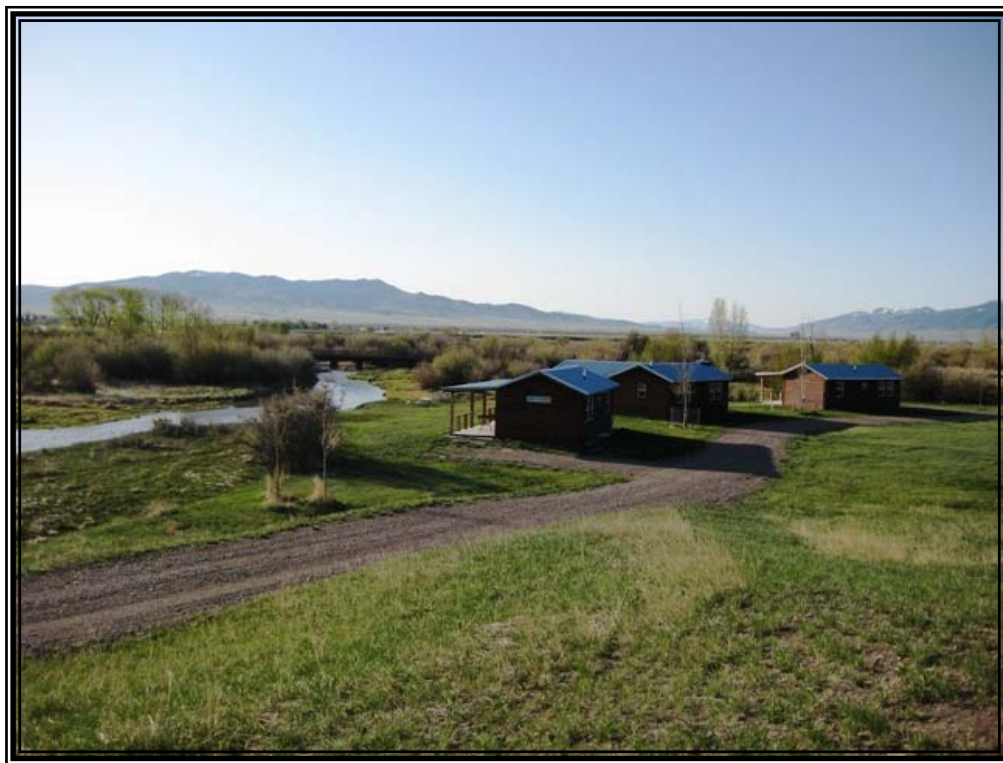


## **RANCH & RECREATIONAL GROUP**



### **WET DOG RANCH**

**AN EXTRAORDINARY SPORTING PROPERTY**

**126.4 ACRES**

**DILLON, MONTANA**

**Frank Colwell, Managing Broker, Ranch and Recreational Specialist**

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**Prudential**

Montana Real Estate

**WWW.RANCHMT.COM**

## PROPERTY DESCRIPTION

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The Wet Dog Ranch offers a diverse mix of resources, amenities and building improvements which combine to provide easy and comfortable access to an abundance of recreational activities, including fishing, waterfowl and deer hunting, all within a short drive from Dillon. The offering is virtually turnkey allowing instant enjoyment of some of the best that Montana has to offer.

### RIPIARIAN FEATURES

Bisected by the famed Beaverhead River and its tributaries for approximately 1.25 miles with abundant addi-

tional natural and enhanced wetlands and ponds, the property is very true to its name. The Beaverhead is well known as one of Montana's most popular and productive native trout streams. A spring fed, developed and stocked trout pond, about 2.5 acres in size, is served by an aeration system and solar powered fish feeder and is known to be the home of large Kamloops Trout. Four other spring fed ponds, wetland developments and the combination of the river, tributaries and sloughs provide an irresistible attractant to migratory waterfowl. Whitetail deer are also abundant on the property to complete the sportsman's menu. The property adjoins Poindexter Slough, a renowned, State owned trout fishery.

### BUILDING IMPROVEMENTS

Building improvements include three newer (2006) cabins, 400+/- square feet each set in a private location on the property proximate to the Beaverhead River. The building area is accessed across the river on a recently constructed private bridge on the property. The center cabin is presently used as a kitchen, dining and living area, while the other two adjoining cabins are utilized as bedroom and living areas. Each beautifully hand crafted cabin includes a spacious covered porch to enjoy each and every Montana moment. The offering includes the cabin furnishings, with certain exceptions. A multi-purpose building, 2,100sf, also constructed in 2006, is used for equipment storage, shop and has a one bedroom apartment.

### LOCATION

The Wet Dog Ranch is located approximately four road miles from Dillon, Montana and is accessed via paved Montana Highway 91 South and US Interstate 15 as shown on the area map in addendum section of this brochure. The property is comprised of two contiguous tracts, being 126.43 acres combined. Please reference the filed survey 1490BR and satellite overlay in the addendum section of this brochure. In addition to the on-site recreational opportunities afforded at the Wet Dog Ranch, the surrounding area provides limitless recreational choices. The property's proximity to Dillon allows easy access for supplies and services and the hospitable character of Beaverhead County's capital town.



*Cabins*



*Shop/Storage Building with Apartment*



*Interior of Shop/Storage Building*





Furnished Cabins situated along the Beaverhead River



## CLIMATE

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The Wet Dog Ranch stands at approximately 5,096 feet in elevation. The closest town, Dillon maintains a moderate climate with annual average precipitation of 10 inches per year although recent years have brought a decline of precipitation to Southwest Montana in general. The nearby Beaverhead-Deerlodge National Forest which is home to numerous mountain ranges, creeks and spotted with mountain lakes, gives access to literally thousands of acres of public lands for all types of recreational enjoyment including hiking, hunting, fishing, cross-country & downhill skiing, camping, backpacking, four wheeling and more! Located approximately 30 miles from the property is Clark Canyon Reservoir which expands the recreational activities to boating, jet skiing & water skiing.



## FISHING & HUNTING

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This area is a prominent location for some of the best recreational opportunities available to the outdoor enthusiasts. World class trout fishing is just seconds from your back door on the Beaverhead River. In addition, the Big Hole, Jefferson and Ruby Rivers are within a 40 minute drive. But don't stop there, you can hunt a multitude of both upland game birds and waterfowl in the immediate area. It is not uncommon to see antelope and deer grazing on the property or Canadian Geese passing overhead. If you prefer to do your shooting with a camera, you can view mule & whitetail deer, elk, antelope, moose, bear, mountain lion and upland game birds all within a short hike.







## The Beaverhead River and Tributaries







*Stocked Spring Fed Pond*





## AREA INFORMATION

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Dillon, population 4,342 according to the 2000 census, is the county seat of Beaverhead County. Dillon began as a shipping point for the surrounding mining camps to Utah with the connection of the Northern and Union Pacific Railroads. Sheep and cattle were introduced to this

agricultural community & Dillon became the largest wool shipping point in Montana in the late 1860's. Agriculture remains the predominant industry supported by the area's recreational tourism.

The surrounding area is rich in historical landmarks including the states first territorial capital, Bannack located approximately thirty miles west and the Big Hole Battlefield located near Wisdom, Montana approximately 64 miles northwest. In 1805 the Lewis & Clark Expedition traveled through the area which Sacajawea recognized as her tribes summer camp & was reunited with her tribe and brother. Numerous trail sites dot the area including the Lewis & Clark Interpretive Park in nearby Twin Bridges (30 miles north), Beaverhead Rock (15 miles north) and Camp Fortunate (20 miles south) near the Clark Canyon Reservoir.

Dillon offers a considerable array of commercial, institutional and social enterprises including, grocery, banks, auto-dealers, movie theater, churches, restaurants, hotels, & taverns. Barrett Memorial Hospital offers a large range of medical & specialist services to Dillon & surrounding area residents. Two long term elderly care facilities are also located in Dillon. The education system includes two elementary schools, one middle school and one high school. The higher education system was established in 1892 with The Montana Normal College now called University of Montana-Western. Private aircraft service is available at the Dillon Airport with a 6,500 ft paved strip. Expanded international commercial air services are available in Butte (52 miles north) and Bozeman (110 miles east).

At an elevation of approximately 5,096 ft., Dillon maintains a moderate climate with annual average precipitation of 10 inches per year although recent years have brought a decline of precipitation to Southwest Montana in general. The nearby Beaverhead-Deerlodge National Forest which is home to numerous mountain ranges, creeks and spotted with mountain lakes, gives access to literally thousands of acres of public lands for all types of recreational enjoyment including hiking, hunting, fishing, cross-country & downhill skiing, camping, backpacking and more! Located approximately nine miles from the property is Clark Canyon Reservoir which expands the recreational activities to boating, jet skiing & water skiing.





**PRICE: \$1,299,000.**

**TERMS: CASH/NEW FINANCING**

### **BROKER'S COMMENTS:**

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The Wet Dog Ranch offers an abundance of natural and enhanced recreational resources on a modest sized land parcel. The present owners have done an excellent job of adapting and developing these resources to achieve a virtual recreational wonderland. Everywhere you look on this property, there is something fun to do!! The modest building improvements provide tasteful comfort and functionality. This offering allows turnkey enjoyment within reasonable distance of Dillon, one of SW Montana's most popular destination locations.



**FOR MORE INFORMATION OR TO SCHEDULE A SHOWING PLEASE  
CONTACT OUR EXCLUSIVE LISTING AGENTS**

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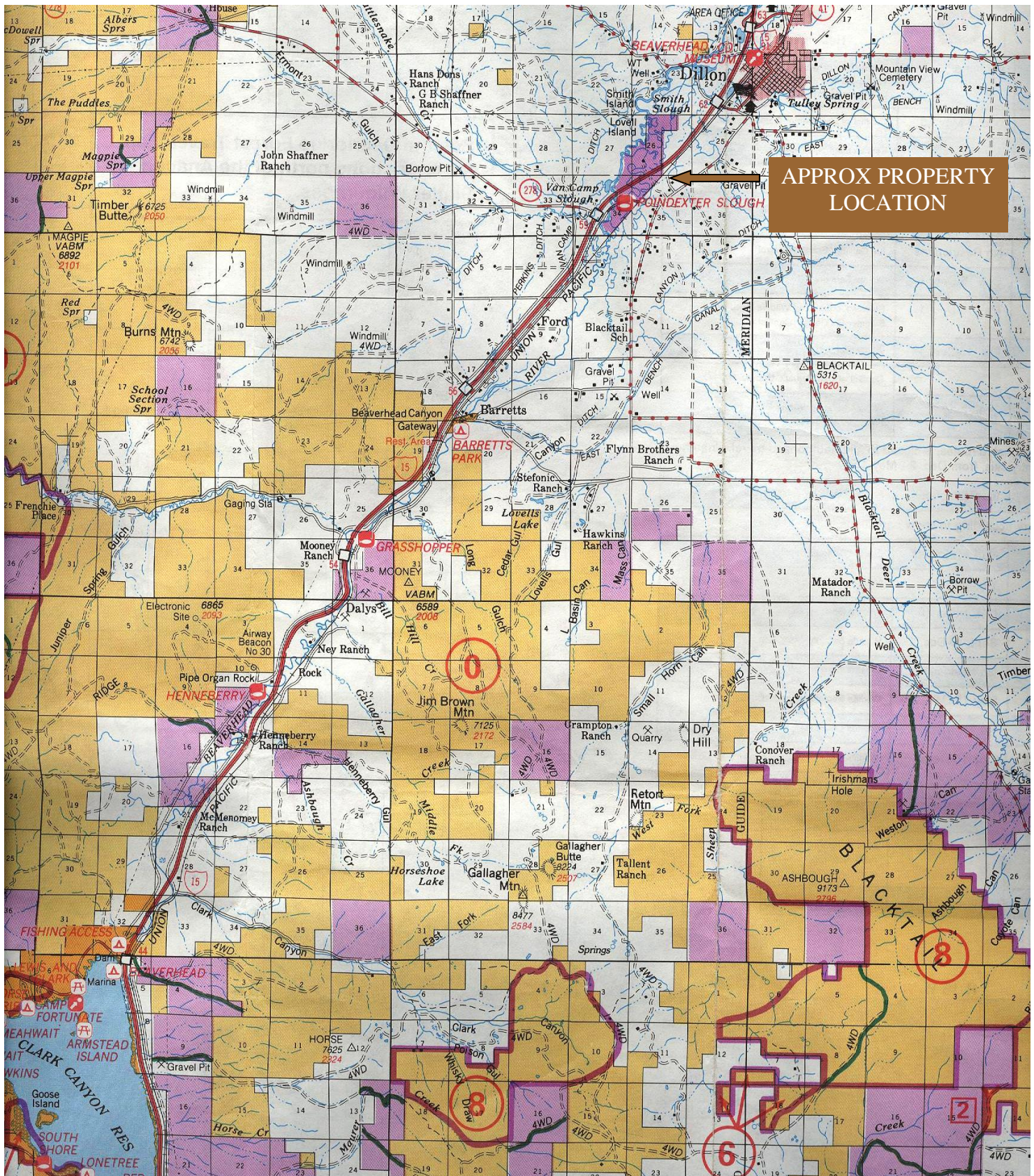
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# AREA MAP



\*\*\*This map is for visual aid purposes only and is not intended to accurately display property boundaries. Interested buyers are urged to seek independent verifications.\*\*\*

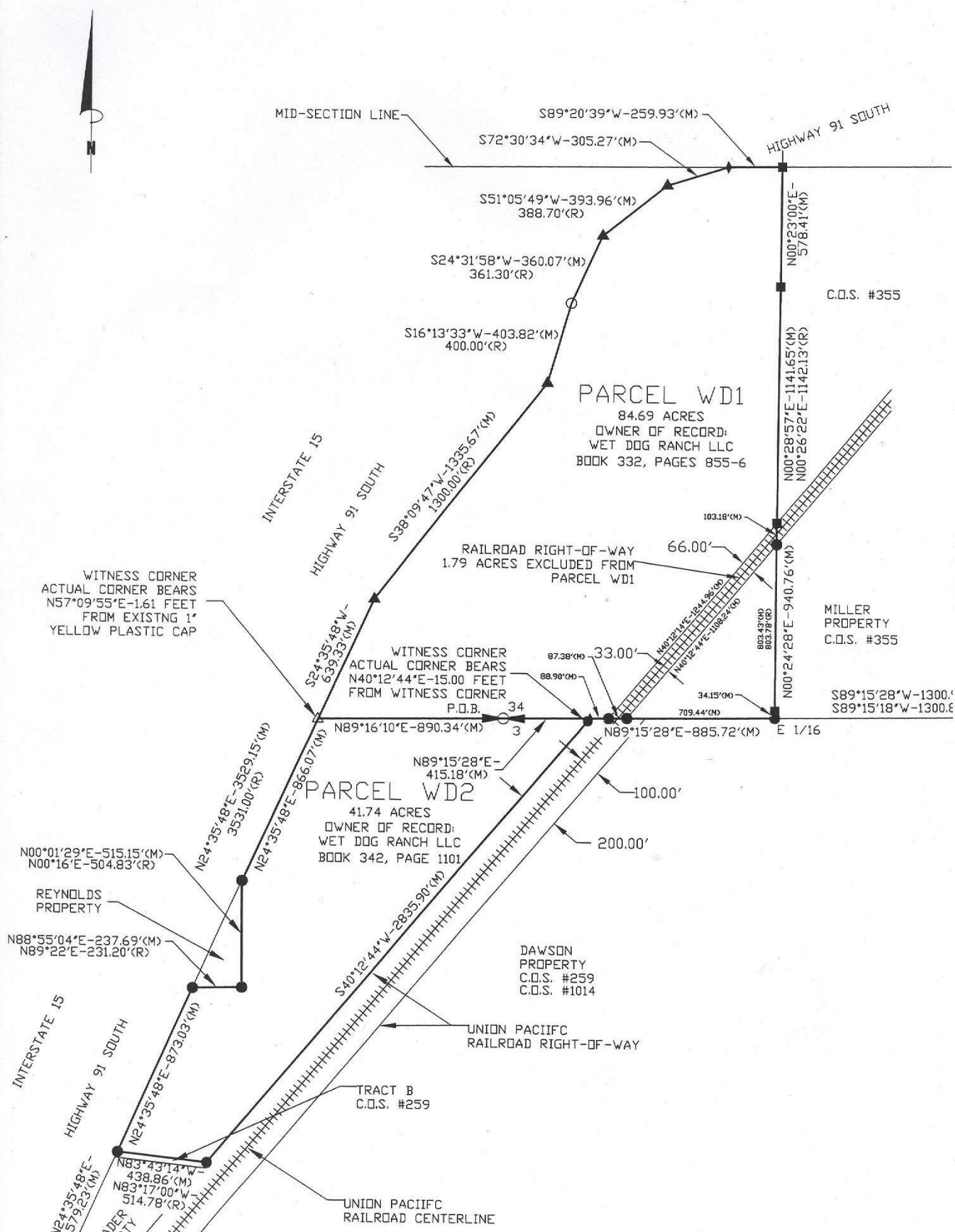


# PROPERTY BOUNDARY MAP



\*\*\*This map is for visual aid purposes only and is not intended to accurately display property boundaries. Interested buyers are urged to seek independent verifications.\*\*\*

REDUCED COPY  
CERTIFICATE OF SURVEY 1490 BR  
BEAVERHEAD COUNTY, MONTANA







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