



105 MOUNTAIN VIEW DRIVE

DILLON, MONTANA



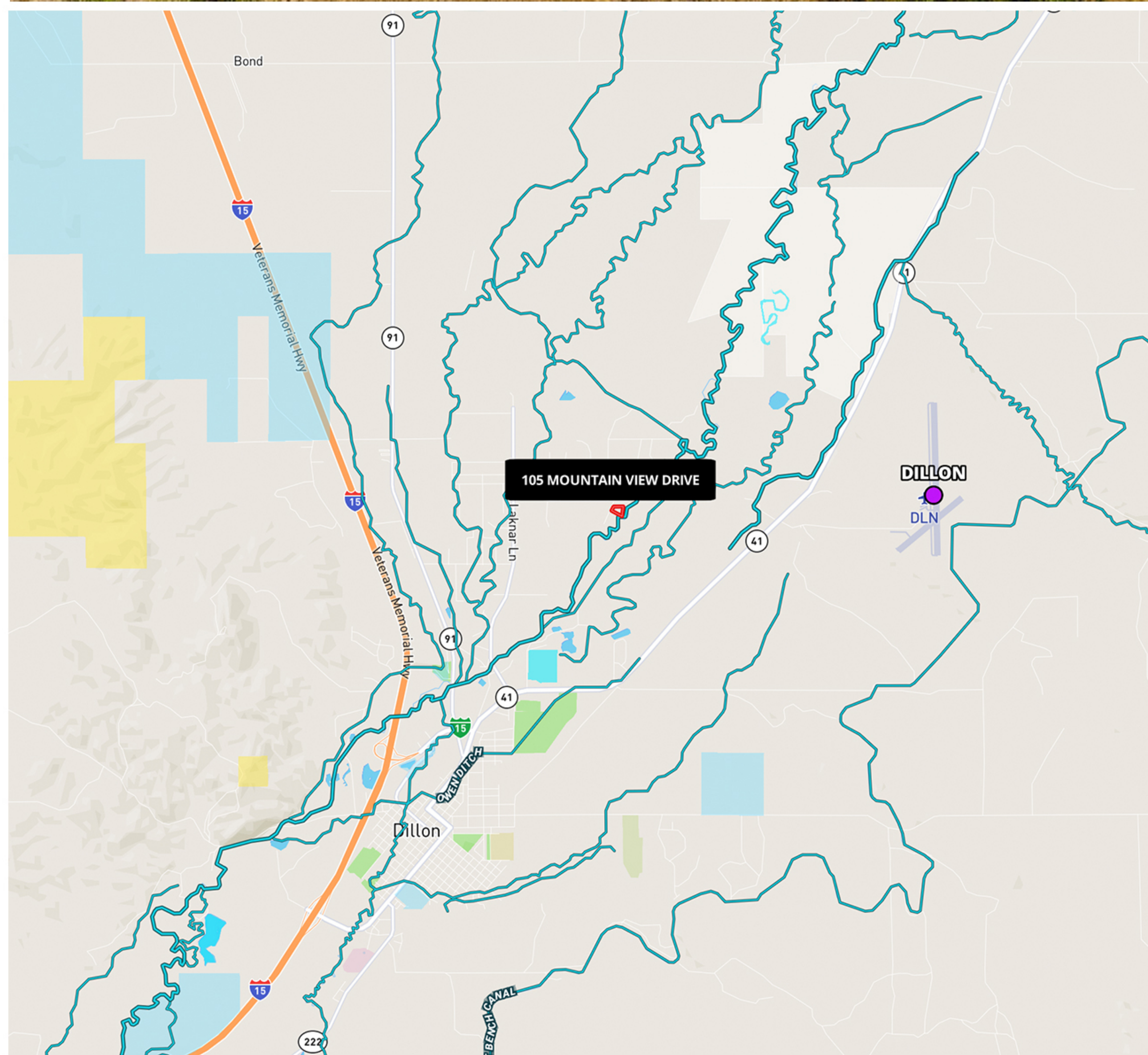
BEAVERHEAD
HOME & RANCH
— REAL ESTATE —



LOCATION

105 Mountain View Drive South is conveniently located just minutes from Dillon, Montana (see location map). This property enjoys close proximity to town while offering a secluded and private retreat location. 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. 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.





FISHING

Step out your door and enjoy just shy of 190+/- feet of Beaverhead River frontage. Take advantage of your own boat launch on the property. Cast your favorite fly off the front deck. Endless fishing opportunities on the property, or down the road on the famed Big Hole River, Madison River or Jefferson River.



WILDLIFE

An abundance of waterfowl overhead and whitetail deer grace the property. Enjoy this peaceful wildlife setting during your morning coffee or evening walk.

RECREATION

Thousands of acres of public land are a short distance drive from the property awaiting limitless adventure including hunting, fishing, horseback riding and hiking!



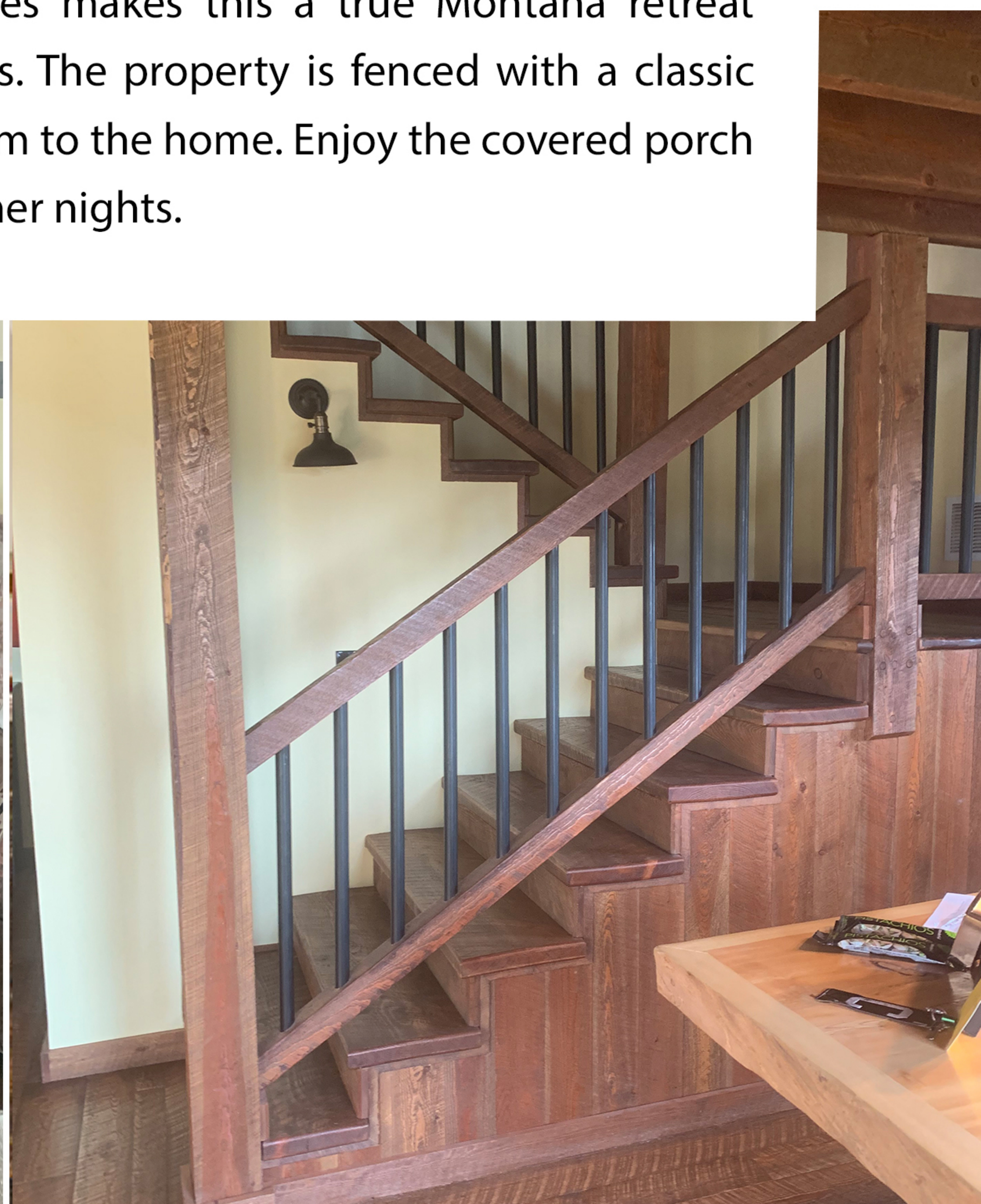
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RESIDENCE



This beautiful 1,837 SqFt home sits on 3.15+/- acres and was built in 1945. Gorgeous and classy finishes throughout the entire home with hardwood flooring. Historic feel with many updates makes this a true Montana retreat location. 3 bedrooms and 2 bathrooms. The property is fenced with a classic wood fence that adds character and charm to the home. Enjoy the covered porch and lovely sitting areas for relaxing summer nights.





ABOUT 105 MOUNTAIN VIEW DRIVE SOUTH

A rare opportunity, indeed, to live on the banks of the world renowned Beaverhead River. Situated just 2.5 miles from Dillon, one of the most friendly towns the State of Montana has to offer, this property is full of outdoor fun but just minutes away from almost any amenity that one could desire. After an action packed day of catching trout on the river right out your front door, enjoy lounging around the fire pit and watching whitetail deer nibble grass and waterfowl fly overhead. Breathtaking views of the Tobacco Roots, Pioneers, and Blacktail ranges prove nature's beauty and endless opportunity to explore majestic Montana. Tiled showers, hardwood floors, and a stunning rock fireplace to warm your soul and spirit make this beautiful home a one-of-a-kind.

OFFERED AT \$1,400,000



Agent 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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