



Dunn Canyon Acreage

Cardwell, Montana

\$225,000.

Offered Exclusively By:
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Dunn Canyon Acreage



AGENT'S NOTE:

This 641+/- acre property is located fifteen minutes north of Cardwell and 60 miles from Bozeman with access off county and state highways. This acreage borders a state section and is an excellent offering in the area. There are wonderful building sites and production capabilities on this section of real estate. The terrain consists of gently rolling hills & grassy fields surrounded by spectacular forest service mountain views. Historically Dunn Creek has ran through the property during spring run off. The access road provides recreational and hunting opportunities in the National Forest Service west of the property in Dunn Canyon.



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DESCRIPTION:

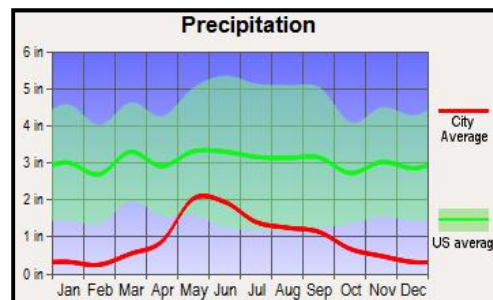
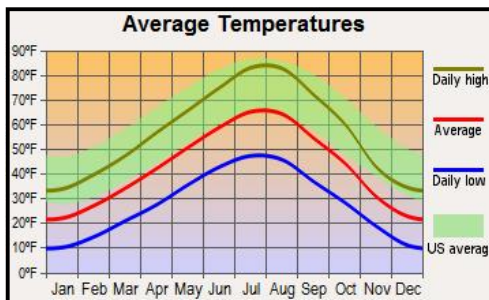
Acreage:

641+/- total deeded acres

Elevation:

4,271 ft.

Taxes: \$ 257.57



Water & Mineral Rights: All now held by owner will transfer.



LOCATION:

DUNN CANYON ACREAGE: Located approximately 60 miles west of Bozeman, Montana and fifteen minutes north of Cardwell in Jefferson County.

CARDWELL: A small town located off I-90 with an old brick school building, beautiful patchwork farmland near the mountains, and a quaint country church. Cardwell Bridge Fishing Access Site is located 1 mile south of Cardwell. Nearby attractions include the Lewis and Clark Caverns as well as access to the trail system through the Tobacco Root Mountains in the Beaverhead-Deerlodge National Forest. Cardwell is a small town located off I-90 with an old brick school building, beautiful patchwork farmland near the mountains, and a quaint country church. Cardwell Bridge Fishing Access Site is located 1 mile south of Cardwell. Nearby attractions include the Lewis and Clark Caverns as well as access to the trail system through the Tobacco Root Mountains in the Beaverhead-Deerlodge National Forest.

BOZEMAN: Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. The County Seat of Bozeman at large encompasses over 50,000 people, yet has a small town feel. Located in a breathtaking Rocky Mountain setting, it is close to world-class downhill skiing, blue ribbon trout streams, Yellowstone National Park and a multitude of other outdoor activities in the pristine nearby wilderness areas.

Bozeman is the home to Montana State University and is known as a year round recreation center. Fishing is a short distance away on the Gallatin, Madison and Jefferson Rivers. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross country trails.

BIG SKY: An artful jumble of 10,000 foot peaks, world class skiing, blue ribbon trout streams and lodge pole pine ultimately define your surroundings. Big Sky is located just 44 miles south of Bozeman.



Montana

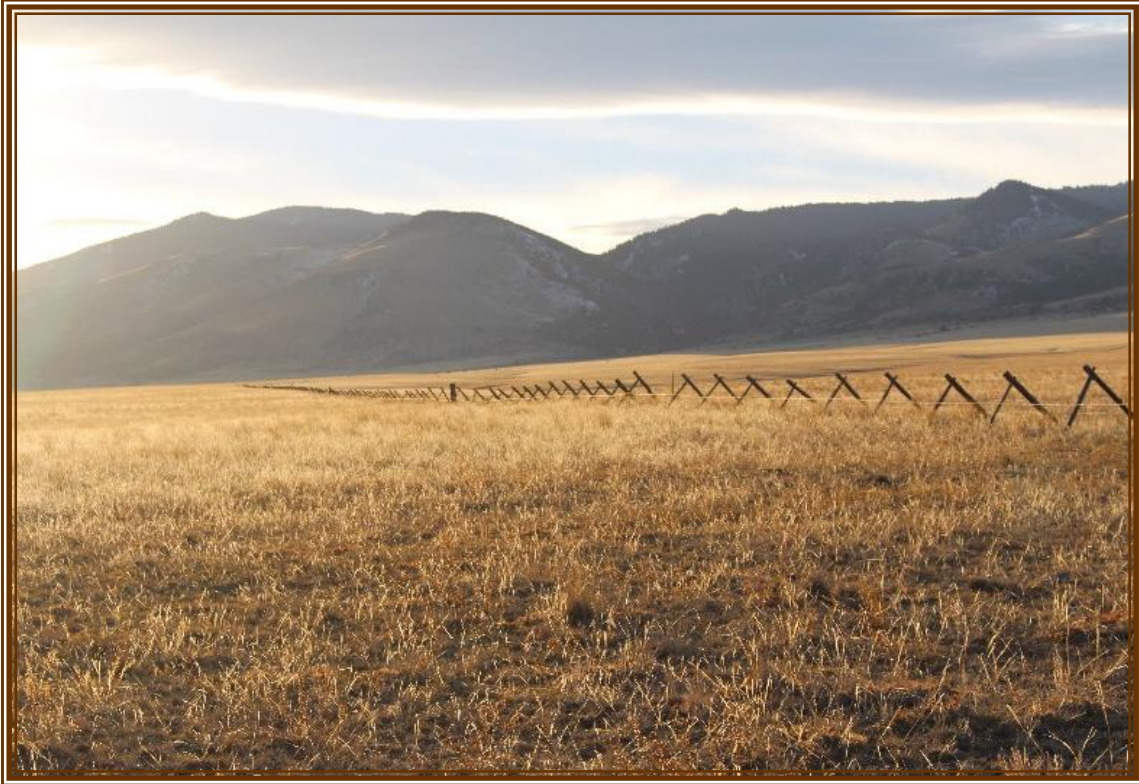
Sonny Todd Team Editorial

We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of legends, but with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*."





The above photo is looking west toward Dunn Canyon and the National Forest Service.
Below is the view south looking towards Cardwell and the Tobacco Root Mountains





SUMMARY & CONCLUSION:

There is an abundance of opportunity associated with this property. Dunn Canyon is close to all the recreational attributes which make Montana famous. Once situated on the property you can head west into the mountains to hunt elk or deer or you can head north to Boulder and have a soak in the famous Boulder Hot Springs. It would be an excellent spot to build your dream home or to add to your existing cattle operation. Give Logan or Justin a call to schedule a showing of this property and experience the ambience of “The Best Last Place”.

PRICE: \$225,000.

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.



Three Forks

Montana
"The Best Last Place."

Cardwell

**Dunn Canyon
Acreage**
Cardwell, Montana
641+/- acres

Sonny Todd Real Estate

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