



Crystal Creek Ranch

LIMA, MONTANA



BEAVERHEAD
HOME & RANCH
— REAL ESTATE —



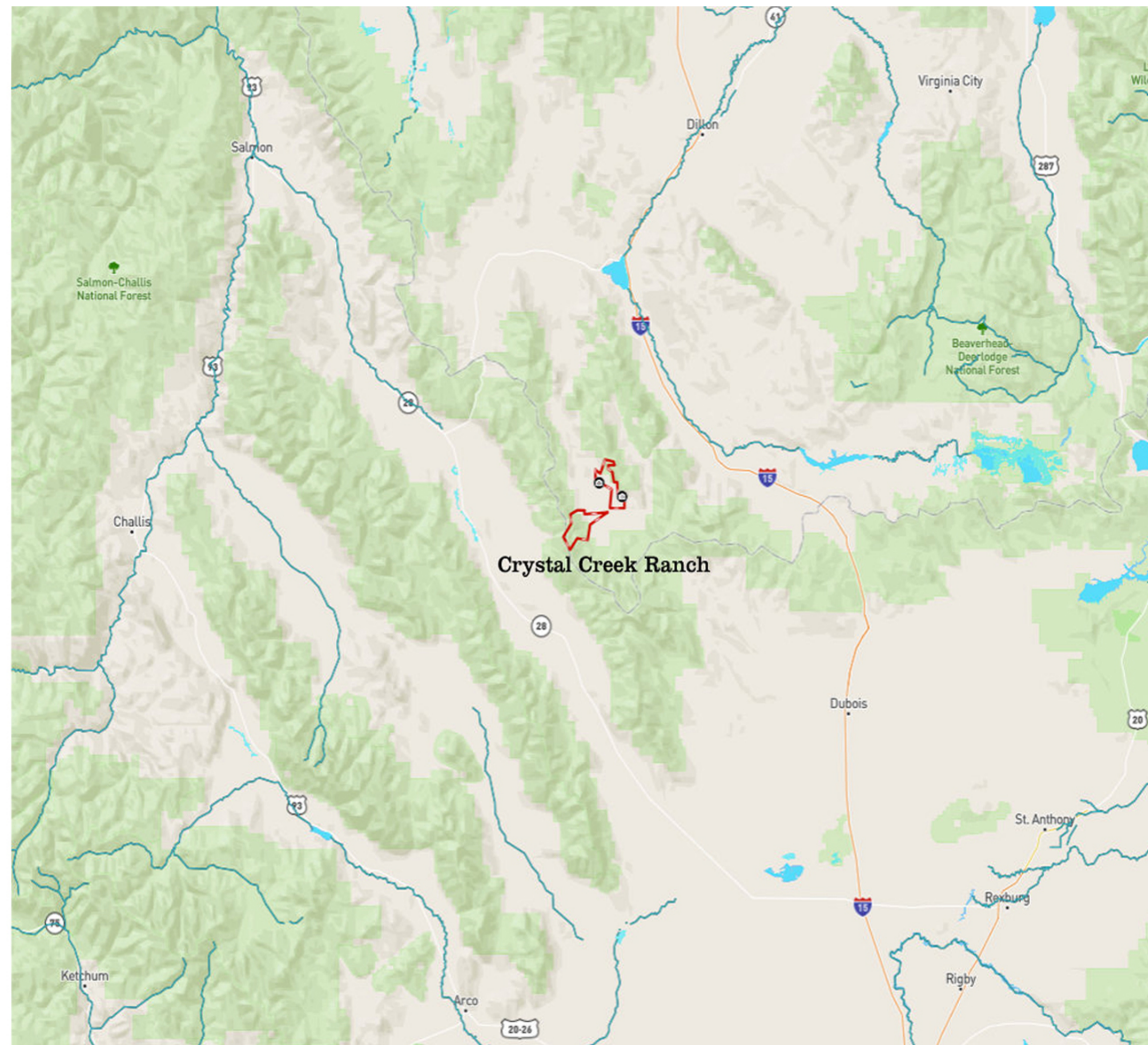
LOCATION

The Crystal Creek Ranch is located south of Dillon, MT off Medicine Lodge Road. Commercial airport service is within 1.5 hours -- in Butte, MT and Idaho Falls, ID. Basic services can be found in Dillon, MT.

Lima is a charming little community located in the beautiful, wild, and scenic southwest Montana with around 231 people.

Dillon sits just north of Lima 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. In addition, Barrett Memorial Hospital offers a large range of medical and specialist services to Dillon and surrounding area residents.

To the south of Lima, only 94 miles, is where the bustling town of Idaho Falls sits. It is situated along the Snake River and has all the features of big city living while still embracing a small-town charm. Offering its own performing arts groups, museums, zoos, golf courses, airport, shopping, higher education facilities, and of course professional minor league baseball, it's hard to imagine finding nothing to do in this town.





ACREAGE

The Crystal Creek Ranch consists of 960+/- deeded acres and is inclusive of an 1,800+/- AUM's, BLM, State, and Forest Service Lease.

TOPOGRAPHY

The topography of the Crystal Creek Ranch varies from native range to low lying riparian areas. The property is bisected by Cabin Creek which provides ample stock water and sub-irrigation.

CONSIDERATION TO LIVESTOCK

The highest and best use of the Crystal Creek Ranch is for summer grass. Beaverhead County is Montana's top cattle producing county. Summer grass is in high demand and leases are often scarce. The ranch's dependable streams and developed pipeline system make this ranch low maintenance. Copies of the associated permits are available for viewing. There are 1,800+/- AUM's associated with the property and are allocated as outlined in the permits.



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Recreational Opportunities



Fishing:

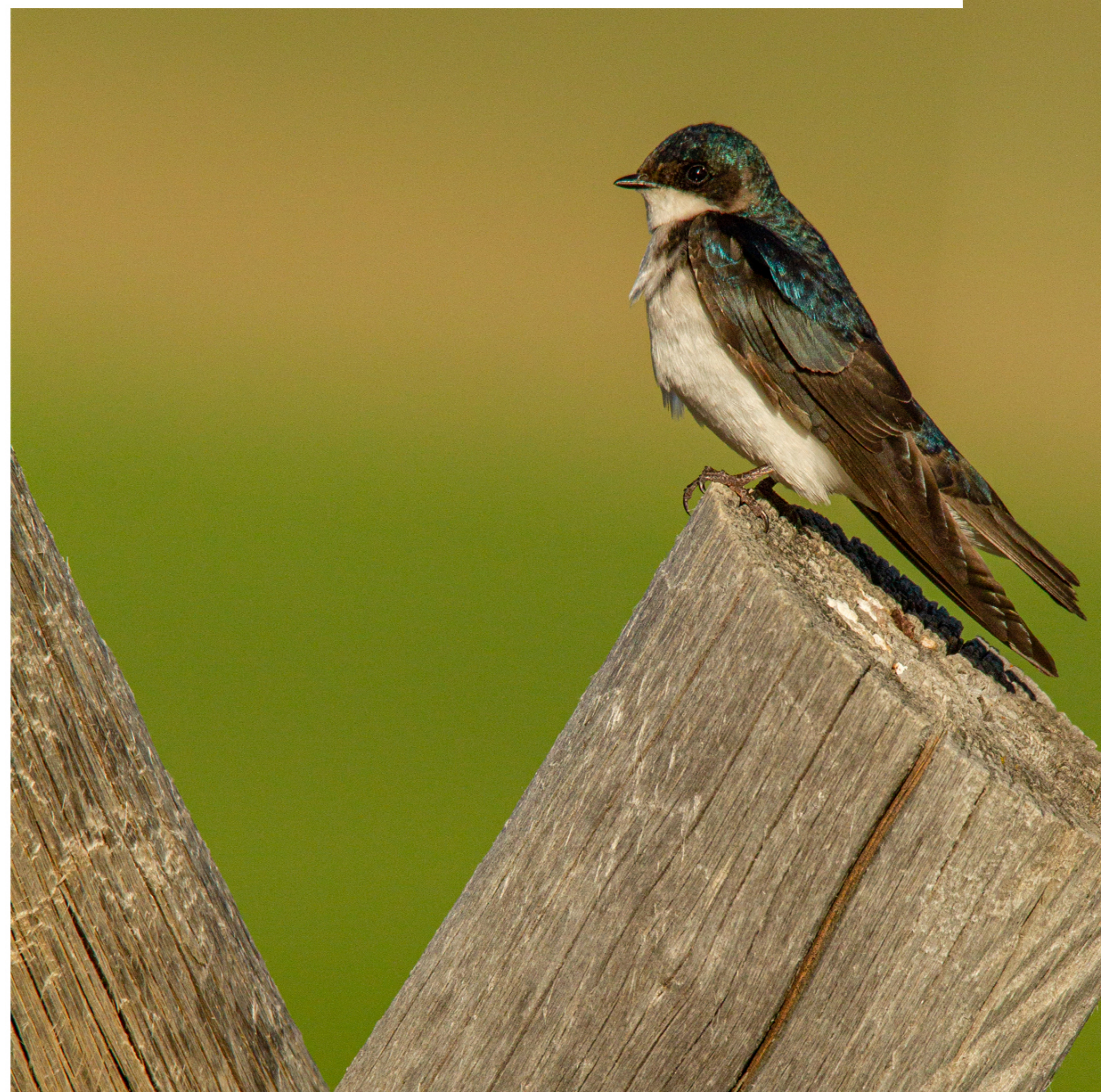
While the streams on the property will offer the occasional Westslope Cutthroat Trout, opportunities in the immediate areas are endless. The Big Hole, Beaverhead, and Red Rock River can be fished within 1.5 hours of the property - not to mention endless mountain lakes and streams within minutes.

Hunting:

The property is located within the boundaries of hunting district 302 (Elk & Deer). Currently, it is a general season elk area and requires a permit for antlerless elk and mule deer. Elk and pronghorn antelope are abundant in the area and on the subject property. Endless opportunities exist within a short walk on the adjacent public lands.

Public Lands:

The subject property is adjacent to many thousands of acres of public land including Forest Service, BLM and State lands. Much of this land is fenced in with the deeded acreage and associated with the grazing leases.





ABOUT CRYSTAL CREEK RANCH

958+/- deeded acres sell with Crystal, Cabin, Junction, and Meadow Creek grazing allotments. Leases have historically allowed for grazing for up to 300 pairs spread out over the summer grazing season. Cabin Creek and tributaries provide ample stock water and sub-irrigation to the deeded property along with a developed spring and pipeline that covers much of the lease property. Property enjoys easy access off Medicine Lodge Road. Great opportunity for the cattle producer to expand at a reasonable price!

Permit transfers subject to agency approval

OFFERED AT \$1,200,000



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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