

AXES CANYON RANCH

DILLON, MONTANA

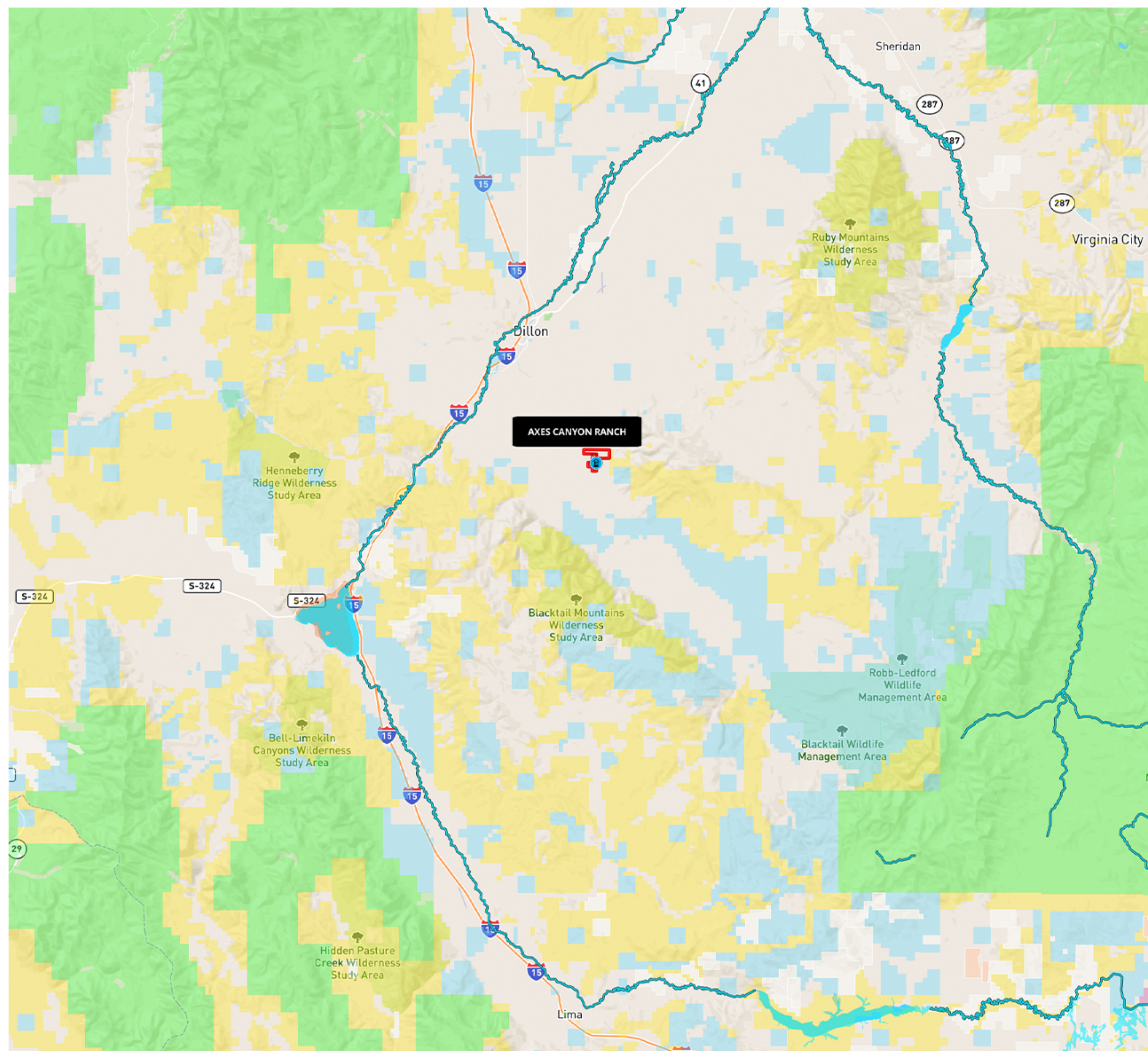


BEAVERHEAD
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LOCATION

The Axes Canyon Ranch is located just 15 minutes southeast of Dillon, Montana off of Buster Brown 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.

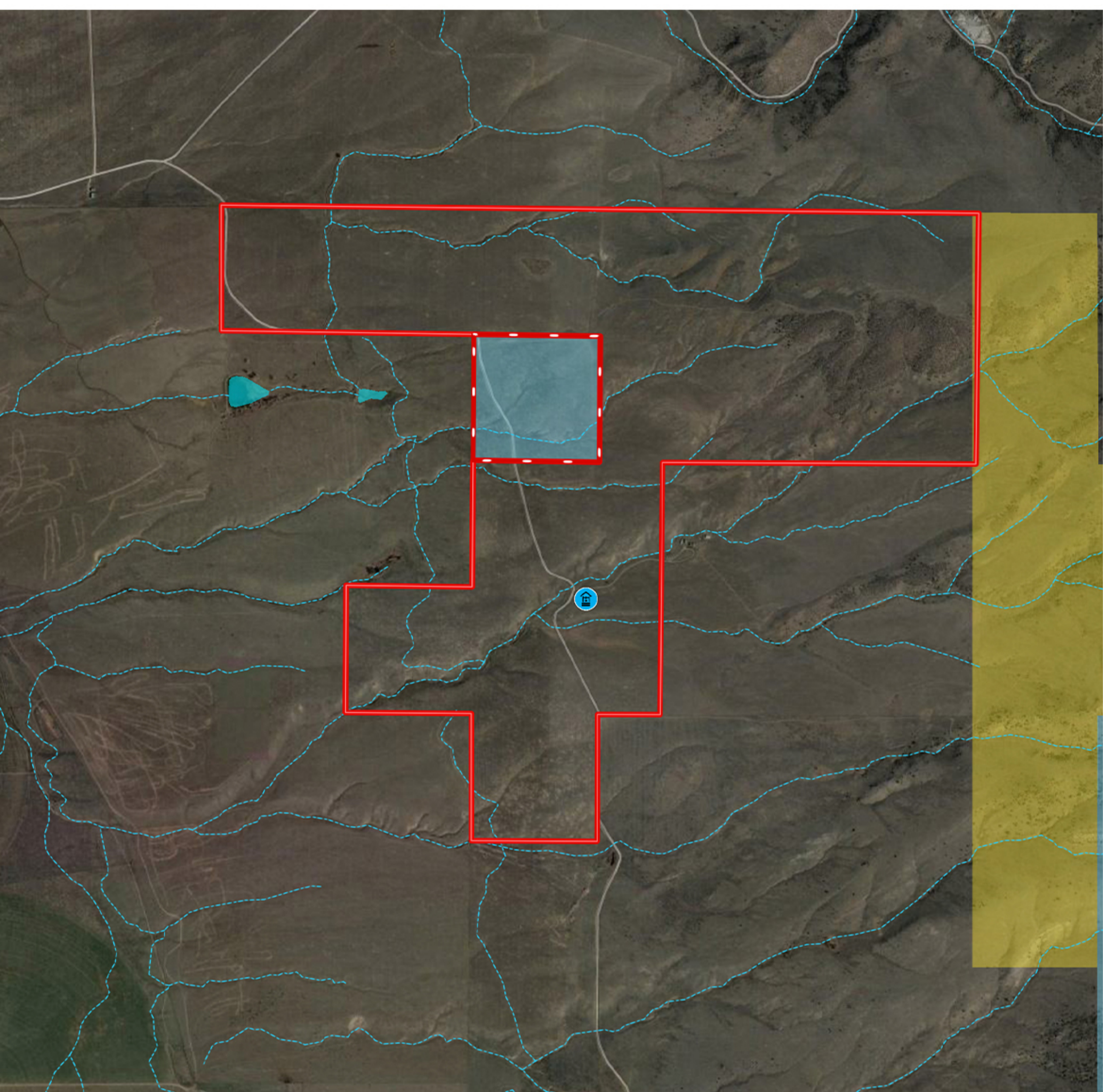




LAND

Axes Canyon Ranch consists of 560+/- deeded acres and a 40+/- acre State lease (subject to agency approval). The ranch backs up to several thousand acres of public land that provides excellent hunting, hiking, horseback riding, etc.

The topography is rolling native ranch and crested wheat grass.



IMPROVEMENTS

No improvements currently exist on the property, making this ranch an ideal blank slate for the buyer. Power is available via Vigilante Electric and a domestic well provides stock water to grazing cattle and wildlife.

CONSERVATION EASEMENT

Axes Canyon Ranch is not currently encumbered with a conservation easement.



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WILDLIFE & RECREATION



Axes Canyon Ranch is a corridor for crossing wildlife headed to the nearby irrigation pivots and currently offers out-the-gate access to public lands. In addition, this property provides endless hunting opportunities with over 30,000 acres of BLM bordering the ranch.

This ranch is located in Montana HD 324, which is a general over-the-counter tag for elk and deer for residents. Fishing opportunities are endless with the ranch located less than an hour from the Beaverhead, Big Hole, and Jefferson Rivers. Fishing in hundreds of mountain lakes and streams are limited only by your imagination!





ABOUT AXES CANYON RANCH

Axes Canyon Ranch checks all the boxes: hunting, views, consideration to livestock, and proximity to town and services! These 560+/- deeded acres are an open canvas for your residential, ranching, or recreational needs. Axes Canyon Ranch backs up to thousands of acres of public land that provides excellent hunting, hiking, horseback riding, etc. The ranch is a corridor for crossing wildlife headed to the nearby irrigation pivots and currently offers out-the-gate access to over 30,000 acres of BLM and other public lands, providing endless hunting opportunities.

OFFERED AT \$1,975,000



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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