



Circle H Ranch

The Circle H Ranch is Missoula's first and only "Ranch Preservation Residence". The Circle H Ranch is composed of 972 acres of rolling grassland and lightly timbered hills with spectacular views. The ranch has 76 homesites which have been carefully designed to take advantage of the views and natural attributes of the land while carefully preserving the feeling and spirit of the original ranch. Each homesite also holds a 1/76 ownership of the entire property with access to all 972 acres.

Located in West Central Montana, the Circle H Ranch is within a few hours of Glacier Park, Yellowstone Park, Flathead Lake and many other wonderful recreational areas. Live just minutes from downtown Missoula, The University of Montana and the Missoula Airport.

The developers at Circle H Ranch had a vision of preserving the spirit of the open range. They have maintained this spirit by carefully tucking the homesites into groves of trees, around hillsides or up into draws to preserve the sightlines and allow privacy. The developers have preserved the integrity of the land and its wildlife through conservation easements, covenants, restrictions and architectural guidelines.

"Protection of the important elk winter range and the retention of unimpeded views of the north hills from the Missoula valley floor are some of the great benefits of this development. This is the first local project I know of that has been based on protecting natural values, while accommodating limited, high-quality development."
- Greg Tollefson, Executive Director Five Valleys Land Trust.

The Circle H Ranch's architectural design is dedicated to preserving the natural feeling of the land. Homesites are arranged in four to five clusters. Each lot is circular in shape and .59 acres in size providing large footprints for residential home construction.

Each cluster's location takes into account all ridge lines, animal grazing and migration paths. By clustering the homes, the grandeur and openness of the ranch remains intact, allowing its owners to enjoy all the attributes of the land, its wildlife and natural beauty.

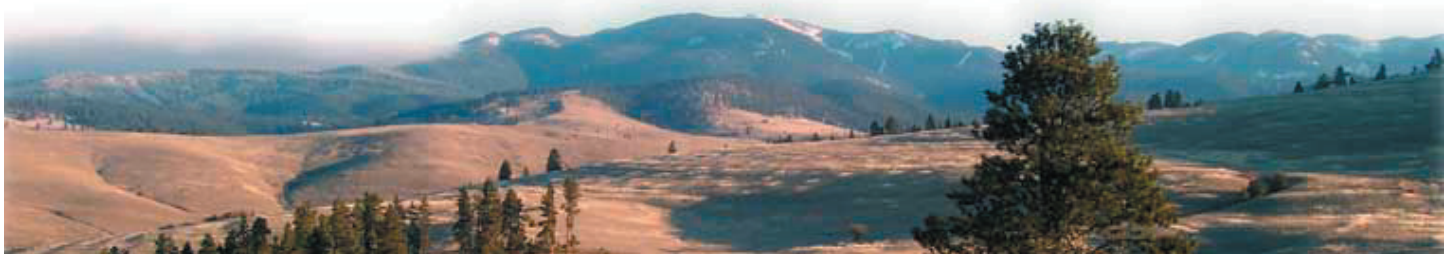


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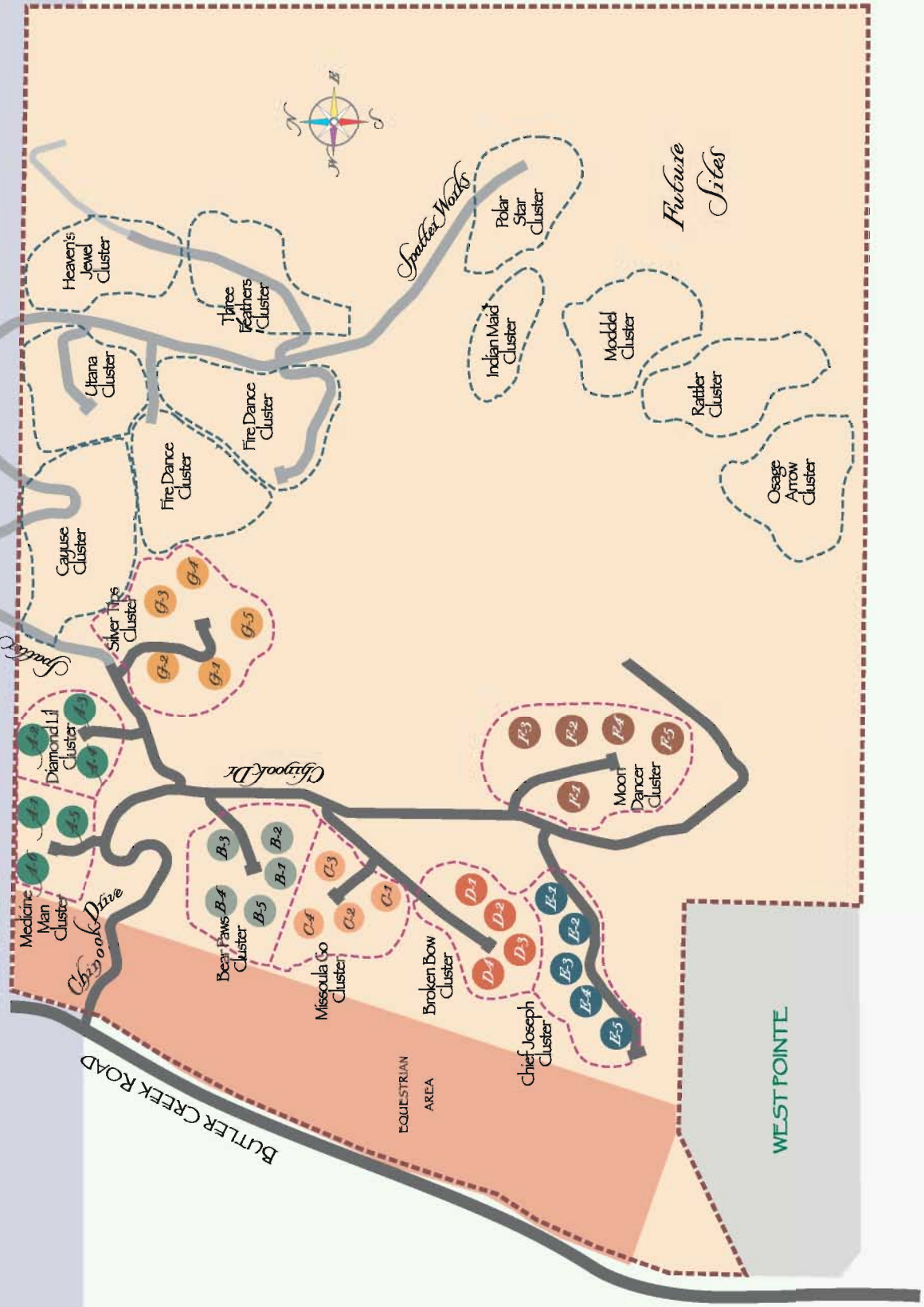
Montana Real Estate

For More Information Contact:

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CIRCLE H RANCH PHASE I

LOT AVAILABILITY AND PRICES

Missoula Go Cluster

Lot C-1	\$120,000
Lot C-3	\$165,000

Broken Bow Cluster

Lot D-1	\$160,000
Lot D-2	\$116,250

Chief Joseph Cluster

Lot E-2	\$179,000
Lot E-3	\$179,000
Lot E-4	\$185,000

Moondancer Cluster

Lot F-2	\$131,250
Lot F-3	\$175,000
Lot F-4	\$175,000

Michael Bryan
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