

Grasshopper Creek Ranch



LISTED BY:

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PROPERTY DETAILS

RANCH HOUSE

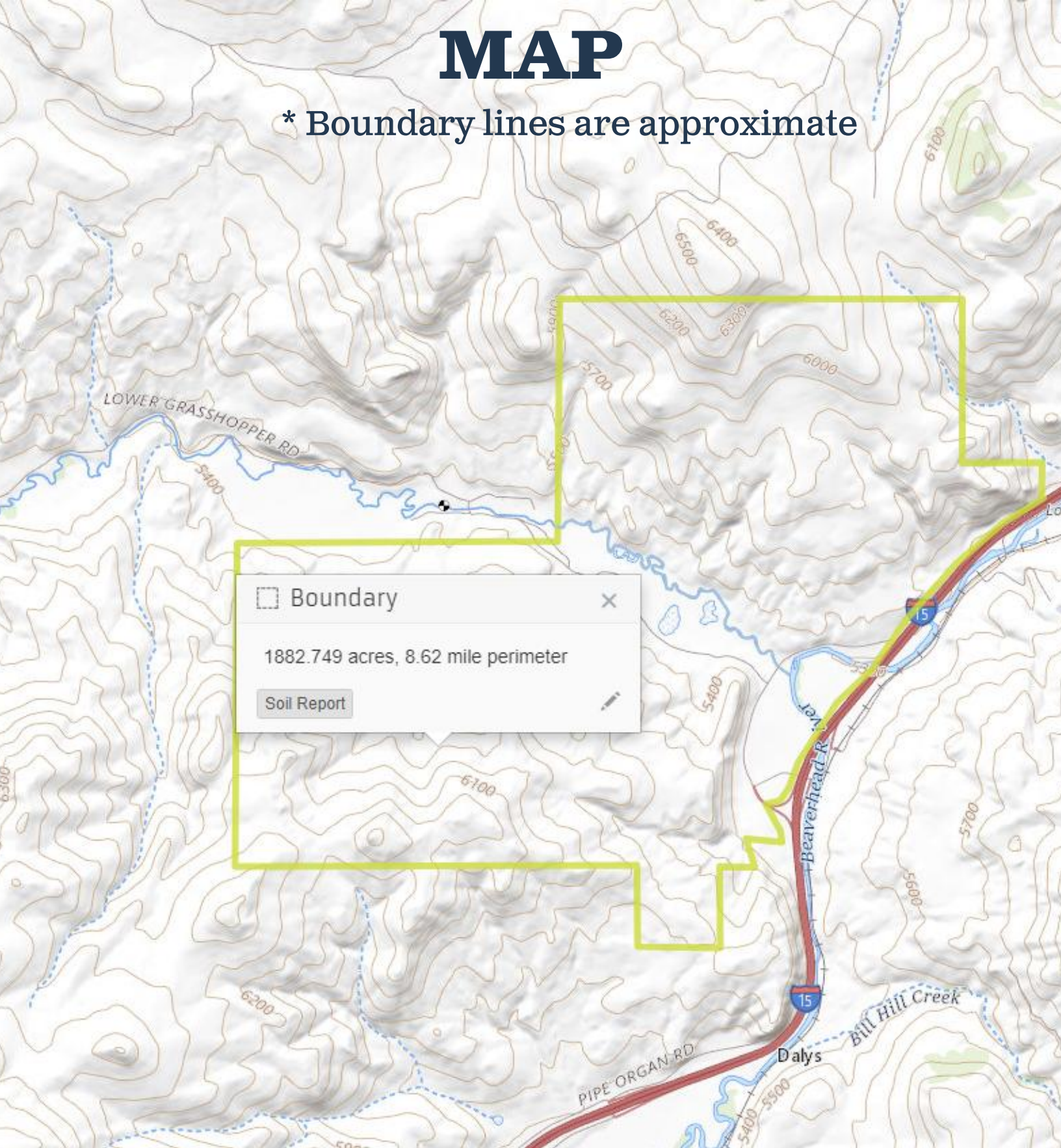
- Split Level
- Built in 1955
- Recently Updated
- 3 Bedrooms
- 1.5 Bathrooms
- Two Car Garage
- 1st floor 1476 sq feet
- Basement 1401 sq feet
- Wood Siding
- Metal Roof
- Incredible views of surrounding mountain ranges and farm ground





MAP

* Boundary lines are approximate



\$6,400,000

+/- 1883 acres

About 6 miles south of Dillon, MT

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- The ranch boasts 1.3 miles of Grasshopper Creek that winds its way down the valley floor to finally meet the blue ribbon Beaverhead River.
- The Beaverhead flows through the property for about .5 miles.
- Irrigation water for the hay meadows comes from rights on Grasshopper Creek.
- Produces 80-120 tons of hay annually.
- Approximately 45 acres under wheel line, with \ 40 acres of flood irrigated land.
- Elk and deer frequent the property.

DISCLAIMER

NOTICE TO ALL INTERESTED CONCERNS

The Owners of the 270 Southwind Lane in Dillon, MT have by contract designated 18 Land Company as the Exclusive Listing Agent for the sale of their property.

18 Land Company has been authorized to offer the property at the listed price and terms as outlined in this listing.

18 Land Company welcomes, encourages, and truly appreciates your interest in this offering as presented within the pages of this packet and listing.

This offering is subject to errors, omissions, prior sales, change or withdrawal from the market without notice and subject to approval of the purchase by the owners.

All information provided or presented on this offering or statements made by 18 Land Company or any of its agents, now, or at any time in the future, is from sources deemed reliable and is based on information believed to be correct. Information provided, if any, regarding land classification, land use, income or expenses, acreage, water rights, mineral rights, environmental - all issues, easements, etc., are intended as general information only and has been provided by sources deemed reliable. Historical, local, and other information of interest presented has been gathered from various sources and is intended only as supplements to compliment information provided on tis offering.

18 Land Company does not guarantee accuracy and recommends that any prospective buyer conduct their own independent investigation and verification of any and all information obtained or submitted prior to purchase. 18 Land Company urges that all potential purchasers seek the independent advice of competent legal, financial, and/or special consultation, as required to make sound, well informed decision

All inquiries should be directed to:

18 Land Company

Keith Handlos -Broker

Dillon, MT 59725

Cell (406)925-1814 Email: keith@18landco.com

18 Land Company

406.925.1814



18 LAND
COMPANY

Meet 18 Land Co

We are a Montana based land brokerage that specializes in farms, ranches, recreational properties, and residential markets. We work with buyers and sellers on land transactions and provide property management services to ensure owners are getting the most out of their properties.

As Montana landowners ourselves, we seek to do business as we would want others to do business with us. It's that simple. 18 Land Co was created from a shared desire to be diligent and loyal real estate partners and to be good stewards of the land. Our team is made up of local ranchers, landowners, realtors, and brokers who have made their lives here in southwest Montana.

We look forward to being your local connection as you pursue your real estate goals in southwest Montana.

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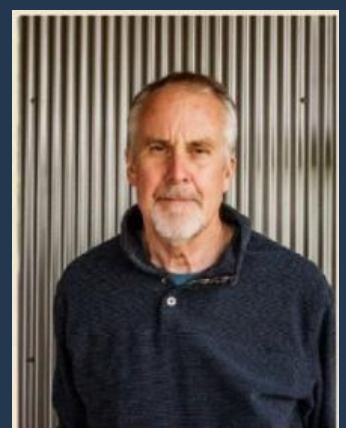
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