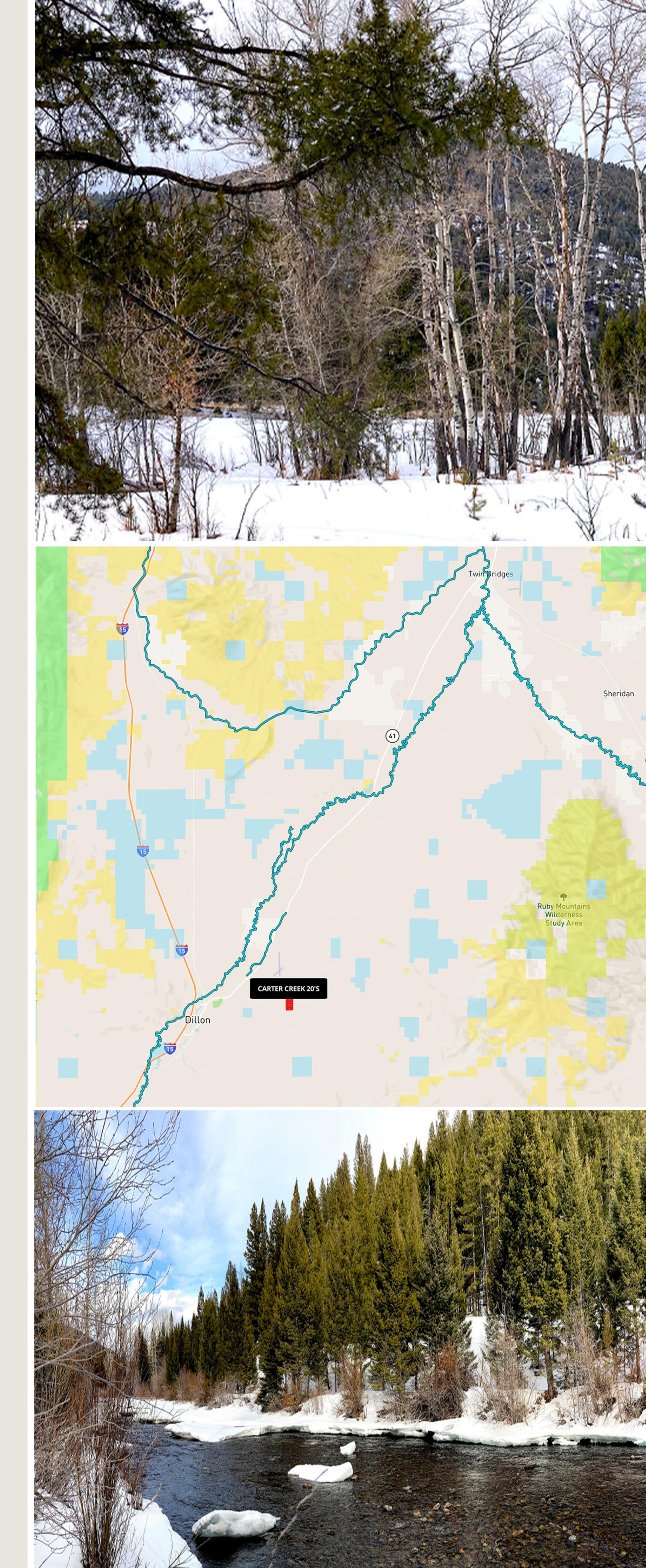


### LOCATION

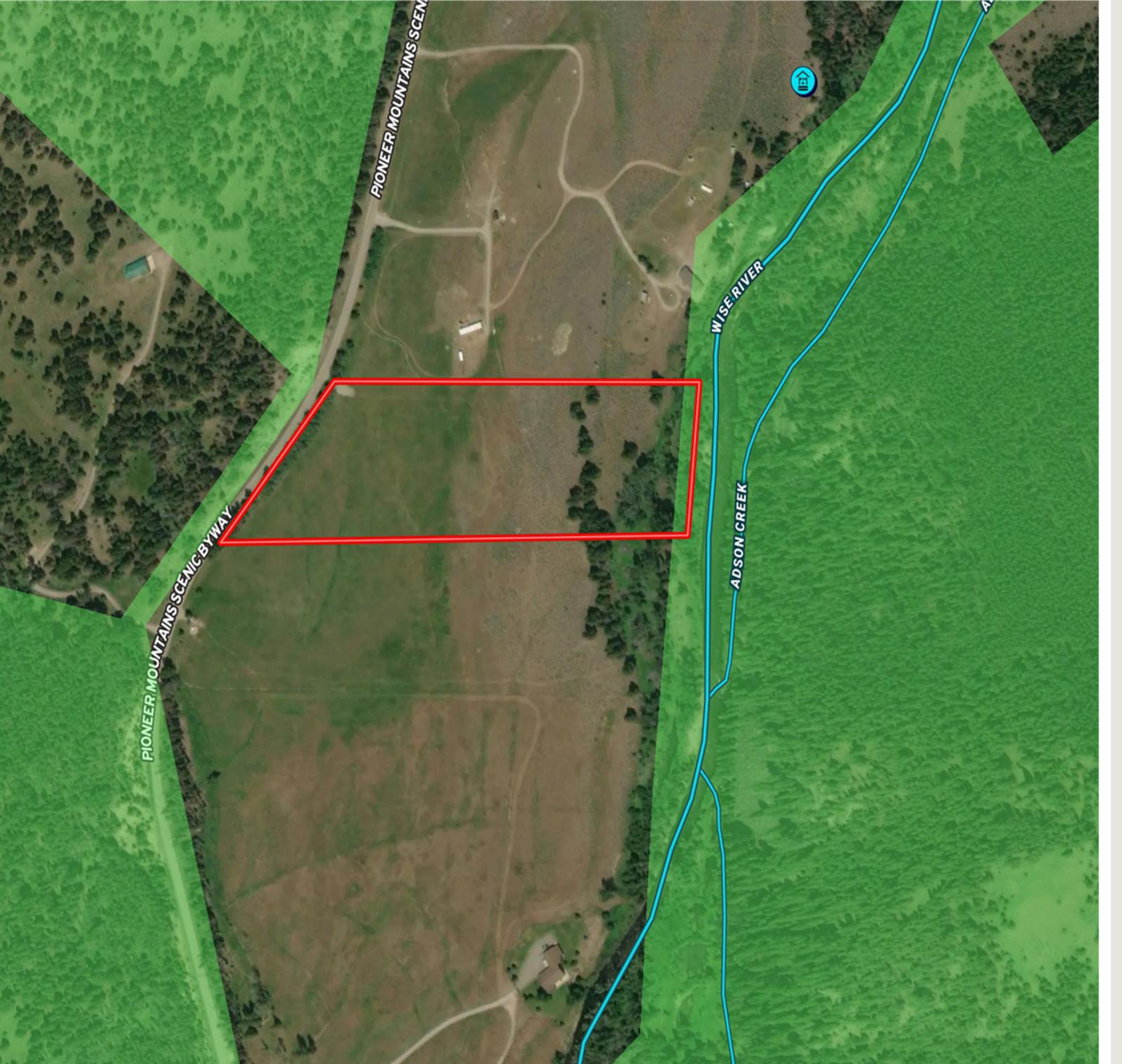
The property is located approximately seven miles south of the small town of Wise River. Wise River is a quaint little town and it is usually quite busy on weekend nights. This beautiful valley is off the beaten path and is situated between the Pioneer and Odell Mountain Ranges in southwestern Montana.

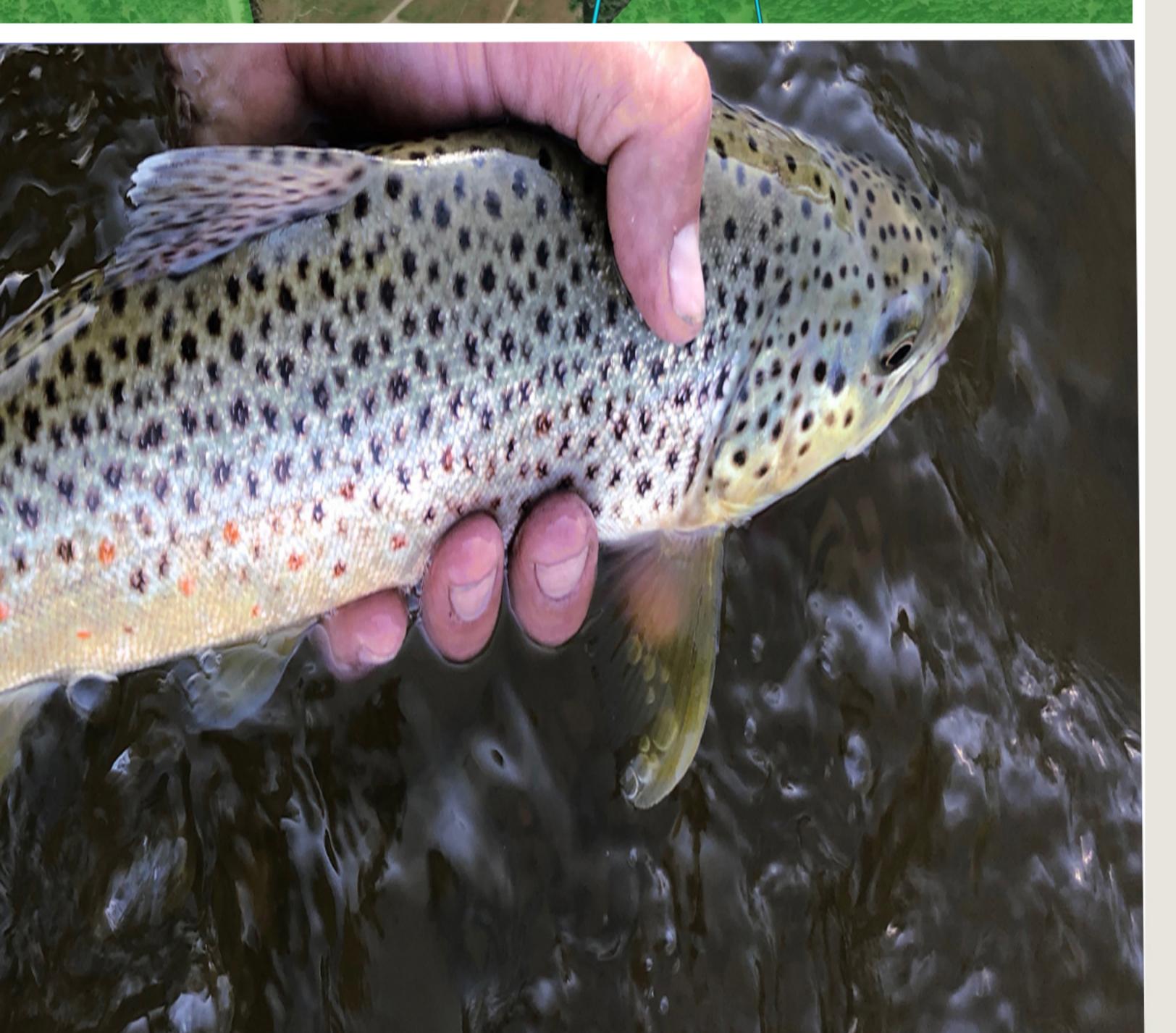
Access to the property is provided by Highway 484, or as it is better known — the Pioneer Scenic Byway. This highway traverses through the Pioneer Mountains, eventually meeting up with Highway 278 at Polaris, Montana.

The closest air service, hospital and main service industries can be found in Butte, Montana. There is also a dirt airfield on the highway several miles before the property.









#### LAND

This property consists of 10+/- acres with 380+/feet of river in the adjacent Forest Service land.
Approximately 75% of the property is lush
meadows that can be flood irrigated, with the
remainder as a beautiful river bottom/riparian
area covered with mature evergreens and
aspens. The property is fenced on two sides.
Numerous building sites make this property a
dream site for an exclusive sportsman's cabin or
a relaxing family retreat.

## WATER RIGHTS & RESOURCES

All appurtenant water rights will transfer. Water rights are available in the Property Information file. The water rights have recently been adjudicated.









# RECREATIONAL OPPORTUNITIES



### **FISHING:**

The Wise River has a mystic charm about it and the access from this property is secluded. The river is too small to float at this point so there will be minimum traffic past the property. The river is host to such species as Rainbow, Brown, Cutthroat and Brook Trout, as well as Arctic Grayling. On average, a fish on the Wise River will tend to be about a foot in length; however, on occasion, the four to six pound class are caught. The property, however, is a short distance from the Big Hole River, which has been a destination for serious trout fisherman since the late 1880s when The Angler's Guide, an Eastern angling journal, advertised the Big Hole River as a national destination fishery for grayling and trout.

#### **HUNTING:**

Big game hunting opportunities abound throughout the Big Hole Valley, which is well known for its large elk and deer herds, as well as a very coveted area for a moose tag draw. The property is bound on two sides by National Forest allowing the owner to access excellent elk hunting from their back door. Game numbers are very healthy in the area as attested by game and fish surveys.







## ABOUT 38950 PIONEER MTS. SCENIC BYWAY

Looking for your slice of Montana Heaven? Look no further than this property with the most breathtaking scenery in the state! Enjoy views of the surrounding mountain ranges and 380 feet of river on the adjacent Forest Service ground! The diverse landscape featuring irrigated meadow and mature trees along the river make this a prime site for a sportsman cabin or a relaxing family retreat. Two sides of the property are fenced. Thousands of acres of public land await you to explore mountain peaks, lakes, and headwaters. Enjoy an outing on the Pioneer Scenic Byway with 40+/- miles of backcountry driving or explore the nearby ghost towns and crystal digging. Take advantage of the established approach from the Pioneer Scenic Byway located about 7 miles south of Wise River. Don't miss out on all the camping, hiking, fishing, hunting and other recreational opportunities this location has to offer.



## Broker Information

## CHANCE BERNALL

- info@beaverheadhomeandranch.com
- 406-683-2234
- beaverheadhomeandranch.com

#### **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.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources is deemed reliable but it is not guaranteed by Beaverhead Home & Ranch Real Estate. Certain photos herein may not be of subject property. A partner at Beaverhead Home &Ranch Real Estate is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at beaverheadhomeandranch.com or by contacting the Listing Broker.