. Approximately 550 miles of those roads are maintained by the County Road Department. Of the 550 miles of roadway approximately 300 miles are paved and 250 miles are graveled.

[List of County Maintained Roadways Found Here](#)

- The fact that a road may exist to your property does not guarantee that you, your guests, or emergency service vehicles can reach it easily in all seasons.
- Many public and private roads receive 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 cannot be guaranteed and may be lengthy in remote areas.
- In extreme weather, some roads may become impassable. Four-wheel drive and snow tires are standard practice. USFS roads may close or become hazardous.
- County snowplows may block your driveway. It's illegal to move that snow back into the county right-of-way.
- Address discrepancies are common from older platting. Reflective address signs help first responders in smoke/low-visibility conditions.
- The [Ravalli County GIS Department](#) is responsible for road naming and addressing.
- Planning to build? Large construction vehicles cannot navigate narrow roads. Private driveways accessing a county road may require an **Approach Permit**.
- Newspaper, package, and mail delivery may not be available in all rural areas. Verify before you buy.
- 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.
- If your driveway or private road accesses a County road, you may need an [Approach Permit](#). Contact Ravalli County Road & Bridge for more details.

AGRICULTURE

- Agriculture is a major economic contributor to Ravalli County. If you choose to live 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. If you do not want cattle coming onto your property, you must fence them out.
- Farmers and ranchers occasionally burn their ditches to clear debris and weeds. This is typically short-lived and not a regular occurrence.
- Expect slow-moving farm machinery on roads. Be patient.
- Livestock are occasionally driven on public roads. Pull over and allow the drive to pass or proceed forward slowly if a rider directs you to.

WILDFIRE

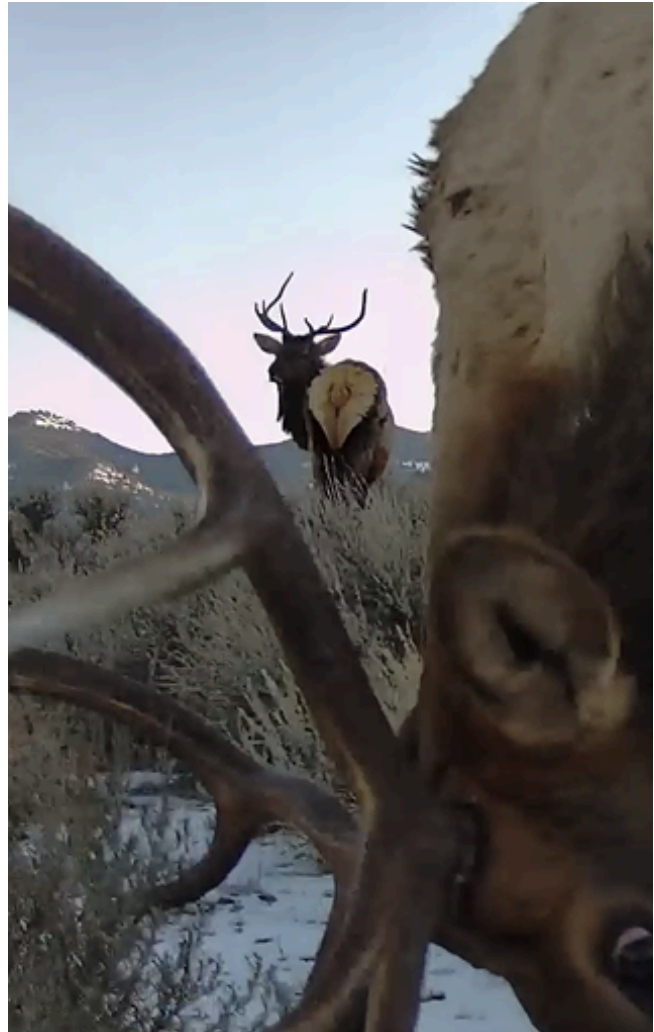
- Ravalli County has the highest risk to structures from wildfire of any county in Montana.
- Sign up for emergency alerts at <https://ravalli.us/621/Emergency-Notifications>.
- Visit your local fire station or request a free wildfire preparedness site visit through the DNRC at <http://dnrc.mt.gov/free-visit>.
- 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 allowed March 1—Nov. 30. 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 the county are nearly 100% volunteer?



GENERAL PROPERTY INFO/RIGHTS

- Other property owners may have easements requiring access across your land for roads, power lines, or irrigation ditch maintenance. This may restrict your own development and building options.
- Historic, unrecorded easements do exist. 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. Check your deed or consult an attorney or title company to find out who owns the rights below your land.
- Fences may not sit on legal boundary lines. A survey is the only way to confirm property boundaries. The “Apple Boom” of the early 1900s created numerous 10-acre orchard tracts still on record today.
- Travel is not allowed on irrigation ditch roads by any-one other than irrigation company personnel.
- An open meadow today may not be such forever. That being said, research nearby conservation easements if you’re looking for land to be open in perpetuity.



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 will give you some remarkable wildlife neighbors. Learn to coexist with the wildlife around you.
- Being “Bear Aware” and using bear-resistant trash containers are strongly recommended.
- Visit [Montana Fish, Wildlife, and Parks](#) for more information about our wildlife.

Utilities & Infrastructure Questions

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 or community sewer system?
- Is the septic system conforming or non-conforming?
- Is there a filed permit with the county from RCEH?

Plat / Survey

- What does the plat look like? Are there any easements? Are corner pins marked?
- Where are your ingress/egress location(s)?
- Is there direct access of a county maintained road? If so, is there a valid approach permit in place?

Electricity & Gas

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

More Questions to Ask

- Are there any covenants, zoning restrictions, HOA, or deed restrictions?
- Is the property in the floodplain?
- What school, fire, and voting districts does the property fall within?



For internet providers, title companies, libraries, and additional local resources, visit more resources, scan this QR code or visit SoldByAGR.com/resources



Services & Contact Directory

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

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

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



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

Schools *in the Bitterroot*

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

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

BUS ROUTE NOTE

in general, school buses travel only on county, state, or federal roads, and not on subdivision or private roads. In some outlying areas, there is no bus service at all. Contact the school district in which your children will attend for specific bus route information before purchasing a property.

Your Resource for All Things *Montana*



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

Whether you have questions about neighborhoods, schools, property types, utilities, or what to eat for dinner on your first night in Ravalli County, we're here. Don't hesitate to reach out anytime.

CALL 406.201.1636

EMAIL Heather@SoldByAGR.com

OFFICE 109 E Main Street, Hamilton MT 59840

in the Safeway & Chamber of Commerce parking lot

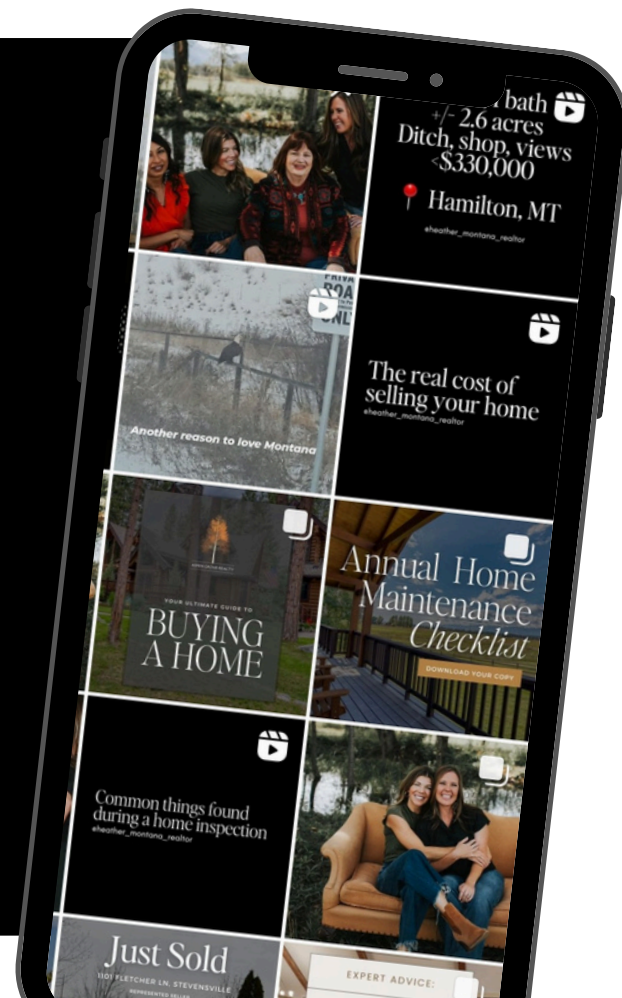
WEB www.SoldByAgr.com



STAY UP TO DATE WITH MONTANA NEWS & UPDATES

Follow us Instagram for the latest real estate news, new listings, restaurant finds, our favorite local spots, and a real look at life in the Bitterroot Valley.

@ASPEN GROVE REALTY





Thank you for exploring *the Bitterroot Valley*

We hope you found this information helpful. Whether you're ready to move now or just starting to dream, we're here for every question along the way. Pass this along to anyone else considering a move to Western Montana.

EVALUATE FINANCES

Review your current financial picture. What do you need for a down payment? What reserves do you want for moving and settling in?

SET YOUR TIMELINE

When would you like to buy? Having a target date helps us build a plan and ensures you have time to prepare.

PREP FOR A MOVE

Start decluttering, donating, and cleaning early. It makes the actual move far less stressful — trust us.


GET IN TOUCH

CALL 406.201.1636

EMAIL Heather@SoldByAGR.com

OFFICE 109 E Main Street, Hamilton MT 59840
Safeway & Chamber of Commerce parking lot

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

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