



TBD DYCE CREEK

DILLON, MONTANA



BEAVERHEAD
HOME & RANCH
— REAL ESTATE —



LOCATION

This unique listing is located along Dyce Creek Road outside of Dillon, Montana. Access is gained by turning off of Highway 278 onto Taylor Creek Road then onto Dyce Creek road (see location map). This property enjoys a private feel while still being reasonably close to amenities.

Dillon is the county seat of Beaverhead County and 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. 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. Private aircraft service is available at the Dillon airport with a 6,500 ft paved strip. Expanded international commercial air services are available in Butte and Bozeman.





CABIN

This 2,176 SqFt cabin is very up-to-date with solar power and propane utilities. Feel right at home with a full kitchen to cook a hearty meal after a long day of recreating. Enjoy quality family or guest time in the spacious living room with large windows. There are also two bedrooms and a full bathroom make your stay comfortable! An attached one-car garage allows for parking a vehicle or other Montana toys out of the weather.



UTILITIES

This cabin features solar power as well as a 1,000 gallon propane tank.

Propane usage averages 450 gallons per year which keeps the cabin heated year-around.



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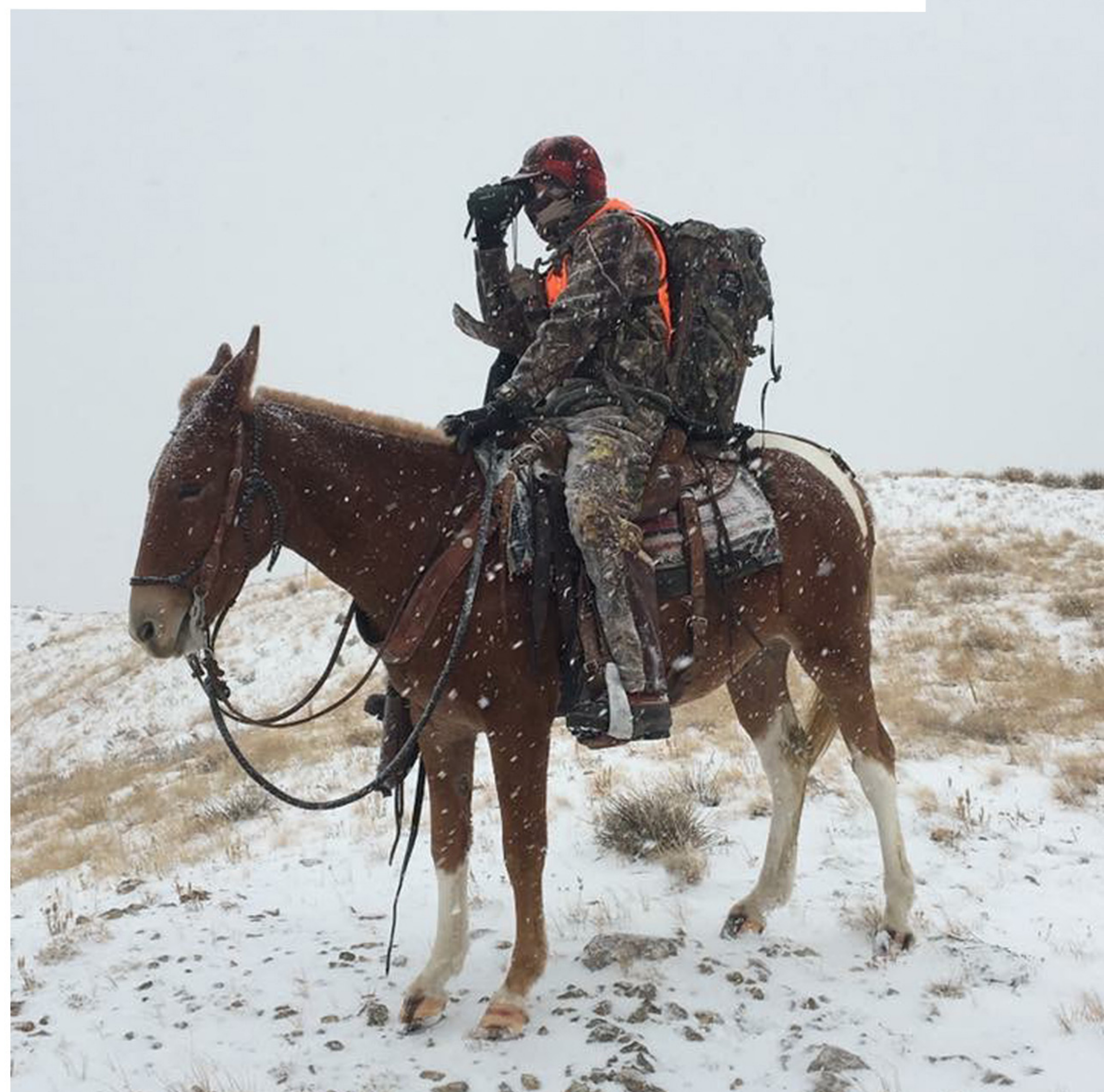


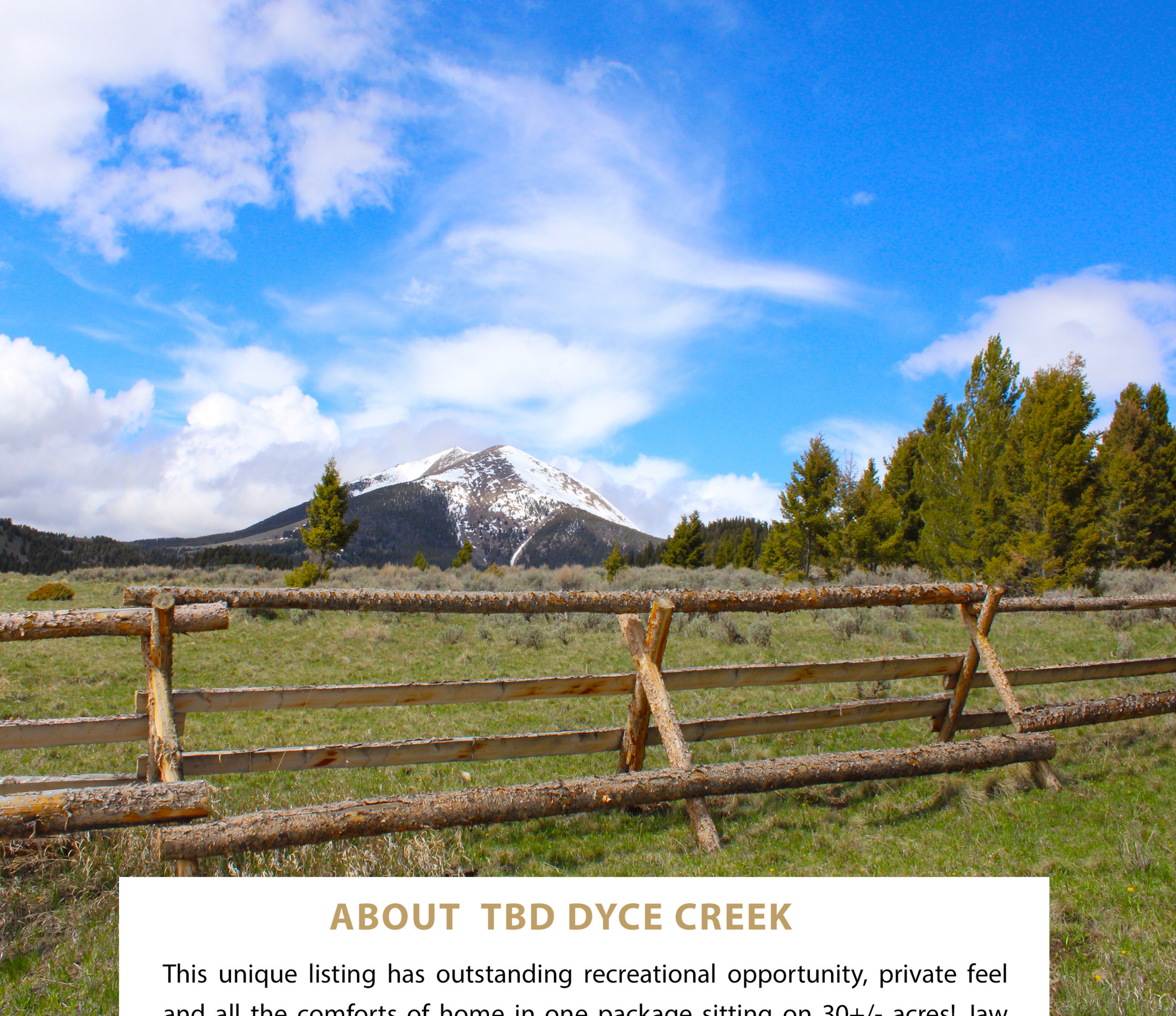
WILDLIFE & RECREATION



This unique listing has endless recreational opportunities! In addition, the property is located in the heart of big game country. You will see an abundance of wildlife including elk, moose, deer and antelope right on the property and throughout the vast BLM acreage adjacent to the property. TBD Dyce Creek Road would be suitable for any outdoorsman whether you are a hunter, fisherman, hiker, or horse-back rider!

Fishing in the Beaverhead and Big Hole Rivers is also just a short drive from the property.





ABOUT TBD DYCE CREEK

This unique listing has outstanding recreational opportunity, private feel and all the comforts of home in one package sitting on 30+/- acres! Jaw dropping views of several mountain mountain ranges as well as the surrounding valley! Located in the heart of big game country, you will see an abundance of wildlife. This listing is ideal for all recreation as you are just stone's throw away from many acres of BLM ground.

Nestled into a hillside, the cabin overlooks a beautiful meadow, often times filled with wildlife. See below for more cabin details.

OFFERED AT \$675,000



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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