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Premier Big Hole Fishing Ranch

\$7,500,000

LOCATION: This unique ranch property is located approximately 18 miles north of Dillon & 2 miles south of the small community of Glen. Dillon, the County Seat of Beaverhead County has a population of 3752 (yr 2000) and offers all necessary facilities plus 6,500 foot paved/lighted runway. This valley is surrounded by numerous mountain ranges and has great fishing in the Ruby, Beaverhead and Big Hole Rivers. This area has some of the best big game hunting in the entire Northwest. **ACREAGE:** The ranch is in one block on both sides of the river and has 272 acres M/L. There are 2 channels of the river that total approx. 1 7/8 miles of frontage in the lush river bottom. **CROP ACREAGE-HAY PRODUCTION / WATER RIGHTS:** There is 170 acres of irrigated hay that produces 2 tons per acre. Water rights are from the Big Hole River. **IMPROVEMENTS:** ~Custom Log Residence: The 2 story residence has 4112 sq ft plus 1184 sq ft of screened in porches. The large living room with a massive rock fireplace has picture windows that frame the views of the river and the Pintlar Mtn. Range. ~First Floor: Two large master bedrooms with custom baths, 1/2 bath, laundry room, beautiful kitchen with granite counters, Viking stove, custom appliances and spacious dining room area. ~Second Floor: Two additional large bedrooms with full baths and loft family room. ~Additional Features: Propane heat, radiant floor heat, rough sawed fir or tiled floors, vacuum system, alarm in house and shop, satellite tv, solid alder doors, thermo pane windows, metal roof, backup hot water registers below windows. **IMPROVEMENTS cont'd:** ~Guest House: Nestled under large trees and a stones throw from the river bank the house has a fully equipped kitchen, full bath, wood stove, electric heat, telephone and satellite dish. ~Shop and Barn: There is a newer metal shop 40'x60' plus a new four stall barn secure tack room. Joining the barn are several sets of corrals. **EQUIPMENT INCLUDED:** All irrigation pipe, pumps and related equipment.



Notice: All information herein is from sources deemed reliable, but is not guaranteed by seller, Montana Ranch & Land. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by owner. We urge independent verification of each and every item submitted to the satisfaction of the prospective purchaser.



The river bottom provides excellent habitat for all kinds of wildlife that include Whitetail deer, wild turkeys, moose, occasional elk, ducks and geese. Whether you are just relaxing and taking in the views, entertaining, fishing, riding, watching or hunting wildlife; there are not too many places on the Big Hole River that offer the seclusion, privacy and beauty as the Double Ed Ranch.

MINERAL RIGHTS: All mineral rights will transfer at closing.
TAXES: \$5, 794.37

