

Sweetwater Estates I
Lot 2 — Dillon, Montana

**Spacious building lot
perfect for your dream
house!**



Located in Sweetwater Estates I. Lot 2, the slightly sloped lot right off of Sweetwater Road, has amazing views of the Beaverhead Valley, Pioneer, Blacktail and Sweetwater Mountain ranges.



Minutes to town with easy access along the county road. Protective covenants are in place to protect your investment. The area is known for strong well depths and gallons per minute (gpm). Call today or pick up a packet at our office.



Property Listed by Vana Taylor
Cell (406) 925-1989



Sweetwater Estates I

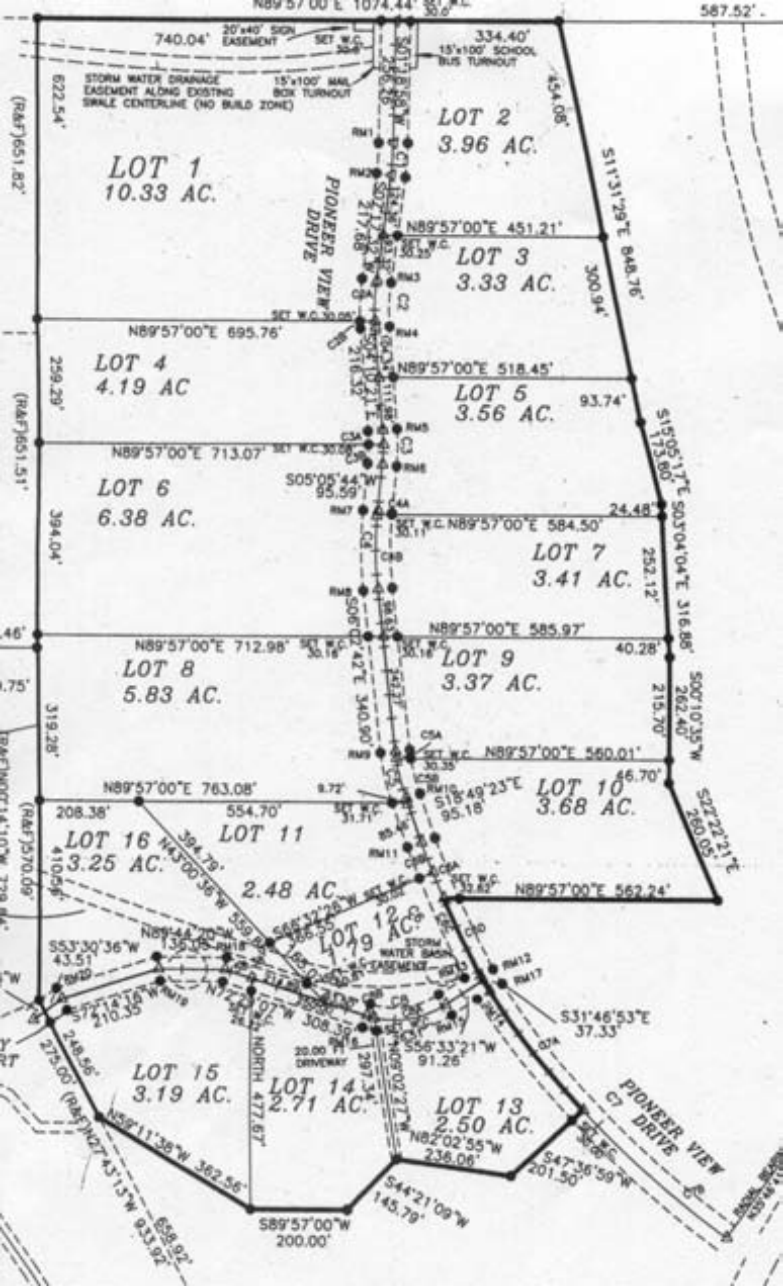
Lot 2



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www.bramlettecompany.com

Phone 406-683-4316
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LOT 1
10.33 AC.

LOT 2
3.96 AC.

LOT 3
3.33 AC.

LOT 4
4.19 AC

LOT 5
3.56 AC.

LOT 6
6.38 AC.

LOT 7
3.41 AC.

LOT 8
5.83 AC.

LOT 9
3.37 AC.

LOT 16
3.25 AC.

LOT 11
2.48 AC

LOT 12
2.48 AC

LOT 10
3.68 AC.

LOT 15
3.19 AC.

LOT 14
2.71 AC.

LOT 13
2.50 AC.

740.04' 20'x40' SIGN EASEMENT SET W.C. 20.00'

STORM WATER DRAINAGE EASEMENT ALONG EXISTING GRADE CENTERLINE (NO BUILD ZONE) 15'x100' MAIL BOX TURNOUT

334.40' 15'x100' SCHOOL BUS TURNOUT

PIONEER VIEW DRIVE

PIONEER VIEW DRIVE

PIONEER VIEW DRIVE

Boundary measurements for Lot 1: (RAF) 1651.82', 622.54', N89°57'00"E 695.76', 259.29', (RAF) 1651.51', 394.04', 46', 7.75', 319.28', (RAF) 1410', 208.38', N89°57'00"E 763.08', 410.6', 553.30'36"W 43.51', 57°14'18"W 210.35', 273.00', (RAF) 1427.15', 658.92', 93.92', 589°57'00"W 200.00', 145.79', 544°21'09"W 145.79', N82°02'55"W 238.06', S47°36'59"W 201.50', 54°36'59"W 201.50', 37.33', S31°46'53"E 37.33', 52°22'21"E 260.00', 215.70', 500°10'35"W 262.40', 316.88', 505°04'04"E 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 2: 334.40', 15'x100' SCHOOL BUS TURNOUT, 434.06', 511°31'29"E 848.76', 300.94', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 3: N89°57'00"E 451.21', 30.25', 217.88', 218.32', N89°57'00"E 518.45', 93.74', 300.94', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 4: N89°57'00"E 695.76', 259.29', (RAF) 1651.51', 394.04', 46', 7.75', 319.28', (RAF) 1410', 208.38', N89°57'00"E 763.08', 410.6', 553.30'36"W 43.51', 57°14'18"W 210.35', 273.00', (RAF) 1427.15', 658.92', 93.92', 589°57'00"W 200.00', 145.79', 544°21'09"W 145.79', N82°02'55"W 238.06', S47°36'59"W 201.50', 54°36'59"W 201.50', 37.33', S31°46'53"E 37.33', 52°22'21"E 260.00', 215.70', 500°10'35"W 262.40', 316.88', 505°04'04"E 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 5: N89°57'00"E 518.45', 93.74', 300.94', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 6: N89°57'00"E 713.07', 30.25', 217.88', 218.32', N89°57'00"E 518.45', 93.74', 300.94', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 7: N89°57'00"E 584.50', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 8: N89°57'00"E 712.98', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 9: N89°57'00"E 585.97', 40.28', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 10: N89°57'00"E 560.01', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 11: N89°57'00"E 562.24', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 12: N89°57'00"E 562.24', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 13: N89°57'00"E 562.24', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 14: N89°57'00"E 562.24', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 15: N89°57'00"E 562.24', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT

Boundary measurements for Lot 16: N89°57'00"E 562.24', 30.11', 24.48', 252.12', 515°05'11"E 173.80', 93.74', 300.94', 511°31'29"E 848.76', 434.06', 334.40', 15'x100' SCHOOL BUS TURNOUT