



STONE CREEK RETREAT

DILLON, MONTANA





INTRODUCTION/PROPERTY DESCRIPTION

Two parcels make up the Stone Creek Retreat. The property can be bought as one large parcel, or each individual parcel can be bought separately. The two parcels sit just above Stone Creek and look back down into the creek drainage. The largest parcel is 19.44± acres in size, the other is 18.98±, acres.

The Stone Creek Road is north of Dillon, MT approximately 4± miles. Turn east on Stone Creek Road and drive approximately 13 miles due east and then turn north on Clear Creek Road.

The parcels consist of native range ground and scattered Juniper trees. The property would be classified as an Alpine feel. The creek is just below the property and is located next to and proximal to thousands of acres of public lands known for hunting.



CLIMATE, PRECIPITATION & ELEVATION

Elevation at the Stone Creek Retreat averages roughly 6,900± feet above sea level. Temperatures in the Beaverhead Valley are very mild by Montana standards.

Ranging from 60 to 80 degrees, summer temperatures occasionally hit an extreme into 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 Beaverhead 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 melt away 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

Fishing can be found in the creeks and lakes found in the immediate public lands. Being in Beaverhead County, the property is close to some outstanding Blue Ribbon trout streams. You will be a short drive to the Beaverhead, Big Hole, Jefferson and Madison Rivers. The towns of Dillon and Twin Bridges provide the angler with all the resources necessary for an outstanding fishing trip to southwest Montana.

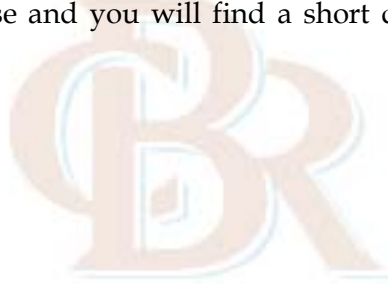
HUNTING

The lands surrounding the property abound with large game hunting opportunities. The property lies in some of the best elk hunting in Beaverhead and Madison Counties. Take ATV's right from the property and access thousands of acres to hunt. Deer hunting is exceptional in the surrounding acres as well. Another species found in abundance is the Antelope. These speedy animals are an extremely fun challenge to the big game hunter. Sage Grouse and mountain grouse are found in large numbers in the area as well.



OTHER RECREATION

The Stone Creek Retreat lends itself to endless hiking opportunities. There is a challenge for every level. Cross-country skiing on groomed trails and snow machining on the endless miles of trails and roads are very enticing to all you snow bunnies. Downhill skiing at Maverick Mountain is very close and you will find a short drive to numerous other resorts.





MINERAL RIGHTS

100 % of all mineral rights owned by the seller will transfer with the sale of this property. The seller does not warrant the percentage owned.





TAXES

2008- \$481.00

BROKER'S COMMENTS

"These parcels are a sportsman's dream. Located in an incredible recreational location with breathtaking views. Build a cabin and enjoy all the amenities this property has to offer."

Tom Bramlette – Broker

PRICE

Price Reduced:

Parcel A: ~~\$80,000~~ **\$60,000**

Parcel B: ~~\$80,000~~ **\$60,000**

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.

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.