



TACO JOHN'S

DILLON, MONTANA



www.bramlettecompany.com – P.O. Box 230 • 8 S. Idaho Street – Dillon, MT 59725 – 406-683-4316

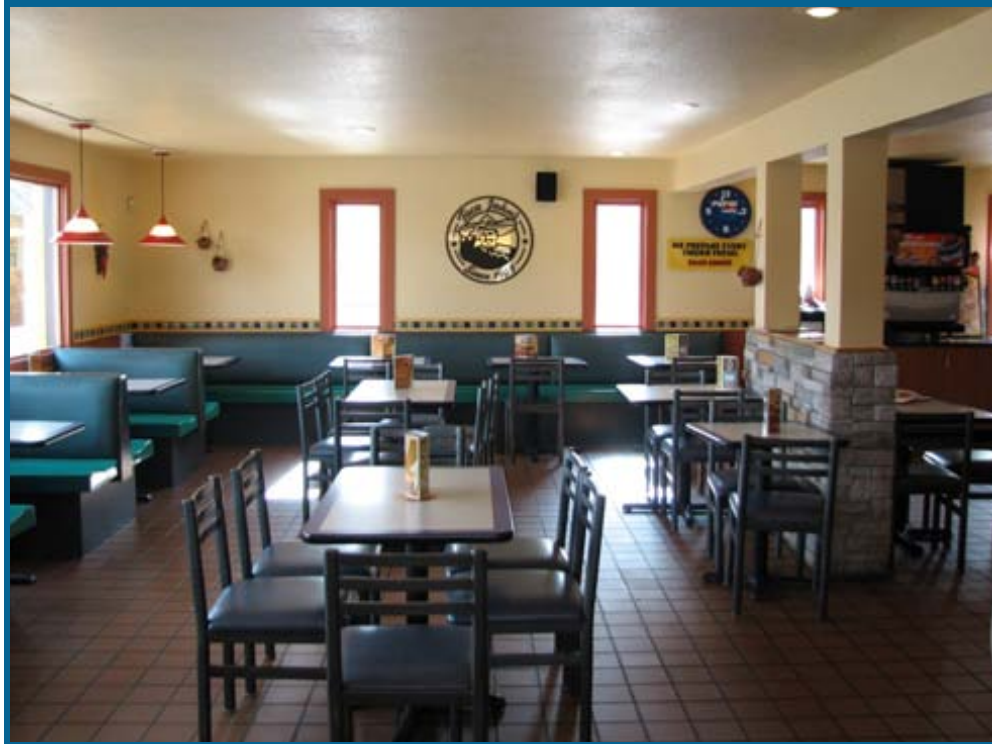
Taco John's



LOCATION & ACCESS

This location is highly visible to customers that travel along the main thoroughfare of Dillon, Atlantic Street. The store is located on the corner of Sebree and Atlantic, just 5 blocks from the University of Montana, Western and 4 blocks from Beaverhead County High School. The store location offers easy access from the business district.

Customers will find ease in their visit to the West-Mex restaurant with a large parking lot for straightforward entrance and exit of the area. The property was designed for fast and convenient drive-thru service for those on the go or patrons wishing to dine in the relaxed atmosphere inside.



As you enter the dining room you will notice the dining area is lined with 4 person booths down each side and tables in the center with a one time seating capacity of 50 people.

The interior is divided into the service counter, dining area, kitchen, two public restrooms, food preparation area, dry good storage area, cold storage area, and manager's office. The two separate service counters consists of a drive up window and the interior ordering counter is complete with two cash registers, lighted menus and displays, drink fountain, condiment bar and trash receptacles.

The kitchen area provides space for food preparation and hot food storage bar. The interior is finished with heavy ceramic tile floor covering, Spanish influenced tile accents and finished with recessed lighting. The interior is extremely clean.





The driveways and parking lot are asphalt and the sidewalks are concrete. A small area of landscaping is located in the front of the building and along the drive-thru side. There is an overhead parking lot light. A drive up lighted menu with an order station and receiving window are located on the north side of the lot.

The exterior of the building (1,840± sq ft) is Stucco and cultured stone and in great condition. The structure was built in 1979 and remodeled in 2004. New features include: a furnace in January 2010, air conditioning in 2008, and the roof was new in 2004. The insulation, basic components, basement and foundation are all in good condition.



BEAVERHEAD COUNTY

Nowhere is the history and flavor of the Old West more vividly retained than here in this rugged wonderland of Southwestern Montana. Among the largest counties in our nation, the Beaverhead boasts an area as large as the state of Connecticut and Rhode Island combined, yet the population is less than 10,000. The name for this county and the Beaverhead River, and therefore the Beaverhead Inn, originated from a nearby rock formation identified by Sacajawea on their journey through the area in 1805. To the Shoshoni Indian Tribe the rock resembled a beaver's head as it swims in the water .

Visitors will discover the majestic Rocky Mountains and quiet valleys, replete with trout-laden streams and lakes, big game habitats, and trails through wilderness retreats. Beaverhead County, located in the southwest corner of Montana, is surrounded by two sides of the Continental Divide. The county's land area consists of deep valleys separated by forested mountain ranges.

Four different mountain ranges are located in the county including the Bitterroot Range, Tendoy, Centennial Range, and the Pioneer Mountains. The county is comprised of two major drainage basins, the Beaverhead River Basin and the Big Hole River Basin, and one significant river sub-basin, the Red Rock River Basin. This network of upper watershed drainage basins make up the headwater of the Missouri River.



RECREATION

HUNTING AND FISHING

Beaverhead County is home to some of the finest big game hunting in the lower 48 states; from antelope to Whitetail Deer, Mule Deer, elk, moose, bear, and mountain lion.

As the fly fishing capital of the world, this area boasts many mountain lakes as well as some of the country's most sought after Blue Ribbon rivers and streams. Fishing enthusiasts can take advantage of the trophy fish which include Arctic Grayling, Brown, Rainbow, Brook, and Cutthroat Trout.





OTHER RECREATION

Hiking and camping can be found throughout the national forest and in surrounding areas. When the snow flies, one can enjoy miles of groomed snowmobile trails, Maverick Mountain Ski Area, and miles of cross country skiing. In addition, there is ice fishing and soaking in natural hot springs.

In 1805 Lewis and Clark traveled through this area, with the help of Sacajawea, looking for a way west. From Beaverhead Rock to Clarks Lookout one can take in many of the same sights that the Expedition did. Later, the Nez Perce fled this region after a tragic battle at the Big Hole. Amid the scenic byways, abundant wildlife and historic towns, you will find country with a lasting role in the settling of the western frontier.

Beaverhead County is rich in ranching and mining history and this area is filled with farms and ranches where tourists can see animals or take a horseback trip into surrounding areas. Nearby Clark Canyon Reservoir also offers boating, jet skiing, wakeboarding, and water-skiing.



DILLON, MONTANA

Dillon is the seat of Beaverhead County, Montana's largest county. Conveniently located on Interstate 15, Dillon serves as a gateway to Salt Lake City, UT and Idaho Falls, ID to the south, Canada to the north, Spokane, WA and Coeur d'Alene, ID to the west, and North Dakota to the east. An ideal place to stay overnight for business or recreation, Dillon serves as a final destination as well as a restful retreat for travelers just passing by.

The population of Dillon is about 5,000 residents including The University of Montana Western which is located within a few blocks of The Beaverhead Inn. Dillon has an historic courthouse as well as rows of western buildings. In addition to the recreation already mentioned, activities and guided services for this area include resort cabins, golf, biking, photography, and sightseeing.

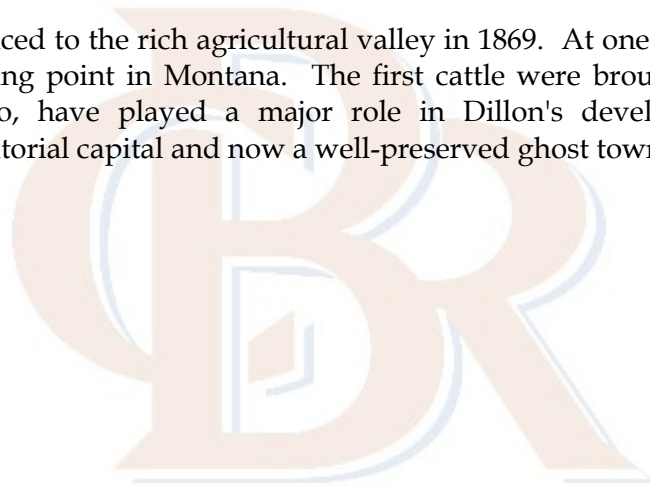
Yellowstone Park is roughly 174± miles from Dillon, making it an easy jump-off point for anyone wishing to stop through the Dillon area while also making a visit to Yellowstone.



DILLON, MONTANA

Dillon was born as a railroad town, and an important shipping point from Utah to the gold fields of Montana. The Utah and Northern Railroad reached Dillon in the fall of 1880 and the town was named for the president of the Union Pacific Railroad, Sidney Dillon.

Sheep were introduced to the rich agricultural valley in 1869. At one time Dillon was the largest wool shipping point in Montana. The first cattle were brought to the valley in 1865 and they, too, have played a major role in Dillon's development. Bannack, Montana's first territorial capital and now a well-preserved ghost town, is nearby.





DILLON, MONTANA

The Montana Normal College was established in Dillon in 1892 and is now known as The University of Montana Western, home of the Bulldogs.

Athletic teams include, basketball, volleyball, football, golf, equestrian, dance, and cheer bringing team members, family, friends, and athletic supporters from across the state and country. In addition, sport camps and clinics draw athletes and parents to Dillon year-round.

In addition to its many sporting competitions, the University hosts a multitude of cultural events including musical performances, art gallery presentations, poetry readings, and various conventions.

Beaverhead County High School also draw visitors for its many athletic competitions, musical and drama presentations, and annual craft fairs and expo.



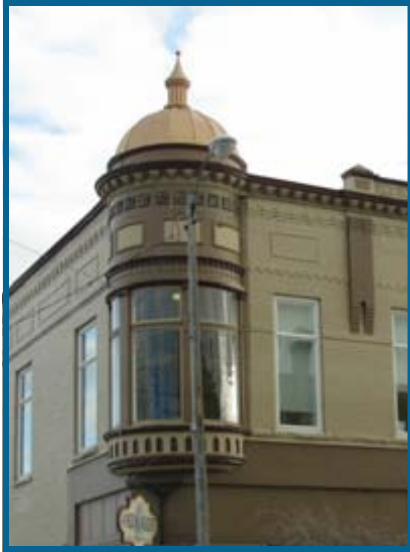
DILLON, MONTANA

The Beaverhead County Museum, Old Depot Theater, and many area galleries also provide culture and entertainment. A community concert series and the Southwest Montana Arts Council's Lunch/Dinner in the Park bring people to the area.

Another featured event in Dillon is the yearly Beaverhead County Fair, rodeo, concert, and parade—commonly known as “Montana’s Biggest Weekend.” This event draws contestants and crowds nationwide.

Dillon features a small private airport with a 6,500 foot paved, lighted runway which can accommodate private and chartered jets as well as other airplanes. Those who wish to enjoy the resources of the Dillon area can fly directly into town if desired.

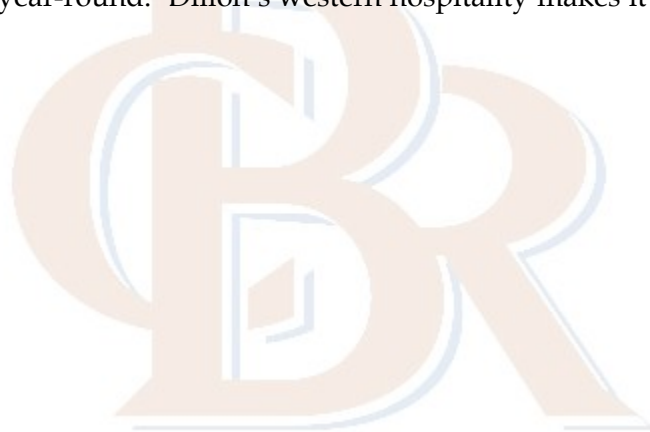
Bert Mooney Airport in Butte is about 60 miles away and a close drive for anyone wishing to take major airlines and drive to Dillon and the surrounding countryside.



DILLON, MONTANA

It is easy to see why travelers come from around the country, and across the world to stay in Dillon motels. Whether they come to see the natural beauty of the landscapes and wildlife, or to visit the Lewis and Clark Trail and catch world class trout in the Beaverhead River, folks need comfortable, quality lodging.

The Beaverhead Inn offers an incredible business opportunity in a community that boasts events and visitors year-round. Dillon's western hospitality makes it the perfect place to hosts tourists.





AGENT'S COMMENTS

"An excellent opportunity to be your own boss with an established business located in a high traffic area with a building in great shape. Training is provided and Taco John's is priced to sell!"

Vana Taylor, Listing Agent

PRICED TO SELL

Call for details

In consideration of being granted the opportunity to review and inspect the 2009 appraisal, the Reviewer will agree to sign a confidentiality agreement..

CONTACT

Please contact Bramlette & Company Realtors at (866) 215-1429 for more information or to schedule a property tour. An agent from Bramlette & Company must be present at all showings. To view other ranch, recreational, or fine residential properties, please visit our web site at www.bramlettecompany.com.

NOTICE

All information herein is from sources deemed reliable, but is not guaranteed by the Seller, Bramlette & Company Realtors or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by Owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a guideline and has been provided by the owners and other sources deemed reliable, but the accuracy can not be guaranteed. We urge independent verification of each and every item submitted to the satisfaction of any prospective purchaser.

Seller reserves the right to require the Buyer to cooperate with the Seller to facilitate an Internal Revenue Code, Section 1031 exchange via the sale of the property at no expense or liability to the Buyer.

Montana water rights are subject to the subsequent issuance of preliminary, and then, final decrees by the Montana Water Court. All valid water rights at the time of purchase will convey to the Buyer through the water court transfer.

There may be variations between the deeded property lines and the location of the existing fence boundaries on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description.

**RELATIONSHIPS IN REAL ESTATE TRANSACTIONS
(COMBINED EXPLANATION AND DISCLOSURE)**

Definition of Terms and Description of Duties

A "**Seller Agent**" is obligated to the **Seller** to:

- act solely in the best interests of the seller
- obey promptly and efficiently all lawful instructions of the seller
- disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent
- safeguard the seller's confidences
- exercise reasonable care, skill, and diligence in pursuing the seller's objectives and in complying with the terms established in the listing agreement
- fully account to the seller for any funds or property of the seller that comes into the seller agent's possession
- comply with all applicable federal and state laws, rules, and regulations

A "**Seller Agent**" is obligated to the **Buyer** to:

- disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller
- disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property
- act in good faith with a buyer and a buyer agent
- comply with all applicable federal and state laws, rules, and regulations

A "**Buyer Agent**" is obligated to the **Buyer** to:

- act solely in the best interests of the buyer
- obey promptly and efficiently all lawful instructions of the buyer
- disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent
- safeguard the buyer's confidences
- exercise reasonable care, skill, and diligence in pursuing the buyer's objectives and in complying with the terms established in the Buyer/Broker agreement
- fully account to the buyer for any funds or property of the buyer that comes into the buyer agent's possession
- comply with all applicable federal and state laws, rules and regulations

A "**Buyer Agent**" is obligated to the **Seller** to:

- disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer
- disclose to the seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the buyer
- act in good faith with a seller and a seller agent
- comply with all applicable federal and state laws, rules and regulations

DUAL AGENCY: IF A SELLER AGENT IS ALSO REPRESENTING A BUYER, OR A BUYER AGENT IS ALSO REPRESENTING A SELLER WITH REGARD TO A PROPERTY, THEN A DUAL AGENCY RELATIONSHIP MAY BE ESTABLISHED. IN A DUAL AGENCY RELATIONSHIP, THE DUAL AGENT IS EQUALLY OBLIGATED TO BOTH THE SELLER AND THE BUYER. THESE OBLIGATIONS MAY PROHIBIT THE DUAL AGENT FROM ADVOCATING EXCLUSIVELY ON BEHALF OF THE SELLER OR BUYER AND MAY LIMIT THE DEPTH AND DEGREE OF REPRESENTATION THAT YOU RECEIVE. A BROKER OR A SALESPERSON MAY NOT ACT AS A DUAL AGENT WITHOUT THE SIGNED, WRITTEN CONSENT OF BOTH THE SELLER AND THE BUYER.

Initial _____

A "Dual Agent" is obligated to a Seller in the same manner as a seller agent and is obligated to a buyer in the same manner as a buyer agent, except a dual agent:

- has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations
- may not disclose the following information without the written consent of the person to whom the information is confidential
 - (i) the fact that the buyer is willing to pay more than the offered purchase price
 - (ii) the fact that the seller is willing to accept less than the purchase price that the seller is asking for the property
 - (iii) factors motivating either party to buy or sell
 - (iv) any information that a party indicates in writing to the dual agent is to be kept confidential.

A "Statutory Broker" is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- disclose to:
 - (i) a buyer or a buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller
 - (ii) a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer
- exercise reasonable care, skill, and diligence in putting together a real estate transaction
- comply with all applicable federal and state laws, rules and regulations

An "Adverse material fact" means a fact that should be recognized by a broker or salesperson as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real property and may be a fact that:

- (i) materially affects the value, affects structural integrity, or presents a documented health risk to occupants of the property; or
- (ii) materially affects the buyer's ability or intent to perform the buyer's obligations under a proposed or existing contract.

"Adverse material fact" does not include the fact that an occupant of the property has or has had a communicable disease or that the property was the site of a suicide or felony.

Relationship Disclosure/Consent

The undersigned Broker or Salesperson hereby discloses the relationship as checked below, and the undersigned Seller or Buyer acknowledges receipt of such Disclosure and consents to the relationship disclosed.

Check all the Applicable Relationship(s):

- Seller Agent
- Buyer Agent
- Statutory Broker
- Dual Agent (by checking this box, the undersigned buyer or seller consents to the licensee acting as a dual representative)

_____/ _____
Broker and/or Salesperson / Date

_____/ _____
 Seller Buyer / Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.