



DIXON MOUNTAIN RANCH

DELL, MONTANA

Part of the highly reputable Bear Creek Ranches





INTRODUCTION

The Dixon Mountain Ranch encompasses 1,021± acres sprawled out along the base of Dixon Mountain. Seven pivots have been added throughout the acreage making this property a formidable hay base. Two homes, various outbuildings and working corrals adequately improve the Dixon Mountain Ranch. A great ranch to start a cattle operation or add to an existing ranch already in the neighborhood. Big Sheep Creek meanders through the deeded acreage for over 1 mile and having the irrigated hay ground entices many elk out of the surrounding mountains. Stunning vistas of the grandiose Lima Peaks, which dominate the southern skyline can be found from numerous home-sites.





LOCATION & ACCESS

The Dixon Mountain Ranch resides in the greater Lima/Dell area in the southwest portion of Beaverhead County. This area is notorious for astounding recreation and legendary cattle ranches. I-15 runs north and south from Butte down to Idaho and beyond. The Dixon Mountain Ranch will take you 90± miles south of Butte and 35± miles south of Dillon. You'll depart I-15 at the Dell exit, turn west, then an immediate left onto the frontage road for 1± miles before navigating back to the west on Hansen Lane. This will lead you right into the ranch compound. By driving 100± miles south of Dell on I-15 you'll come to Idaho Falls. Both Butte and Idaho Falls offer commercial airline service or put you private plane or jet down right outside Dell, MT. There is a 6,500± foot paved landing strip 1.5± miles from the ranch.



IMPROVEMENTS

The Dixon Mountain Ranch possesses a full set of ranching improvements. The main home was built in 1972 and takes in 1,248± square feet on the main floor and the same in the finished basement. This typical ranch house contains three bedrooms and one and a half bathrooms. The second home is a modular built in 1998. This home is 1,568± square feet containing three bedrooms and two bathrooms.

Other improvements to the Dixon Mountain Ranch including a nice set of working corrals, horse and cattle pens, barn, calving barn, grain bins and numerous other improvements for handling livestock.

Seven pivots irrigate the Dixon Mountain Ranch, all are maintained and in good working order. Four of the pivots are full circle, covering approximately 140± acres each.





ACREAGE

The Dixon Mountain Ranch encompasses 1,021± acres positioned north and south along the front of Dixon Mountain. Breaking down the acreage finds 800± acres under pivot irrigation with the rest being in native pasture or homestead containing both homes and outbuildings. Big Sheep Creek creates a nice riparian area with sub-irrigation as it winds through the ranch for over one mile.



WATER RIGHTS & RESOURCES

<u>Water Right #</u>	<u>Type</u>	<u>Amount</u>	<u>Priority</u>	<u>Source</u>
41 A 40010 00	File	13 GPM	1911	Fitters Springs
41 A 40011 00	Decreed	3.75 CFS	1883	Big Sheep Creek
41 A 40018 00	Decreed	4.00 CFS	1887	Big Sheep Creek
41 A 40019 00	Decreed	6.88 CFS	1891	Big Sheep Creek
41 A 40020 00	Decreed	3.75 CFS	1883	Big Sheep Creek



CLIMATE, PRECIPITATION & ELEVATION

Elevation at the Dixon Mountain Ranch ranges from 6,020 feet to 6,200± feet. Temperatures range from 60 to 80 degrees throughout the summers with an occasional extreme highs 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

Two of Montana's best kept secrets are found on the ranch or just down the road. The Red Rock River gets little attention due to the Beaverhead and Big Hole Rivers dominating the fishing headlines, but Beaverhead County's residents don't mind at all. This locally famous stream feeds Clark Canyon Reservoir which in turn creates the Beaverhead River. Although access is a little tougher to find on the Red Rock, it's definitely worth the effort. Big Sheep Creek wanders through the ranch for over one mile and is another incredible fishery. Local biologists rave about the incredible numbers of fish and more than that, the outstanding numbers of big fish, including many over 18 inches. Forest Service lands in the immediate area are home to many lakes and streams with abundant scrappy Rainbow, Cutthroat, and Brook Trout.

HUNTING & WILDLIFE RESOURCES

Hunting on the Dixon Mountain Ranch can be very good. The Sheep Creek area holds a high number of elk which often take advantage of the irrigated hay meadows. The National Forest is also excellent hunting for elk and Mule Deer. Pronghorn are constant residents of the ranch.



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 boom town, thrived for many years as a rail hub.

Dell also sprang up as a station stop for the Utah and Northern Railway and as also 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 trips into surrounding areas.



TAXES

2009 – \$8,473

BROKER'S COMMENTS

"An excellent cattle ranch with early water rights and more than sufficient improvements. I love the added element of hunting on the ranch and in the surrounding area. Perfect opportunity to get into an operation or add on to an existing operation."

Tom Bramlette, Broker

PRICE

\$2,500,000 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.

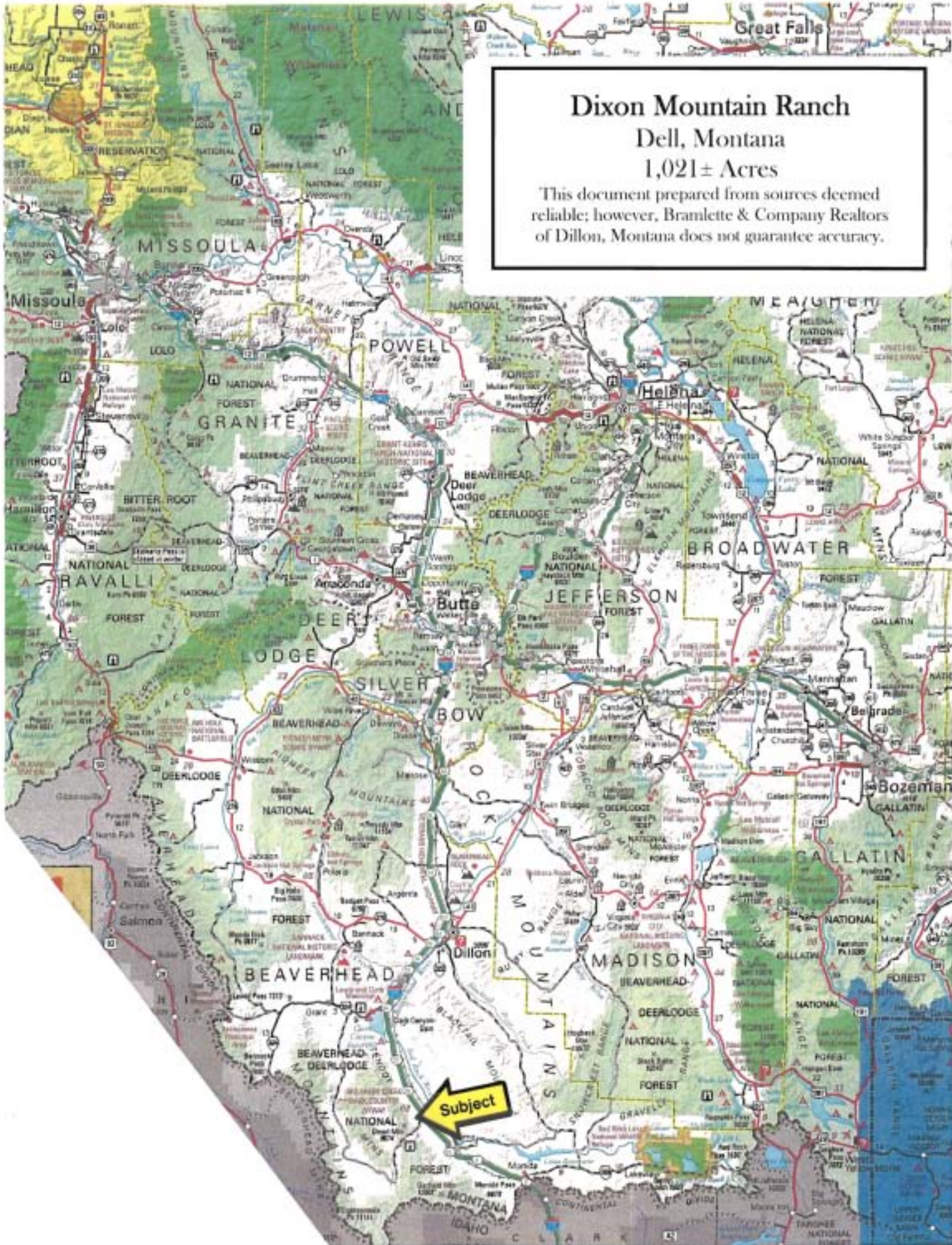
Check all the Applicable Relationship(s):

- 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

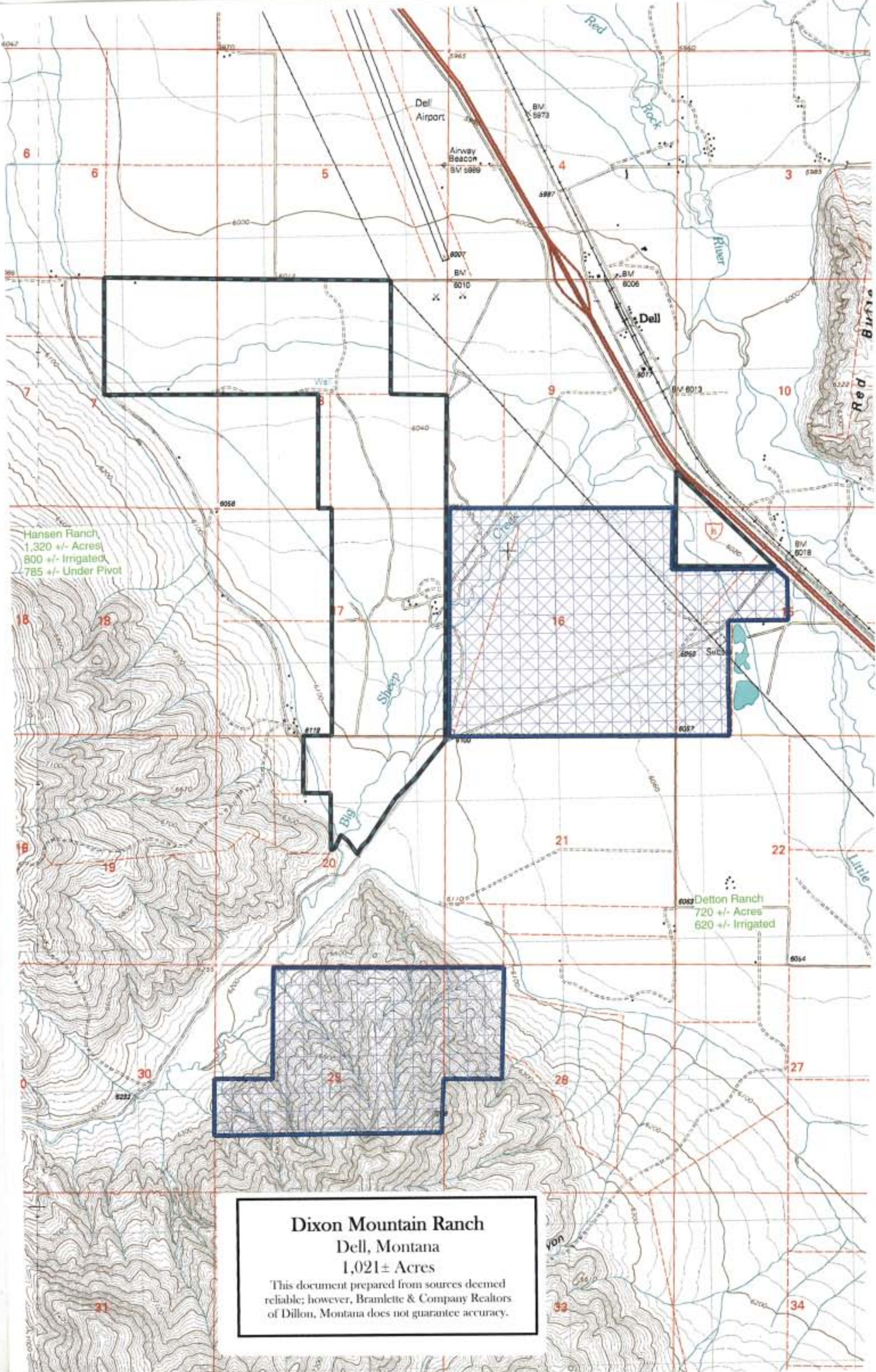
_____/ _____
 Seller Buyer / Date

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.



Dixon Mountain Ranch Dell, Montana 1,021± Acres

This document prepared from sources deemed reliable; however, Bramlette & Company Realtors of Dillon, Montana does not guarantee accuracy.



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