

Clark's Lookout Ranch



18 LAND CO

BROKERAGE & MANAGEMENT



Overview

PRICE

\$1,200,000

INFORMATION

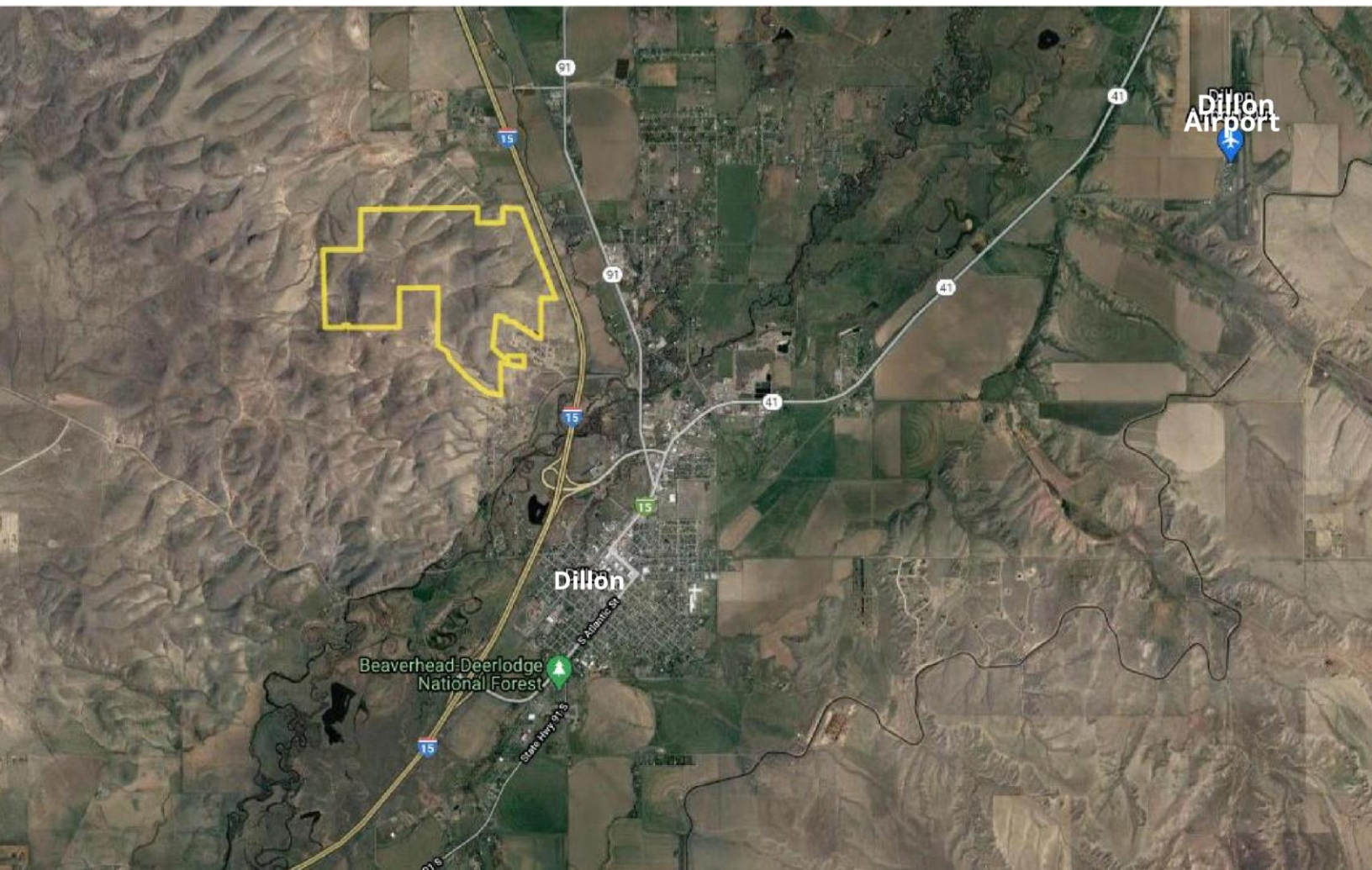
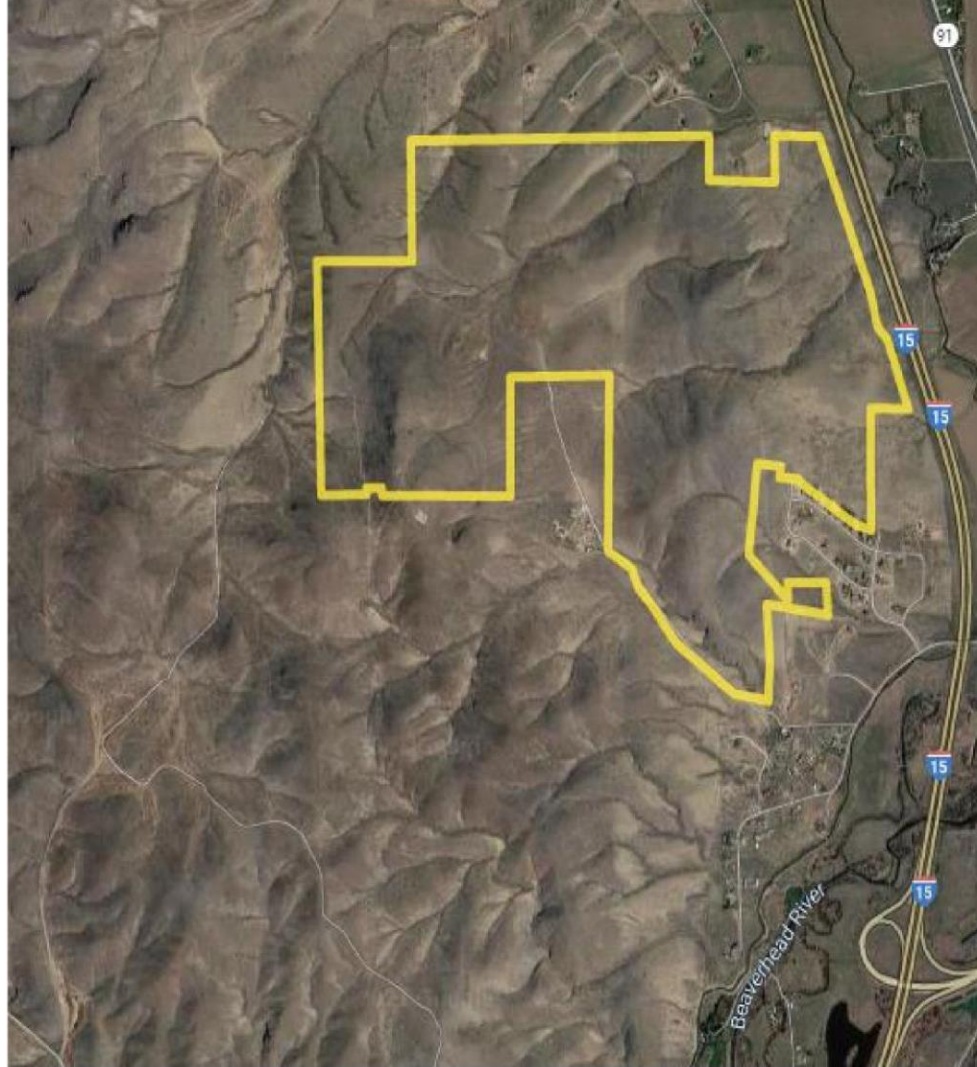
The Clark's Lookout Ranch is comprised of 663 +/- native acres overlooking the beautiful Beaverhead Valley just outside Dillon, MT. This property is prime for many different uses, whether you are looking for a development project or if you want to have your own small livestock operation. For those of you looking for a small operation, stock water has been strategically placed throughout the property allowing livestock a short walk to water. Clark's Lookout Ranch possesses a very nice set of corrals and loading chute.

ABOUT THE PROPERTY

The property has been surveyed into separate 160 +/- acre parcels further enhancing its development potential. The Clark's Lookout Ranch is perfectly placed between two very nice, established subdivisions, possessing incredible views of the valley and its surrounding mountain ranges. This property has elevated homesites throughout and some large hills adding dramatic views in all directions. Although the property offers a very private and expansive feel, it also offers the convenience of a short drive into Dillon.

ACREAGE

663± ACRES





SURROUNDING AREA

Dillon, MT is a small western town steeped in agriculture and recreation. With a population of approximately 4,000 people, Dillon provides most amenities one would need including two large grocery stores, a private airport, a golf course, elementary through high school, a university, and a new state of the art hospital. Butte and Bozeman, MT are both under a two hour drive from the property and offer commercial air service.

RECREATION

Beaverhead County is Montana's biggest county and offers endless opportunities for outdoor recreation with hundreds of thousands of public acres in the form of Wilderness Areas, National Forest, Bureau of Land Management and State of Montana lands. Hunting for big game, especially elk, can be second to none. The surrounding mountain ranges are full of alpine lakes and streams perfect for camping and family outings. The Beaverhead and Big Hole Rivers are two of the most sought after fly fishing destinations in the United States and are both easily accessible to The Clark's Lookout Ranch







18 LAND

COMPANY

Meet 18 Land Co.

We're a Montana-based land brokerage that specializes in farms and ranches in the Beaverhead Valley and the surrounding areas. We work with buyers and sellers on land transactions and provide land concierge services to ensure owners are getting the most out of their properties.

As Montana landowners ourselves, we seek to do business how we would want others to do business with us. It's that simple. 18 Land Co. was created from a shared desire to be diligent and loyal real estate partners and good stewards of the land. Our team is made up of local ranchers, landowners, realtors and brokers who have made their lives here in Southwest Montana.

We look forward to being your local connection as you pursue your land goals in Southwest Montana.

18 LANDCO.COM



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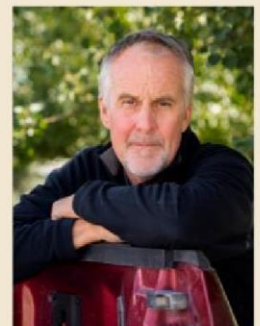
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