

SUGARLOAF MOUNTAIN FARM

GLEN, MONTANA



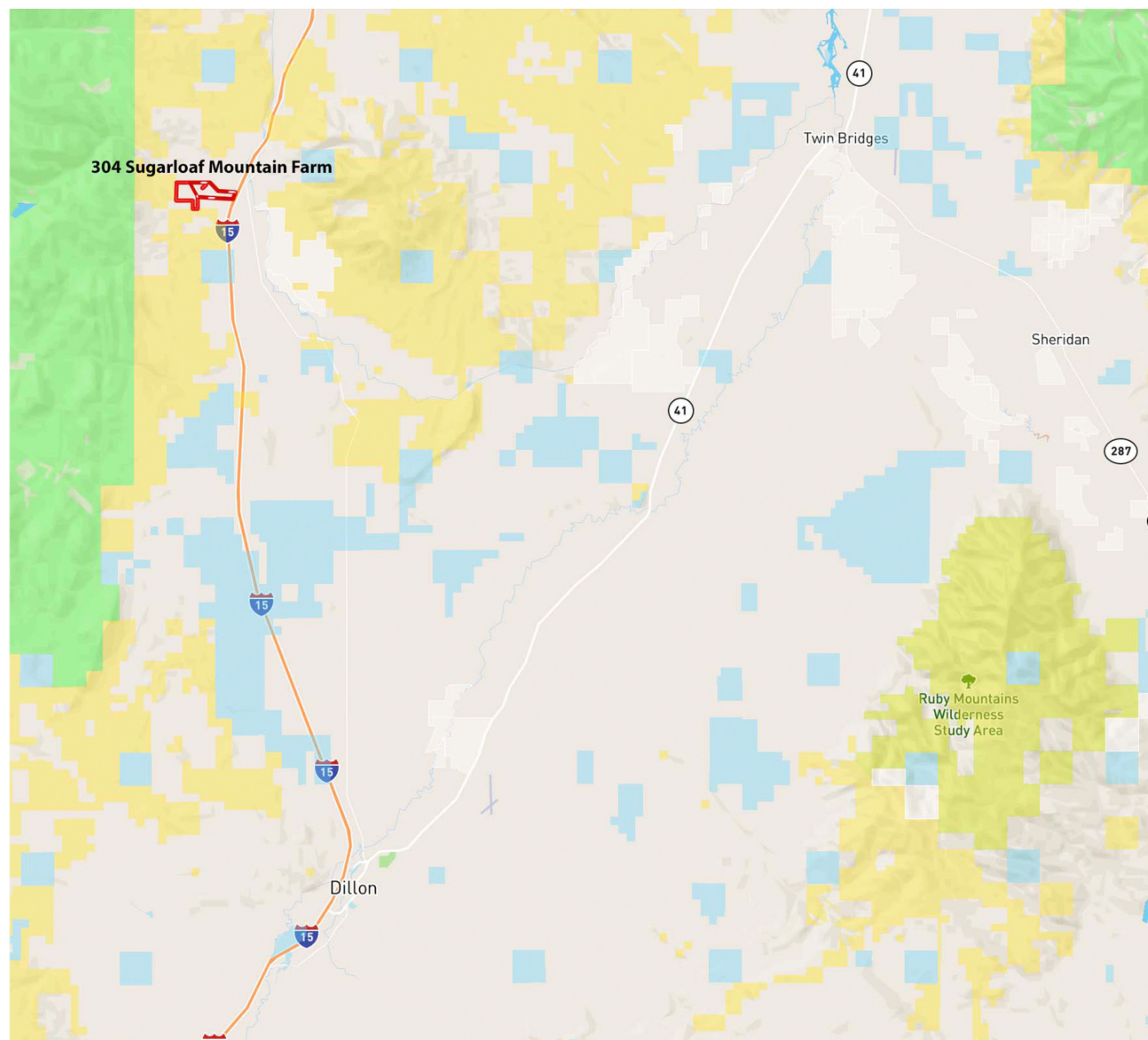
BEAVERHEAD
HOME & RANCH
— REAL ESTATE —

LOCATION

The farm is located 20 miles north of the iconic town of Dillon, MT, just off the Glen exit. Glen lies in a narrow mountain valley between the Big Hole and Beaverhead Rivers. The Big Hole River, Beaverhead River, and Brownes Lake are popular hideaways for anglers. The 300+/- acre lake provides a boat ramp and designated camping.

Dillon is just 20+/- miles away and is the county seat of Beaverhead County. Agriculture remains the predominant industry, supported by the area's recreational tourism.

Dillon offers a considerable array of commercial, institutional, and social enterprises including grocery, banking, auto-dealers, movie theater, churches, restaurants, hotels, and taverns. Barrett Memorial Hospital offers a large range of medical and specialist services to Dillon and surrounding area residents. 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 and Bozeman.





ACREAGE

440 +/- Deeded Acres

90 +/- Acres Under 2 Pivots

20 +/- Acres Under Wheel-line

5 +/- Acres of Building Compound

The balance of the acreage is native range and pivot corners.

BLM / USFS Grazing Allotment ~ 125 Cattle

IMPROVEMENTS

The property is nicely improved with a 3 bedroom, 2 bathroom ranch home that sits on a full walkout basement. A covered porch with views of the valley will keep you staring!

A 44 x 60 shop with core-bond insulation will ensure equipment stays warm and dry.

Both buildings are served by a wood boiler with in-floor heat. The well at the house serves both the improvements and stock tanks on the ranch.

A set of working corrals with steel construction are conveniently located on the west end of the property.

All improvements were constructed in 2014 and are turn-key ready for a new operator.



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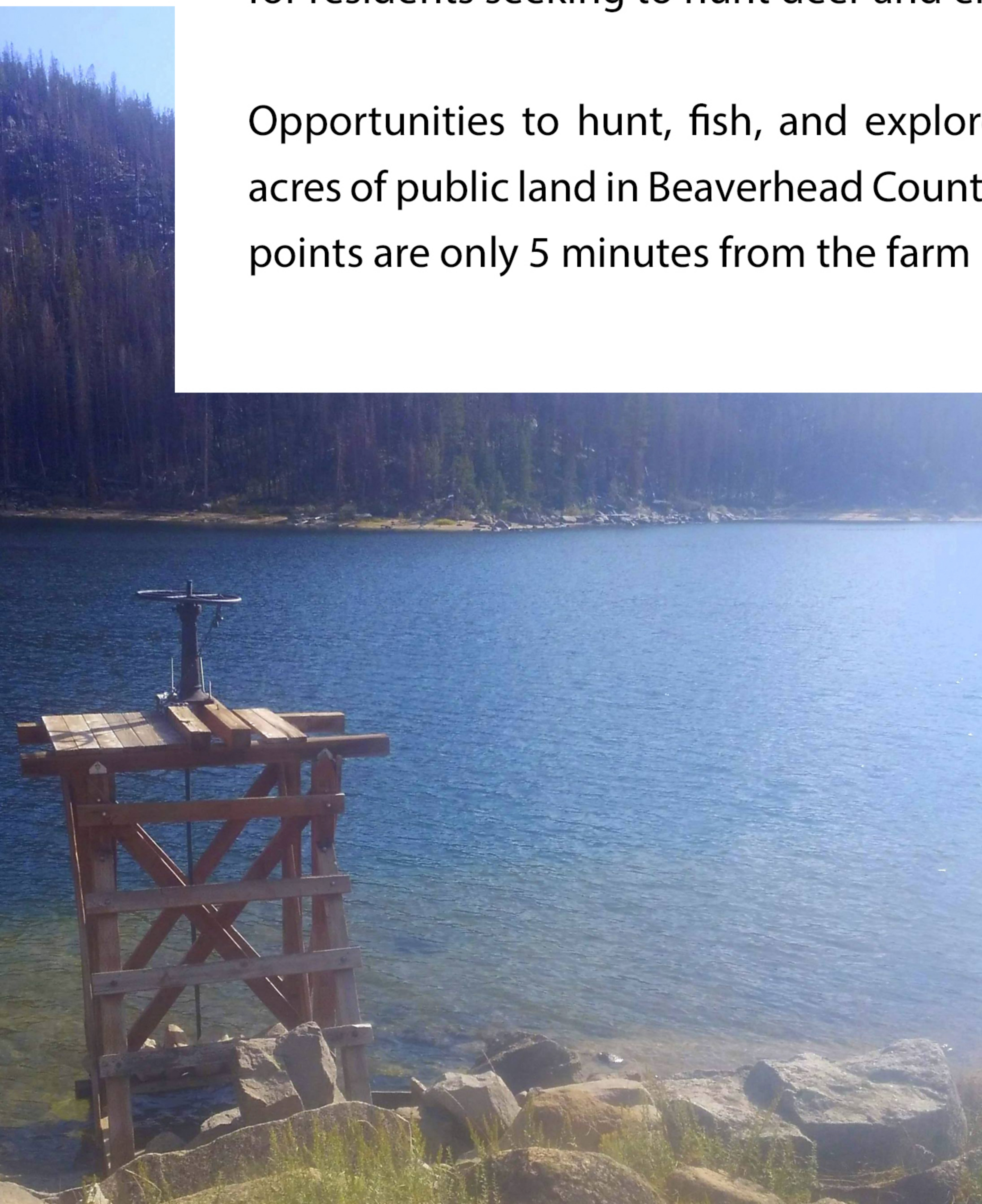


WILDLIFE & RECREATION



The farm has excellent hunting for whitetail deer, antelope and a resident elk herd during the colder months. It is located in MT HD 331 general license area for residents seeking to hunt deer and elk.

Opportunities to hunt, fish, and explore are endless with nearly 2.5 million acres of public land in Beaverhead County. The Big Hole River and public access points are only 5 minutes from the farm provides blue ribbon trout fishing.





ABOUT SUGARLOAF MOUNTAIN FARM

The Sugarloaf Mountain Farm consists of 440+/- deeded acres and overlooks the Big Hole River, Beaverhead Valley, and several mountain ranges. BLM and USFS grazing allotments now included in this offering and will transfer subject to agency approval. In addition, the farm is irrigated by 2 pivots and wheel-line. Sugarloaf Mountain Farm has excellent hunting for whitetail deer, antelope, and a resident elk herd during the colder months. The recreational opportunities are endless with nearly 2.5 million acres of public land in Beaverhead County. This farm is sure to offer something for every buyer in a price range where quality inventory is rare. If you are looking for a hay base, winter pasture, purebred operation, or just elbow room in the shadow of the Pioneer Mountains, this farm is worth a look!

The sale of this farm is contingent on Seller finding replacement property

OFFERED AT \$1,595,000



Broker Information

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About Beaverhead Home & Ranch Real Estate

Located in Dillon, MT in the midst of the Beaverhead Valley, our office receives the honor of representing buyers and sellers in the number one cattle producing county in the State of Montana.



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