

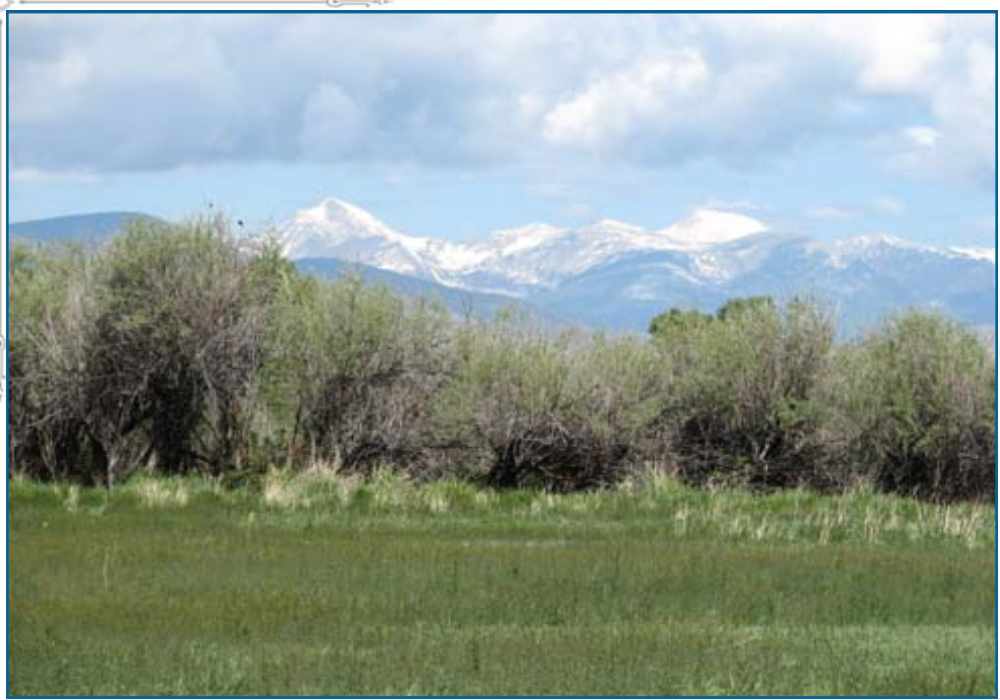


# NORTH DILLON RANCHETTE

DILLON, MONTANA



[www.bramlettecompany.com](http://www.bramlettecompany.com) – P.O. Box 230 • 8 S. Idaho Street – Dillon, MT 59725 – 406-683-4316  
North Dillon Ranchette 2/9/2011



## INTRODUCTION/PROPERTY DESCRIPTION

The North Dillon Ranchette consists of sub-irrigated meadows with large stands of mature Cottonwood Trees and Willows. This property is very private and offers the buyer unlimited potential for having ones own paradise. The property lends itself to fish ponds very well. The numbers of Whitetail deer on the property is incredible, the addition of food plots would make this an archery hunters dream come true with all the big beautiful trees to hang a tree -stand in. A beautiful Cedar sided home accentuates this private piece of property with all the potential in the world.



## LOCATION/ACCESS

The North Dillon Ranchette lies in the heart of the Beaverhead Valley just 3 +/- miles from the town of Dillon, MT. The property boundary just misses the Beaverhead River as it flows through town on it's way to Twin Bridges.

Idaho Falls is located 150± miles south of the property and offers commercial air service. Butte, Montana is located 60± miles north on Interstate 15 and also provides commercial air service. Bozeman is another large town that provides commercial air service and is located 120± miles northeast of Dillon. Private air service can be attained at the local airport in Dillon which boasts a 6,500 foot runway, capable of landing just about any size private aircraft.

To access the North Dillon Ranchette drive to the north end of Dillon and take Laknar Lane all the way to the end. Once you reach the end of the road you'll drive east through a cattle guard and on to the property.

Dillon is a short drive south of Butte, MT on I-15.

Coming from Bozeman takes you west on Interstate 90 to Whitehall, Montana where you exit and catch Highway 43 to Twin Bridges, Montana. From there, take Highway 41 into Dillon.



## ACREAGE

The North Dillon Ranchette consists of 108 +/- acres broken down as follows:

Sub-irrigated Grazing Land (in floodplain) 30.24 +/- acres

Sub-Irrigated Hay Meadows 77 +/- acres

Farmstead (in floodplain) 4 +/- acres

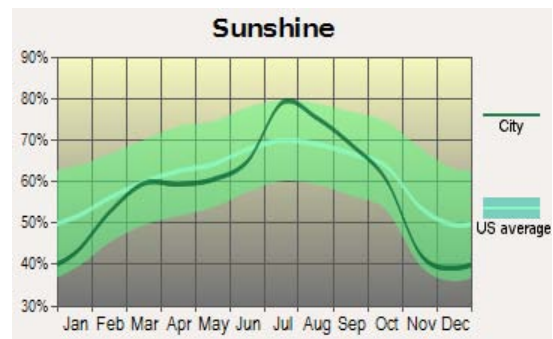
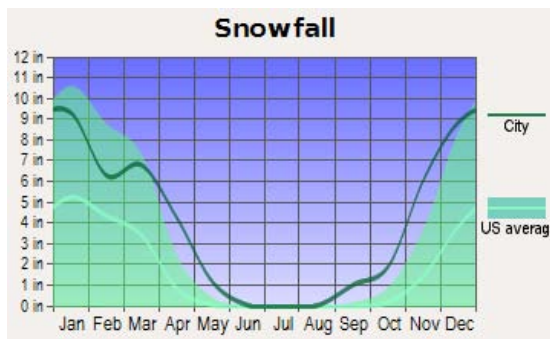
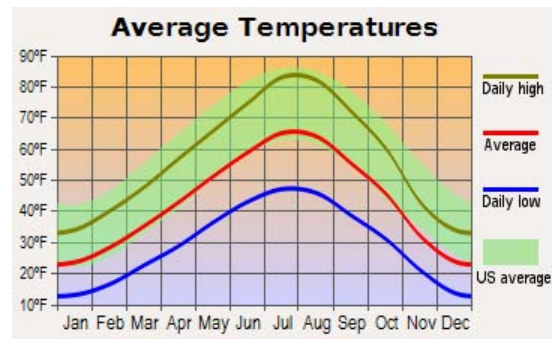
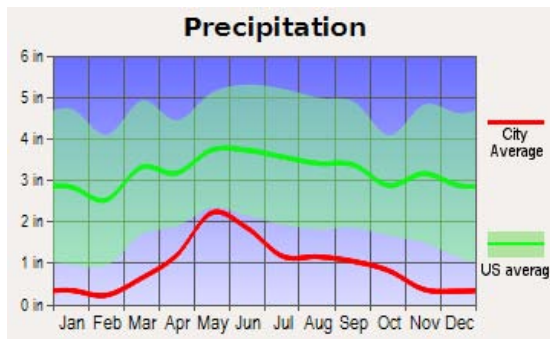


## IMPROVEMENTS

The improvements on the property include a beautiful Cedar sided home built in 1998. The layout of this magnificent home is three bedrooms and 3 bathrooms with 1882 square feet on the main floor, 1882 square feet in the basement and 478 square feet in the loft. This home is situated in the old growth cottonwoods and willows. This home features 1,394 square feet of decks on which to relax away those warm summer evenings reading a book or barbequing for friends.



## CLIMATE, PRECIPITATION & ELEVATION





## WILDLIFE RESOURCES

The North Dillon Ranchette holds numerous Whitetail Deer, waterfowl, song-birds, small mammals and an occasional pheasant. It is nothing to sit on the deck for an evening and see the total array of wildlife found on the property. This property is perfect for deer hunters, especially the archery hunter with all the great trees to put a stand in. Although there isn't fishing on the property, this property is perfectly situated to access many blue ribbon trout streams. These rivers include the Beaverhead, Big Hole, Jefferson, Madison and the Clark Fork. This property would lend itself well to trout ponds due to the water resources located on the property.



## TAXES

\$3,296.83 +/- Yearly

## BROKER'S COMMENTS

*"If you're looking for one of those unbelievable properties with excellent recreational values located in a beautiful riparian area, this is for you. Raise horses or big whitetails, it's up to you."*

**Tom Bramlette – Broker**

## PRICE

~~\$1,200,000~~ cash at closing

**Reduced to \$795,000**

## 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](http://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 come 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

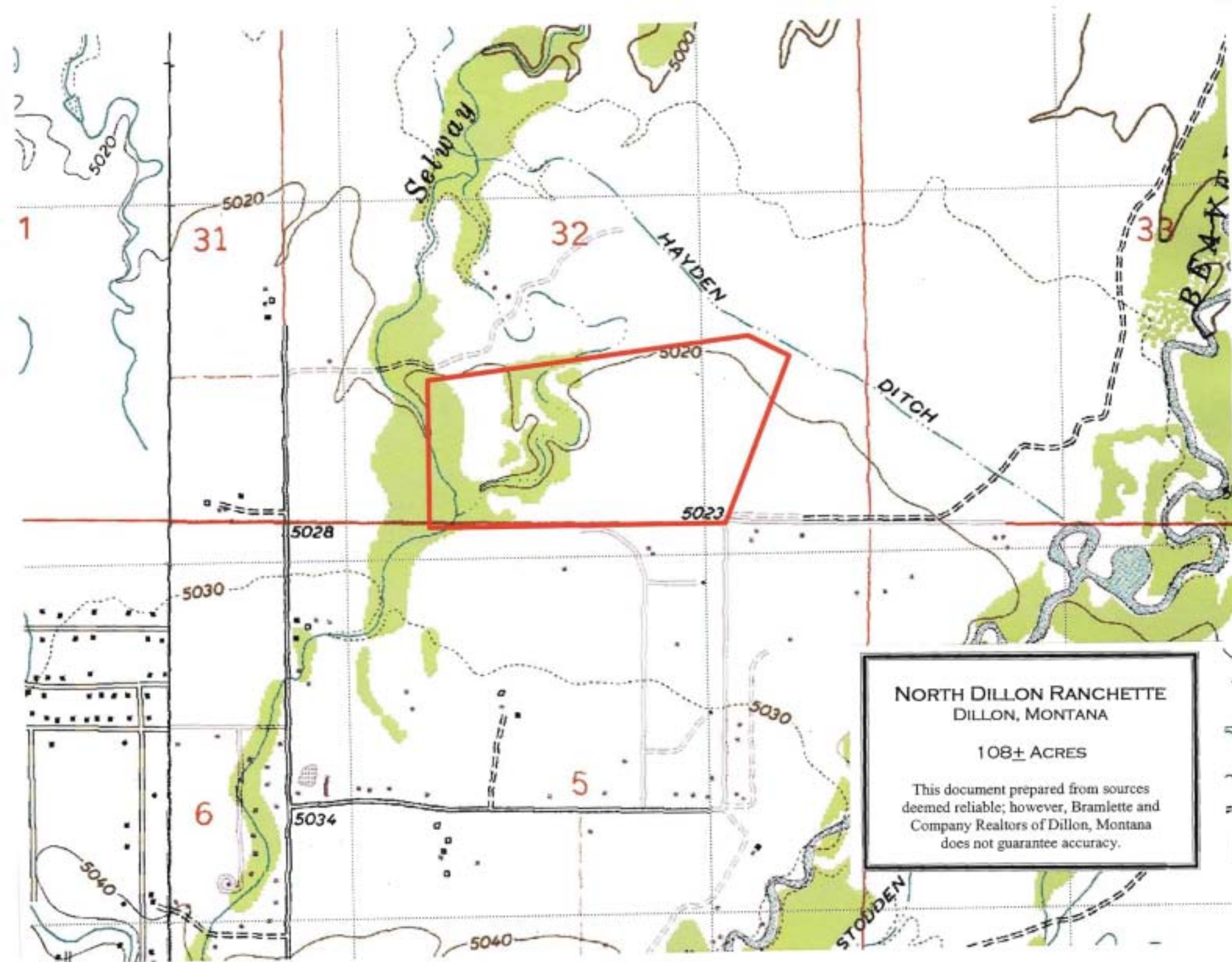
**NOTE:** Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

**NORTH DILLON RANCHETTE  
DILLON, MONTANA**

**108+ DEEDED ACRES**

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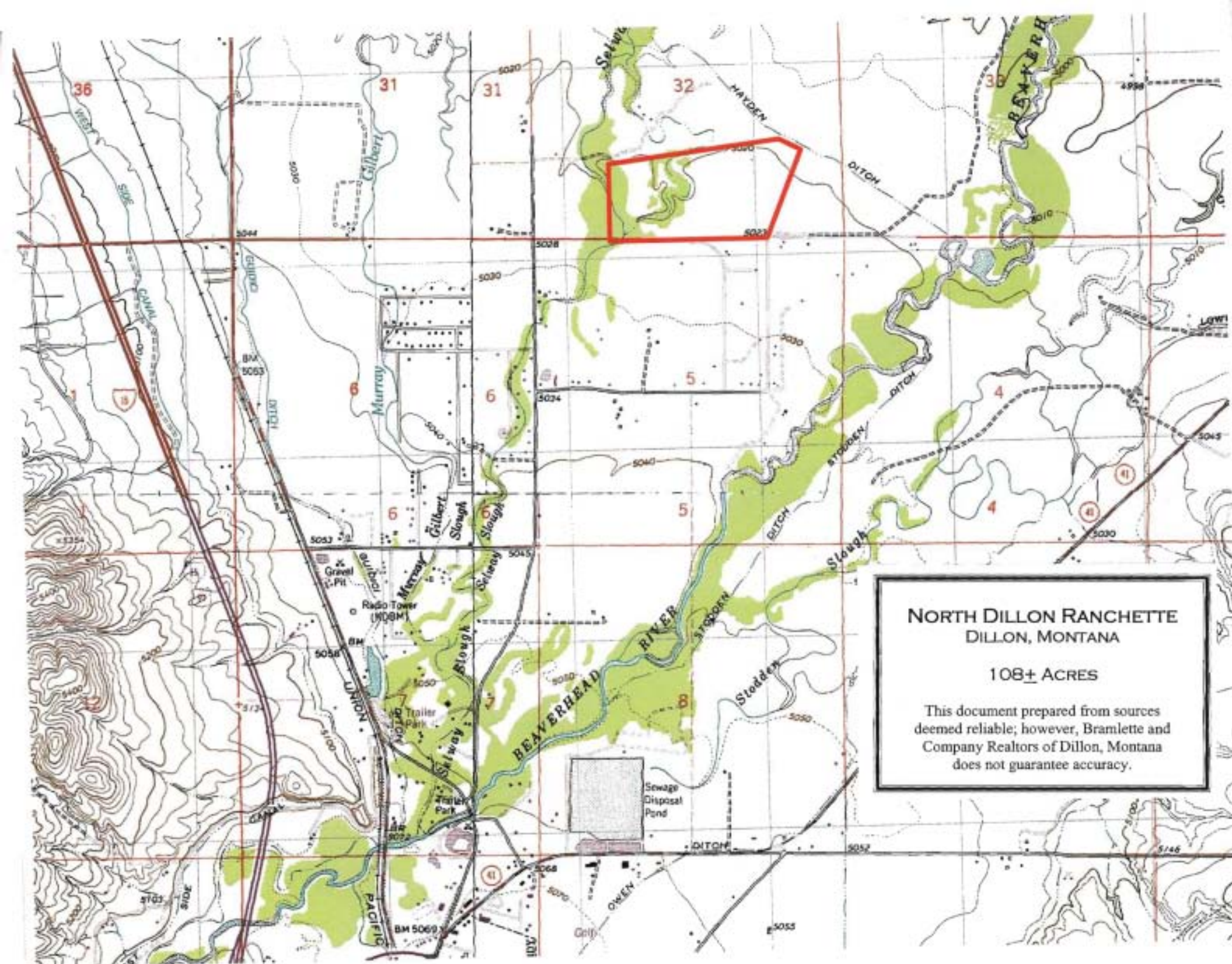




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