

CORDER

AND ASSOCIATES, LLC



Blissful Beaverhead River Frontage
NHN East Bench Rd., Twin Bridges, MT 59754

Offered at \$1,500,000



Presented Exclusively by
Jocelyn Charlo, REALTOR®

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Property Information

Lot Size: 104.22 deeded acres

Taxes: \$387.68 (2023)

Legal: TRACT A-1, COS 7/1830BA SEC 22 & 23, R7W;
TRACT B COS 7/1830BA, SEC 22 & 23, T5S, R7W

Utilities: Power nearby

Water: Beaverhead River; A warm spring

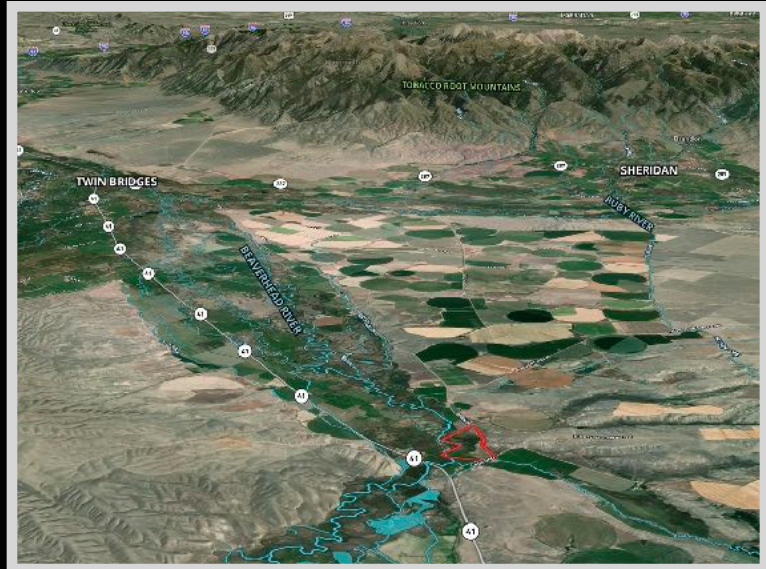
Irrigation: Available - flood or hand line

Covenants/HOAs: None

Hunting District: 322

Access: Legal access off Hwy 41 S and then gravel to property

Easements: Easement on Parcel A for neighbors driveway along property boundary



Executive Summary

Where brown trout dance in the nutrient-laden currents of the breathtaking Beaverhead River, lies a waterfront bounty spread across a sprawling 104.22 acres. An abundance of water nourishes a diverse array of flora and fauna, enhancing the natural allure of the property. Tantalizing views grab ahold of perception and center it on the Tobacco Root, Ruby, and Highland Mountains that surround the area. Power is conveniently available nearby, laying the groundwork for creative designs of a dream home or vacation retreat. Although untouched by farming in recent years, the land presents a fertile opportunity for agricultural endeavors. The Beaverhead Valley is a gateway to a trove

of blue-ribbon fishing opportunities, with three converging rivers at Twin Bridges including the Ruby River, Beaverhead River, and the Big Hole River. Twin Bridges is 13 miles from the property offering an easy commute to convenient amenities. Embrace this chance to own a tranquil piece of this vibrant landscape and settle in each evening next to a flickering fire reminiscing about the remarkable experiences and fishing tales from each day!



Experience this property virtually!



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Local Area

The Twin Bridges area, despite its name, encompasses more than just two bridges. Water plays a pivotal role in defining the essence of Twin Bridges. The convergence of the Big Hole, Beaverhead, and Ruby Rivers near Twin Bridges forms the Jefferson River, offering a mosaic of fishing opportunities. From the vast Jefferson River to the secluded banks of the Ruby River, anglers can relish diverse fishing experiences. For those seeking a more leisurely pursuit, a scenic float trip down any of these rivers presents a serene escape amidst the picturesque ranchlands surrounding Twin Bridges. While numerous locations offer fishing and floating activities, few can rival the unique experience of participating in the Floating Flotillas Fish Fantasy River parade. Organized by the Greater Ruby Valley Chamber of Commerce and Agriculture, this exceptional event features a buoyant parade, pasture golf, a three-on-three basketball tournament, and an array of festivities. The river parade promises to infuse a distinctive charm into any Montana expedition.



Area Attractions

Big Game Trophy Hunting in the Beaverhead-Deerlodge National Forest

The Beaverhead-Deerlodge National Forest claims the title as the largest of all the national forests in Montana. It spans over 3.32 million acres and lies in eight of Montana's counties. The forest provides timber, minerals, and grazing land as well as a habitat for wildlife. The area displays fantastic mountain ranges climbing toward the sky. These ranges include the Anaconda, Bitterroot, Beaverhead, Flint Creek, Gravelly, Highland, Madison, Tobacco Root, and Sapphire Mountains. The snowpack of the mountains forms the Big Hole, Beaverhead, and Ruby rivers. These three rivers then join and flow as one in the Jefferson River. Bird watchers can find more than 260 species in the various habitats. The region provides a winter range for bighorn sheep and mountain goats and is home to grizzly and black bears, mule deer, mountain lions, elk, and moose.



Beaverhead Rock State Park

Beaverhead Rock State Park is located 16 miles north of Dillon, Montana off MT Hwy 41. Visitors can hike to the top of the rock to view the Beaverhead Valley and surrounding mountain ranges. On August 8th in 1805, Meriwether Lewis wrote that Sacagawea recognized the rock formation and said it resembled the head of a swimming beaver.

Blue-Ribbon Fishing

Ruby River

The Ruby River is a stunning small river fishery nestled in the picturesque Ruby Valley. Located just 30 minutes from Ennis and an hour from Bozeman, the brief drive is well worth it for fishing opportunities on the Ruby. Despite its modest size, this river is home to impressively large trout. For those who prefer fly fishing, the Ruby River offers a variety of hatches throughout the year, ensuring that each visit brings a new challenge and the chance to perfect one's technique. Casting a line here, surrounded by the tranquility of nature and the distant hum of wildlife, is nothing short of magical.



The Beaverhead River

Don't be fooled by its modest appearance, the Beaverhead River is a gem hidden in plain sight. With its source in the Clark Canyon Reservoir and winding its way to meet the Big Hole near the quaint town of Twin Bridges, this river is a treasure trove for trout aficionados. Its nutrient-rich waters serve as a natural haven for some of the largest trout in the state. The Beaverhead's claim to fame? The astonishing brown trout population. It was once estimated that a staggering 20-inch brown trout could be found every seven feet along the riverbank. A true testament to the bountiful nature of this unassuming river.

The Big Hole River

Often referred to as one of the best fly-fishing rivers in Southwest Montana is the Big Hole River. With more than 3,000 fish per mile, anglers have this river on their list. Skinner Lake feeds the mainstem Big Hole River in the Beaverhead National Forest along the Montana-Idaho border. The Big Hole River flows northwest and north where it is eventually joined by the Wise River. This free-flowing, Blue Ribbon Trout Stream is home to fluvial Arctic Grayling, Cutthroats, Brook Trout, Mountain Whitefish, Brown and Rainbow Trout.



The Jefferson River

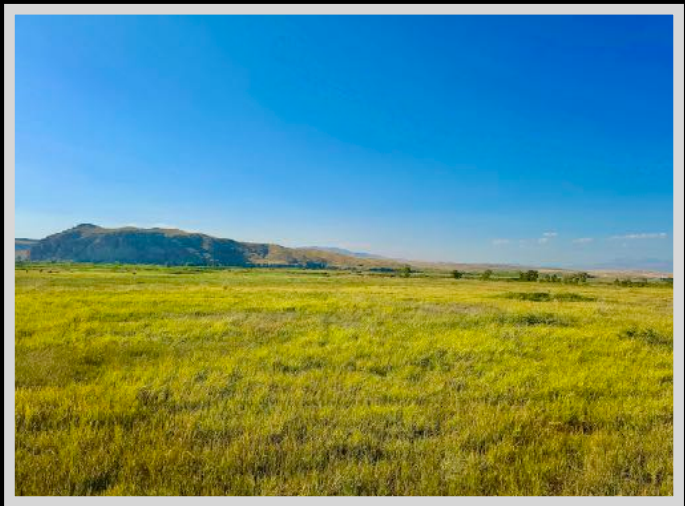
Lewis and Clark named this river in honor of President Thomas Jefferson, as it had the highest water volume at the time when compared to the nearby Madison and Gallatin rivers. The Jefferson River originates at the confluence of the Big Hole and Beaverhead rivers, flowing north through agricultural landscapes and limestone cliffs. It eventually reaches the cottonwood bottoms near Three Forks, where it converges with the Madison and Gallatin rivers to create the Missouri River. For recreational activities, the Jefferson River is classified as Class I water, making it suitable for floaters and novice paddlers, except during the high water flows of spring.



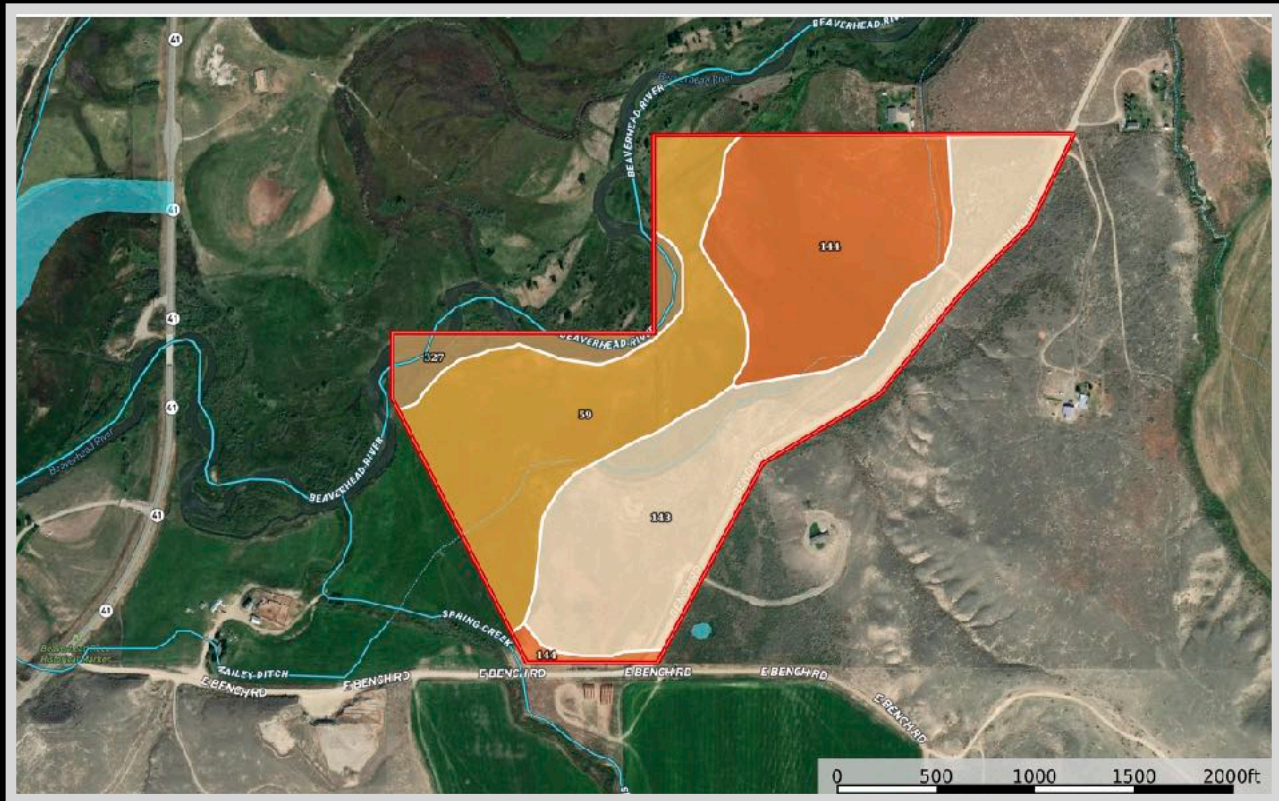
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Cities and airports nearby:

- Bozeman Yellowstone International Airport 93 miles
- Bert Mooney Airport in Butte 55 miles
- Dillon 15 miles
- Twin Bridges 13 miles



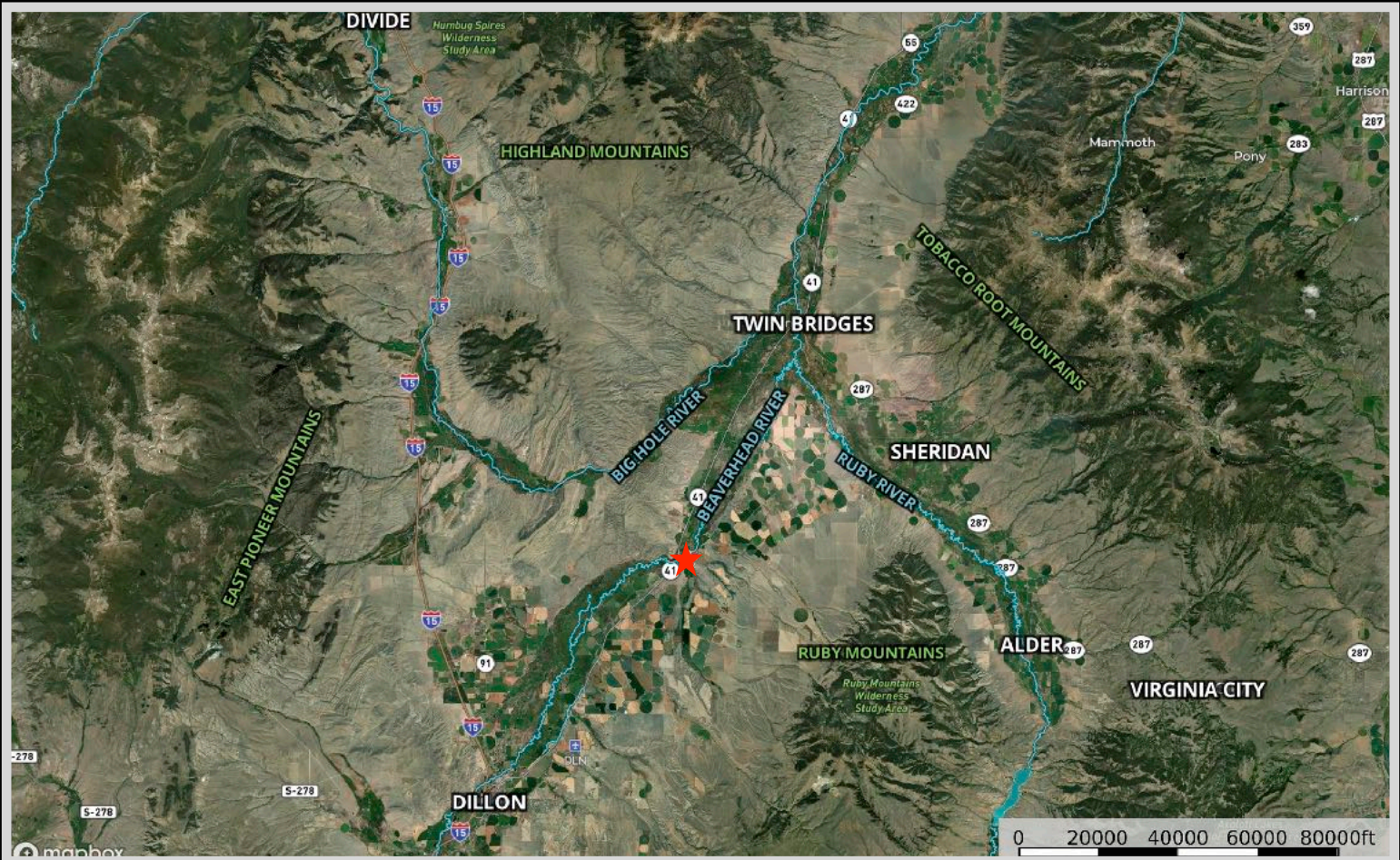
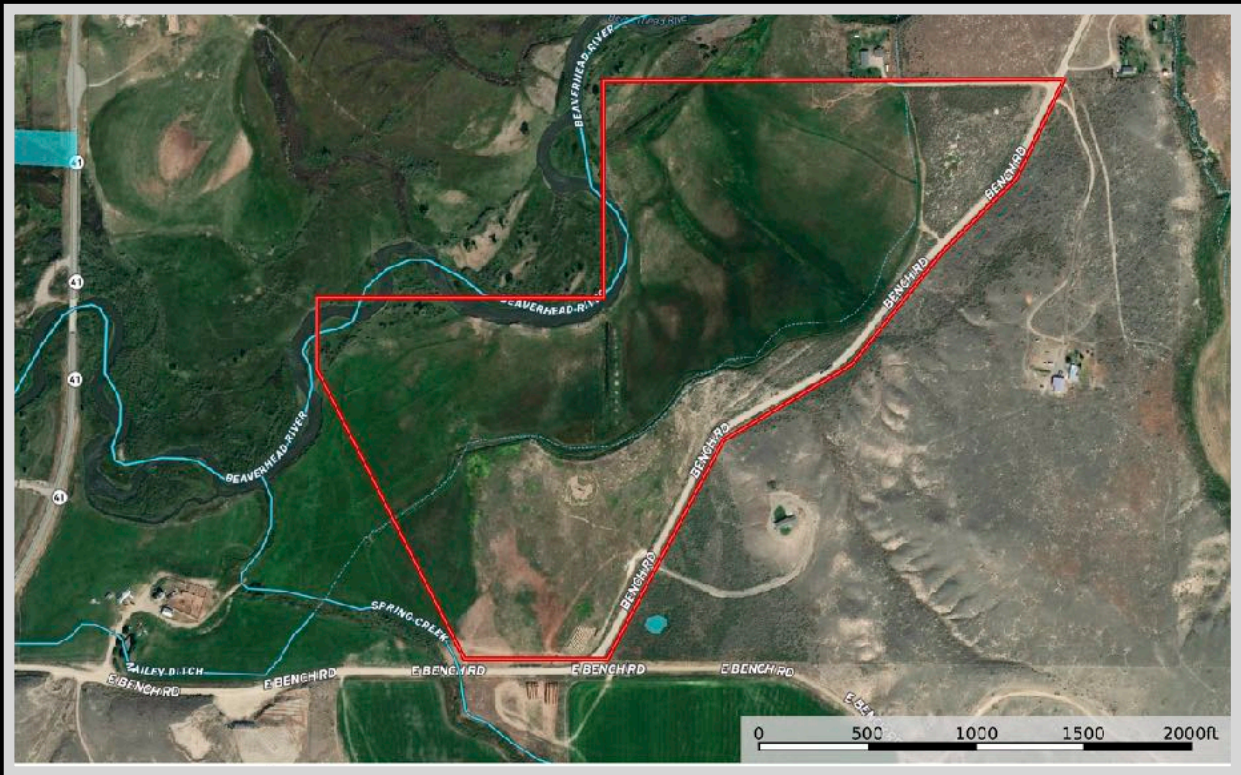
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
143	Trudau loam, 2 to 8 percent slopes	37.09	35.71	0	9	6e
59	Havre loam, cool, wet, 0 to 2 percent slopes	31.99	30.8	0	21	3w
144	Trudau loam, slightly saline, 2 to 8 percent slopes	28.79	27.72	0	17	4e
327	Chaffee, occasionally flooded-Beavrock, rarely flooded, Dillon families, complex 0 to 2 percent slopes	5.99	5.77	0	15	3w
TOTALS		103.86(*)	100%	-	15.26	4.35

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Property Maps



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