

CARTER CREEK 20's

DILLON, MONTANA

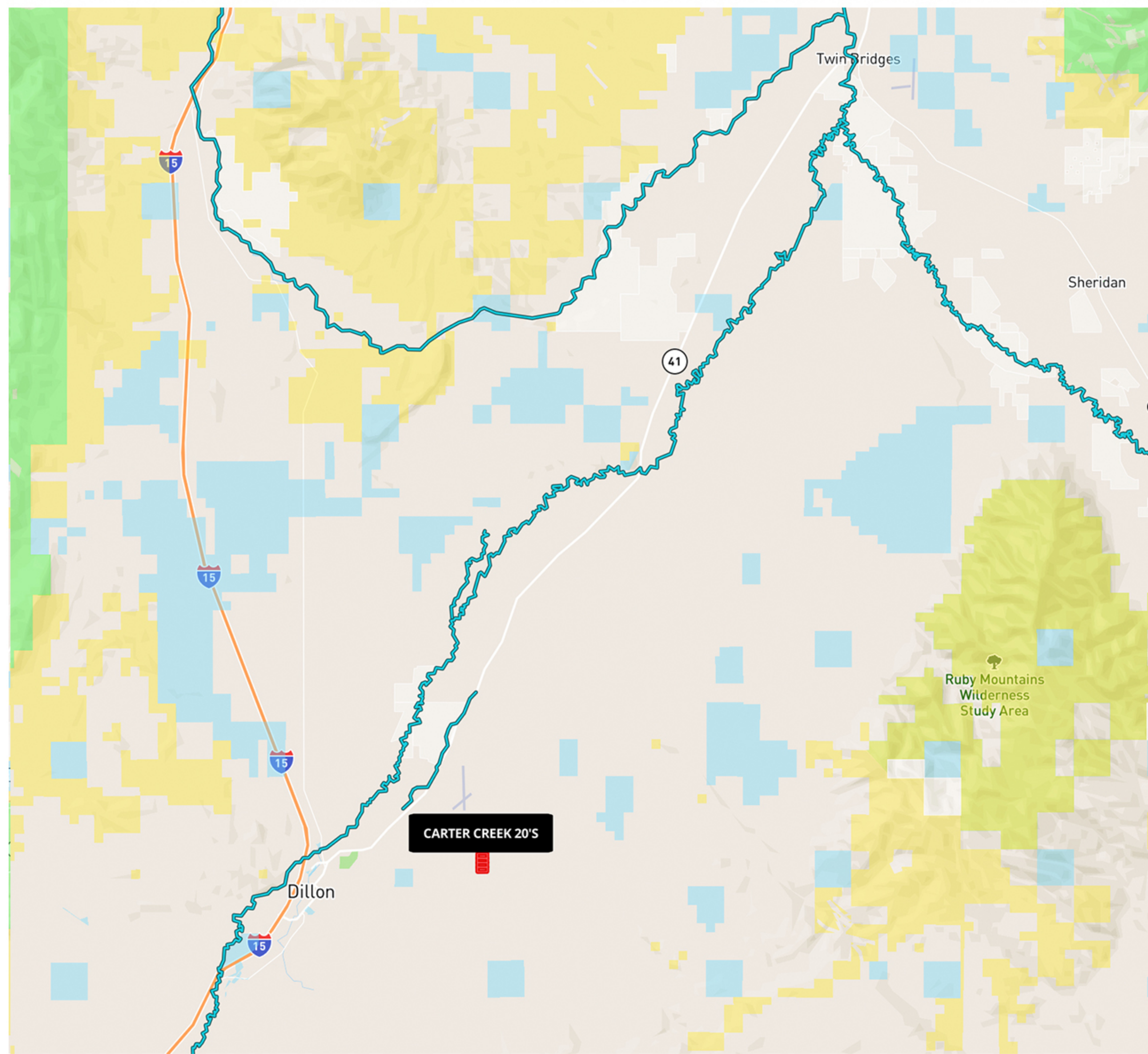


BEAVERHEAD
HOME & RANCH
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LOCATION

The Carter Creek 20's are located just the perfect distance from Dillon, MT -- far enough for exceptional country living, but close enough to town for your everyday needs. Situated off of Carter Creek Road (see location map). Commercial airport services are within 1-2 hours – in Butte, MT, Bozeman, MT, or Idaho Falls, ID.

Dillon's population is around 5,000 people. Dillon is the county seat of Beaverhead County and 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, and Dillon became the largest wool shipping point in Montana in the late 1860s. Agriculture remains the predominant industry, supported by the area's recreational tourism. Dillon offers a considerable array of commercial, institutional, and social enterprises. Barrett Memorial Hospital offers a large range of medical and specialist services to Dillon and 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.





LAND

Each parcel consists of 20+/- acres. No water rights exist. The lots are mostly level and easily accessed along Carter Creek Road. One may access Carter Creek Road from Sweetwater Road or Nissen Lane.

IMPROVEMENTS

No improvements currently exist on any of the lots, making each of these lots an ideal blank slate for the buyer. Power is available via Vigilante Electric. Power boxes are located at south ends of the lots. Additional work will need to be done to bring power to building sites.

CONSERVATION EASEMENT

The Carter Creek 20's are not currently encumbered with a conservation easement.



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ABOUT CARTER CREEK 20'S

These nice 20+/- acre parcels are just the perfect distance from town -- far enough to enjoy exceptional country living, but convenient enough for your everyday needs. Enjoy panoramic views of the Big Sky country and mountains from your dream home! Beautiful sunrises and sunsets are guaranteed to impress you. Public land is just a short drive away and is waiting for you to come explore! Take advantage of all hunting, fishing, horseback riding in this gorgeous Sweetwater area! Vigilante junction boxes on the south ends of the lots ready to bring power to your building site. Call today for a showing. You won't want to miss out on these!

EACH LOT OFFERED AT \$169,500



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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