



DETTON RANCH

DELL, MONTANA

Part of the highly reputable Bear Creek Ranches



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



INTRODUCTION

The Detton Ranch consists of 720± acres, 670± are irrigated and sub-irrigated, lying along I-15 just south of Dell, MT. This ranch has historically been a flood irrigated hay base for the ranches in the area. Little Sheep Creek flows out of the Lima Peaks and down through the ranch before it runs together with Big Sheep Creek and then into the Red Rock River.

Lying just below Garr Canyon on the west side of I-15, the ranch is also just below the alluvial fan at the base of the mountains. Not only is the production outstanding, the views of the Lima Peaks to the south are stunning. This ranch has a reputation for being one of the best, acre for acre, ranches in the valley.



LOCATION & ACCESS

The Detton Ranch is located approximately 35± miles south of Dillon, MT. The ranch is located along I-15 and after exiting at Dell, you'll head south on the frontage road for 1.5± miles before taking the Sheep Creek Road. The northern ranch boundary starts at this intersection.

Commercial air service can be found in Butte, MT or Idaho Falls, ID. Butte is located 90± miles to the north on I-15 and Idaho Falls is 100± miles south on I-15. Dillon, MT is a town of 5,000± people and all amenities except commercial air can be found in Dillon. The two small communities of Lima and Dell are just down the road. These two towns exude Montana's small town western heritage. These are the friendliest people and the hospitality is second to none. Fuel and some groceries can be found in both towns and some of the most famous food in the area. The old fashioned meals and fresh pies are legendary at Yesterday's Calf "A" in Dell. The other famous meal in the area is the Pete Bar in Lima, home of the cook your own steak.



IMPROVEMENTS

The Ranch hosts a full set of improvements for a full cattle operation. The original farmhouse built in 1900 still stands on the south portion of the ranch. This home is in good condition and contains four bedrooms and two bathrooms. The main floor is 1,619± square feet with a 1,214± square feet second story.

Another home was added to the ranch in 1980. This three bedroom, two bathroom home, all on one level containing 1,232± square feet is also in good condition.

Numerous outbuildings have been added to the ranch over the years. All these buildings have been added for functionality of the cattle operation, including the Historical barn that was built in 1920.



ACREAGE

The Detton Ranch consists of 720± acres, most of which is under irrigation. The ranch is mostly flood irrigated with some acreage under wheel line and has rights dating back to 1884. The acreage is relatively flat, allowing the owner to keep every acre producing in some form.





WATER RIGHTS & RESOURCES

<u>Water Right #</u>	<u>Type</u>	<u>Amount</u>	<u>Priority</u>	<u>Source</u>
41 A 94623 00	Decreed	3.25 CFS	1884	Red Rock River
41 A 94624 00	Decreed	1.25 CFS	1884	Red Rock River
41 A 94626 00	Decreed	2.50 CFS	1886	Red Rock River
41 A 94622 00	Decreed	4.00 CFS	1886	Red Rock River
41 A 94625 00	Decreed	1.00 CFS	1895	Red Rock River
41 A 94628 00	Decreed	1.00 CFS	1896	Red Rock River
41 A 94627 00	Decreed	8.00 CFS	1888	Red Rock River
41 A 94621 00	Filed	3.00 CFS	1900	Groundwater
41 A 94618 00	Decreed	10.00 CFS	1884	Red Rock River
41 A 94619 00	Use	125 GPM	1889	Little Sheep Creek
41 A 94620 00	File	100 GPM	1967	Borrow Pit
41 A 94611 00	File	50 GPM	1900	Groundwater
41 A 94612 00	File	50 GPM	1900	Groundwater
41 A 30014165		Stock Well	2005	Groundwater
41 A 30014166		Dom. Well	2005	Groundwater
41 A 30014167		Dom. Well	2005	Groundwater
41 A 30014436		Dom. Well	2005	Groundwater



CLIMATE, PRECIPITATION & ELEVATION

The elevation of this ranch is roughly 6,050± feet above sea level and the temperatures in the Red Rock Valley are very mild by Montana standards.

Temperatures range from 60 to 80 degrees throughout the summers with an occasional extreme high in the 90's or 100's. Winters in the valley range from the mid 20's into the 30's with occasional cold snaps getting into the single digits and below zero.

The Red Rock Valley averages 10 to 12 inches of precipitation a year, most of which comes from spring rain and snow storms. This is a very mild snow area, with storms putting down 4 to 6 inches of snow that usually dissipates within a couple of days. Most of the snow collected in Beaverhead County is located in the many surrounding mountain ranges, fueling the flow of the area's numerous streams and rivers.



RECREATION

FISHING

When not running the ranch, excellent fishing opportunities are everywhere in the surrounding area. The Red Rock River is Beaverhead County's hidden secret, the Beaverhead and Big Hole Rivers are within a very short drive. The surrounding mountains are full of alpine lakes and streams with abundant small cutthroat and brook trout.

HUNTING & WILDLIFE RESOURCES

The ranch is frequented by Pronghorn and will see an occasional deer. The mountains and national forest just behind the ranch are known for some of the best big game hunting in southwest Montana. People come from all over to hunt elk in the Lima Peaks.



LIMA AND THE RED ROCK VALLEY

The town of Lima, originally named Allerdice, was established as a maintenance facility along the Utah and Northern Railway. The town then changed the name to Spring Hill and then finally Lima after the pioneer Henry Thompson's home town in Wisconsin. Lima, a historic boomtown, thrived for many years as a rail hub.

Dell also sprang up as a station stop for the Utah and Northern Railway and as the center of a community of sheep ranches from 1890 to 1921. Both towns have a rich ranching history and small town friendliness only found in Montana.

The Red Rock River originates at the Lima Reservoir which was created in 1934 by the State Water Conservation Board. The Red Rock River is the Missouri's most distant headwater and drains the mountains just this side of the Continental Divide, including the famed Centennial Valley. Red Rock Lakes is a beautiful National Wildlife Refuge where in 1933 biologists found 66 Trumpeter Swans when they were believed to be extinct. This destination provides a variety of recreational and wildlife viewing opportunities.



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 natural hot springs for soaking.

In 1805, Lewis and Clark travelled 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 as Lewis and Clark's Core of Discovery. The Nez Perce fled through this region after the tragic Battle of 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. The Southwestern Montana area is filled with farms and ranches where tourists can see livestock or take a horseback trip into surrounding areas.



TAXES

2009 – \$4,752.80

BROKER'S COMMENTS

"This ranch has had the reputation for being one of the best acre for acre ranches in the valley."

Tom Bramlette, Broker

PRICE

\$2,000,000 cash at closing

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)

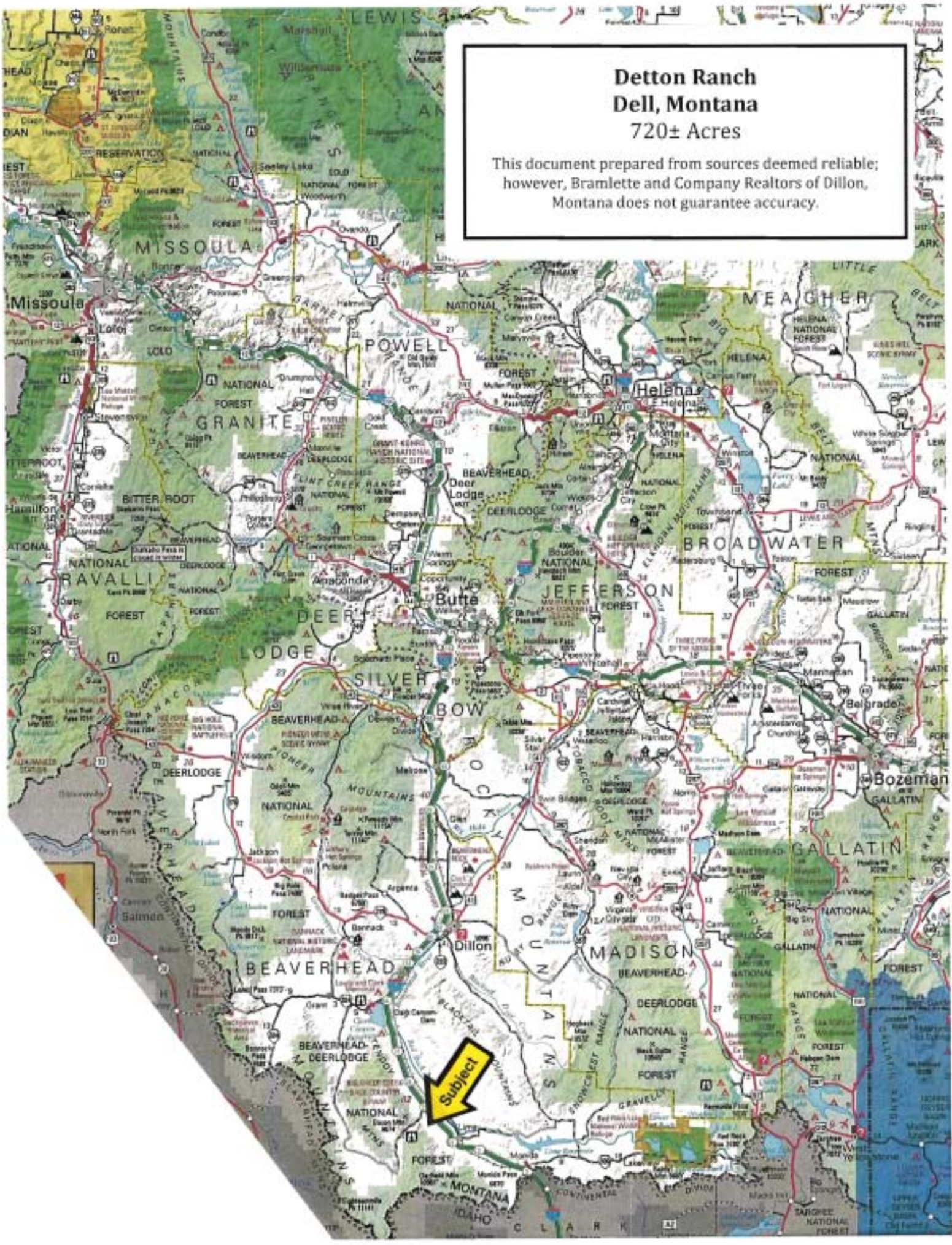
_____/ _____
Broker and/or Salesperson / Date

_____/ _____
 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.

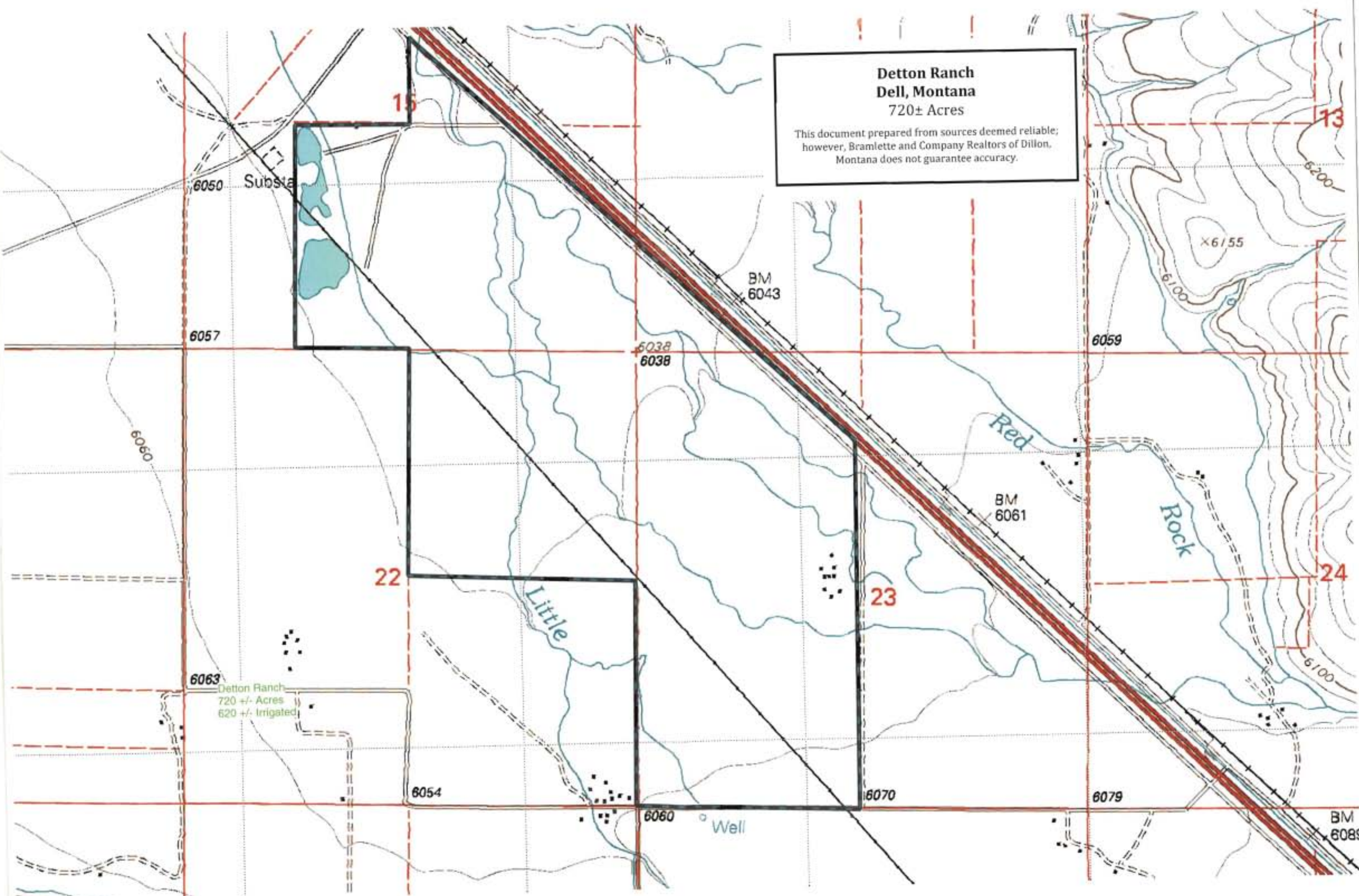
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Dell, Montana
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6050 Substa

6057

6060

6063
Detton Ranch
720 +/- Acres
620 +/- Irrigated

6054

6060 Well

6070

6079

BM 6085

15

22

23

13

24

BM 6043

6038
6038

BM 6061

X 6155

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Red

Rock

Little

6200

6100

6100



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