

PROPERTY INFORMATION



18 LAND
COMPANY

2200 SUGARLOAF MTN RD GLEN, MT



LISTED BY:

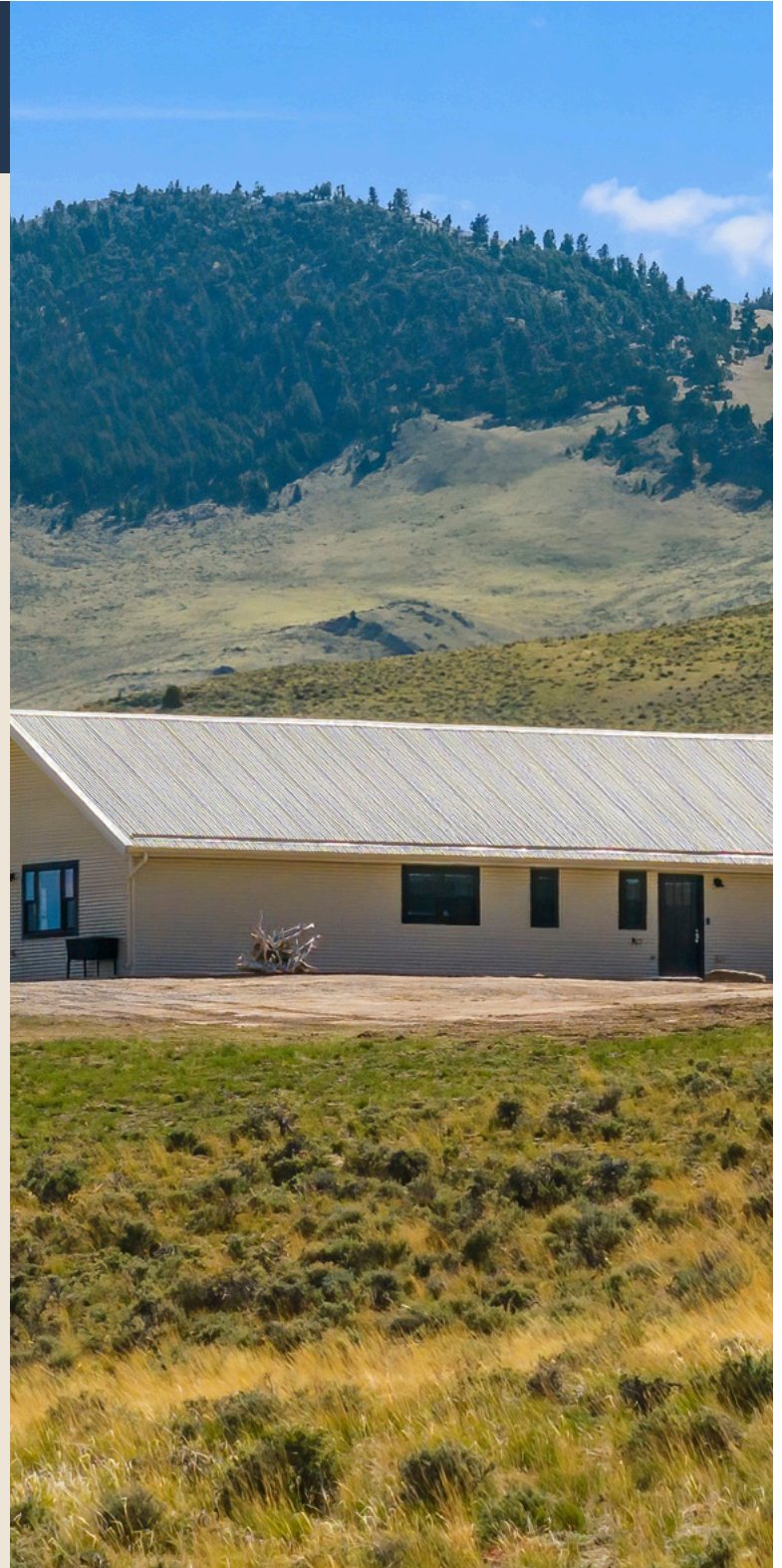
Kathy Peterson - Broker

406.865.0443 | kathy@18landco.com

PROPERTY AMENITIES

EXTERIOR

- Built in 2017
- 27.62 acres
- Access to BLM and Forest Service ground
- Metal roof and siding
- New Anderson windows throughout
- 25+ gpm well w/variable frequency drive for pump
- 220 Power box for hot tub (can be used for RV hookup)
- High Speed Fiber Optic Service
- Protected back patio area
- Incredible views of surrounding mountain ranges & Beaverhead Valley



PROPERTY AMENITIES



INTERIOR

- 1,600+/_ sq. ft. home
- 3 bedrooms, 2 baths
- Exceptional kitchen with granite countertops and tile back-splash,
- Stainless steel appliances & custom cabinetry
- LP flooring throughout
- New interior paint and trim throughout
- New patio door & sliding barn door
- Electric Radiant Cove Heaters throughout
- Reverse Osmosis water system
- Water Softener

AERIAL VIEW

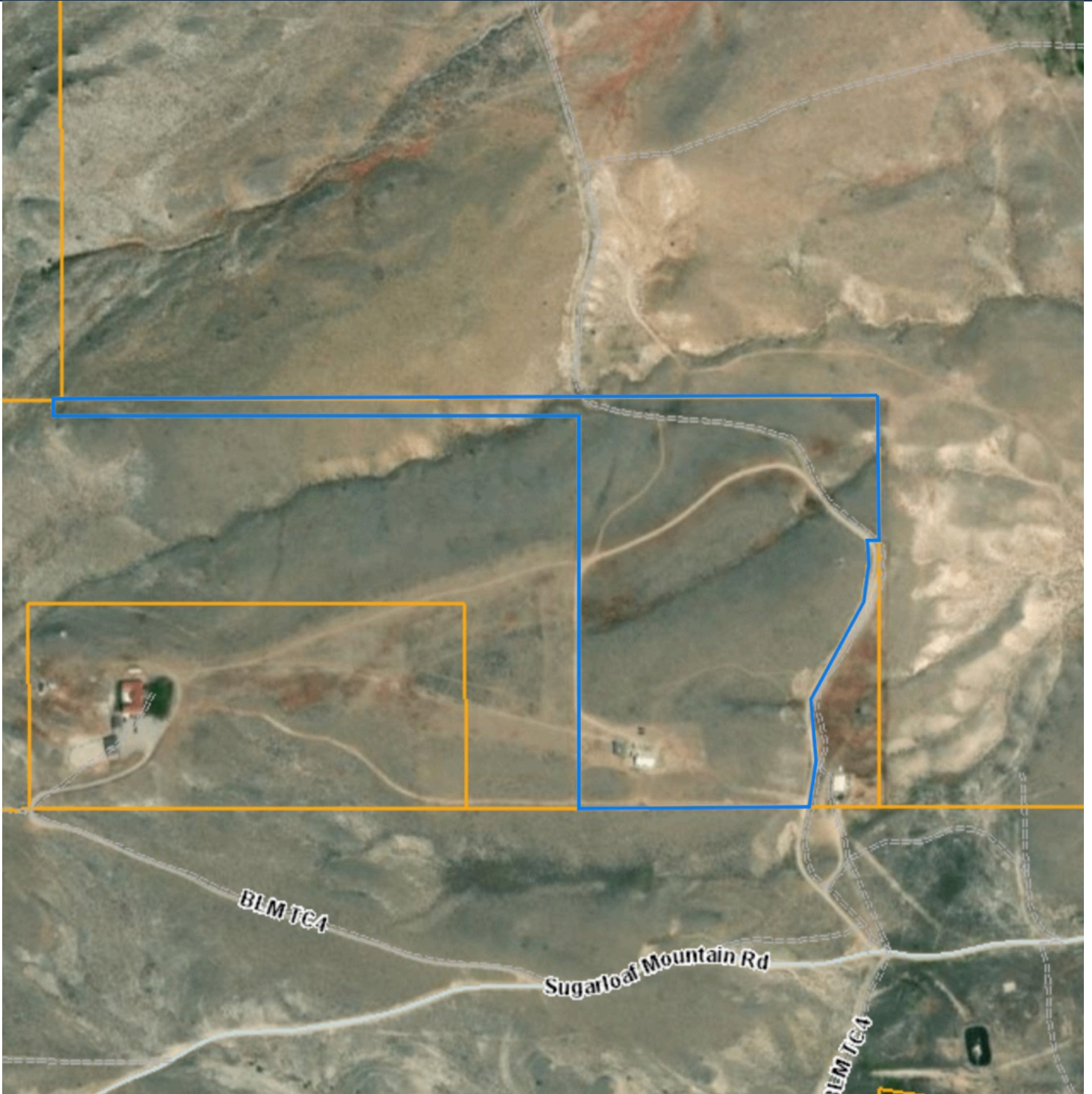


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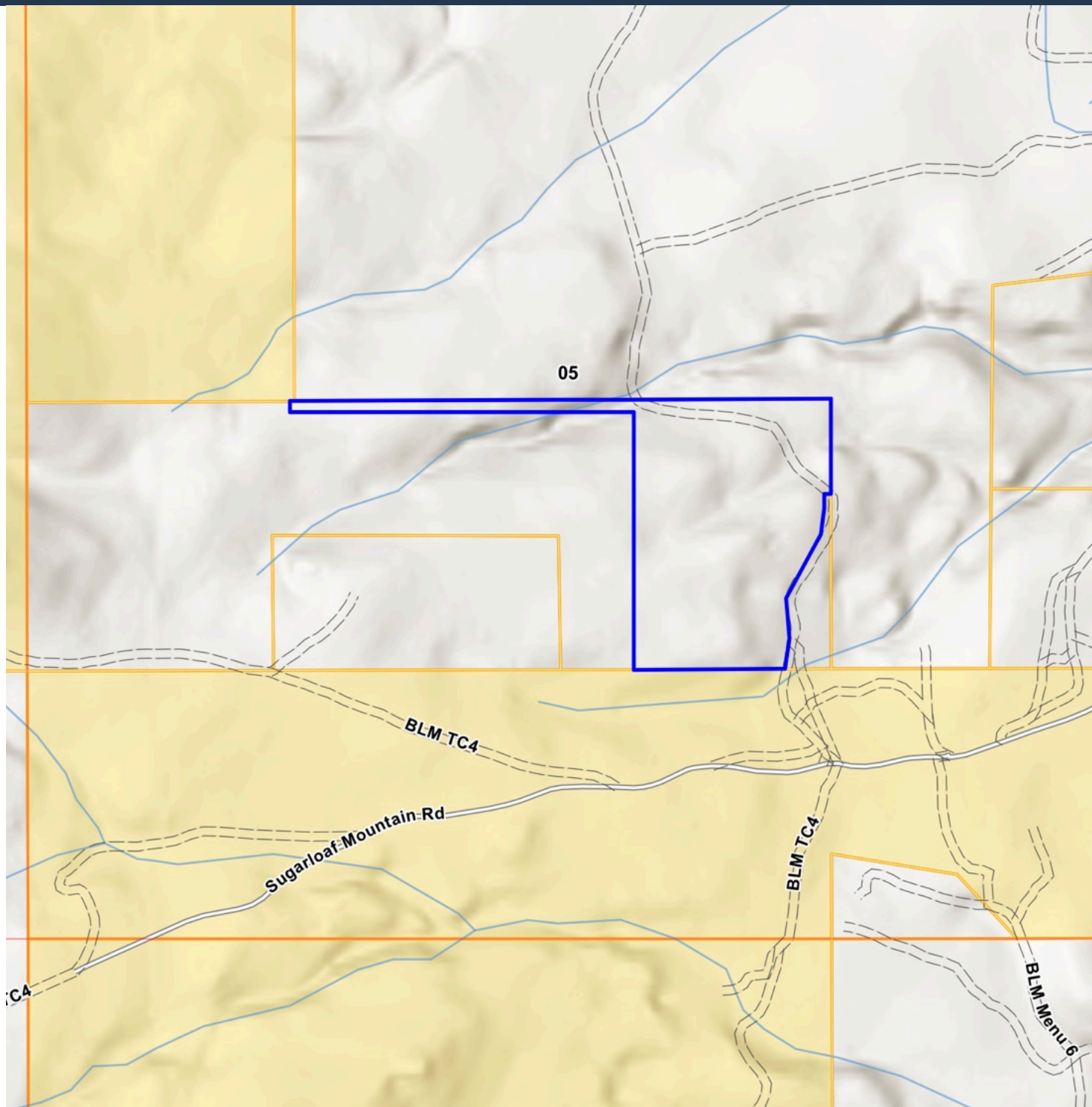
CADASTRAL MAP

* Boundary lines are approximate.*t



CADASTRAL MAP

* Boundary lines are approximate.*t



WELL LOG

1) VEGA, RIAN (WELL)
2200 SUGARLOAF MOUNTAIN RD
GLEN MT 59732 [03/17/2021]

Section 2: Location

Township	Range	Section	Quarter Sections	
04S	09W	5	SE¼ SW¼ NW¼ SE¼	
County			Geocode	
BEAVERHEAD			18058805301150000	
Latitude	Longitude	Geomethod	Datum	
45.514219	-112.741669	NAV-GPS	WGS84	
Ground Surface Altitude	Ground Surface Method	Datum	Date	

Addition	Block	Lot
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Section 3: Proposed Use of Water

DOMESTIC (1)

Section 4: Type of Work

Drilling Method: ROTARY O-DEX
Status: NEW WELL

Section 5: Well Completion Date

Date well completed: Wednesday, March 17, 2021

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	78	7.6
78	280	5.5

Air Test *

25 gpm with drill stem set at 270 feet for 1 hours.
Time of recovery 1 hours.
Recovery water level 55 feet.
Pumping water level feet.

** During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

Section 8: Remarks

O-DEX

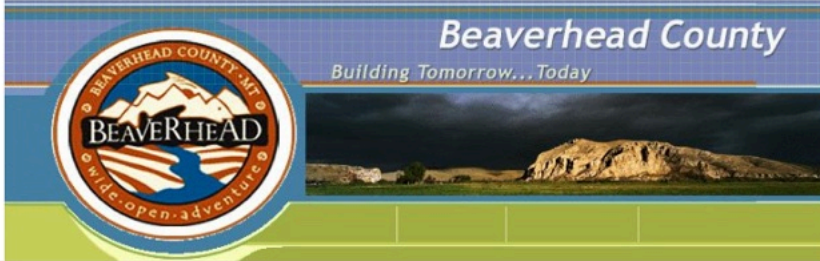
Section 9: Well Log

Geologic Source

Unassigned

From	To	Description
0	50	SAND & GRAVELS
50	120	WET SAND & CLAY
120	200	MED HARD RED SHALE
200	240	BROKEN GREEN ROCK
240	280	MED HARD GREEN ROCK

TAXES



BEAVERHEAD COUNTY | DETAIL

Date: 05/05/24
Time: 09:19:36 am

BEAVERHEAD COUNTY
CATHY HUCKE
102 N WASHINGTON ST

Tax ID: 24067
Type: Real

Name and Address

VEGA RYAN CAMERON KAI &
2200 SUGARLOAF MTN RD
GLEN MT 59732-8418

Property Tax Query TW Range SC Description

04S/09W /05 Geo 0588-05-3-01-15-0000 C.O.S.
1485FT, TRACT 2A, ACRES 27.62

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	23	11/29/23	12/08/23	861.47	0.00	0.00	1,679.37
Tax Due	23	05/05/24	05/31/24	817.90	0.00	0.00	
Paid	22	06/05/23	07/31/23	671.66	0.00	0.00	1,242.78
Paid	22	06/05/23	10/02/23	571.12	0.00	0.00	
Paid	21	12/01/21	12/03/21	297.71	0.00	0.00	505.66
Paid	21	07/18/22	05/31/22	200.70	4.01	3.24	
Paid	20	11/18/20	12/04/20	279.48	0.00	0.00	462.16

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UTILITIES

7:44:52 AM

LOCATION BILLING HISTORY

Location: 13-539375

Address: 2200 SUGARLOAF MOUNTAIN RD

<u>Provider</u>	<u>Billing Period</u>	<u>KWH</u>	<u>Revenue</u>
VEC	April 2023	3,049	205.15
	May 2023	1,672	125.14
	June 2023	1,303	103.70
	July 2023	1,172	96.09
	August 2023	1,189	-2.03
	September 2023	1,425	110.79
	October 2023	1,888	137.69
	November 2023	2,537	175.40
	December 2023	3,630	238.90
	January 2024	4,326	317.72
	February 2024	3,055	235.68
	March 2024	2,857	225.06
	April 2024	2,303	185.11
		<u>30,406</u>	<u>2,154.40</u>
	Grand Total:	<u><u>30,406</u></u>	<u><u>2,154.40</u></u>

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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

Kathy Peterson -Broker

Dillon, MT 59725

Cell (406)865-0443 Email: kathy@18landco.com

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