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Carter Creek Ranch | Dillon, Montana | \$15,000,000



Executive Summary

Carter Creek Ranch is an expansive 8,940± deeded acre property located ten miles southeast of Dillon, Montana, in a region known for its strong agricultural heritage and recreational opportunities. An airport with sufficient services for private aircraft, including large business jets, is within a 15-minute drive of the ranch. This ranch is primarily utilized for summer and fall grazing, with its southern boundary adjoining BLM public land, offering additional recreational access.

The property features a diverse landscape that transitions from steep, rocky outcroppings to gently sloping creek bottoms and undulating benchland meadows. The terrain is punctuated by sagebrush, and pockets of spring-fed aspen groves, as well as dense stands of fir and pine, providing ideal habitat and cover for a wide range of wildlife. Hunting opportunities abound with resident populations of upland birds, mule deer, and elk.

Water resources include perennial and seasonal creeks and springs, with the headwaters of Sweetwater Creek, Carter Creek, and Timber Creek each beginning on the ranch. These sources provide adequate water for both livestock and wildlife. Improvements include a modest home built in the early 1990s and a set of working corrals.





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Carter Creek Ranch offers a rare combination of productive grazing land, natural beauty, and excellent recreational potential, making it an ideal canvas for agricultural, conservation, or sporting pursuits. Its location close to the “Cowtown” of Dillon is an added benefit.





Just The Facts

- 8,940± deeded acres
- Predominately used for summer grazing and recreational purposes
- Perennial and seasonal creeks and springs include Sweetwater, Timber, and Carter Creeks
- Diverse terrain with aspen, fir, and pine providing habitat for upland birds, deer, and elk
- Modest improvements with a house built in the early 1990s and working corrals
- Access is off a county gravel road ten miles southeast of Dillon, Montana
- Excellent agricultural, conservation, and recreational potential
- Within 15 minutes of a jet-capable airport



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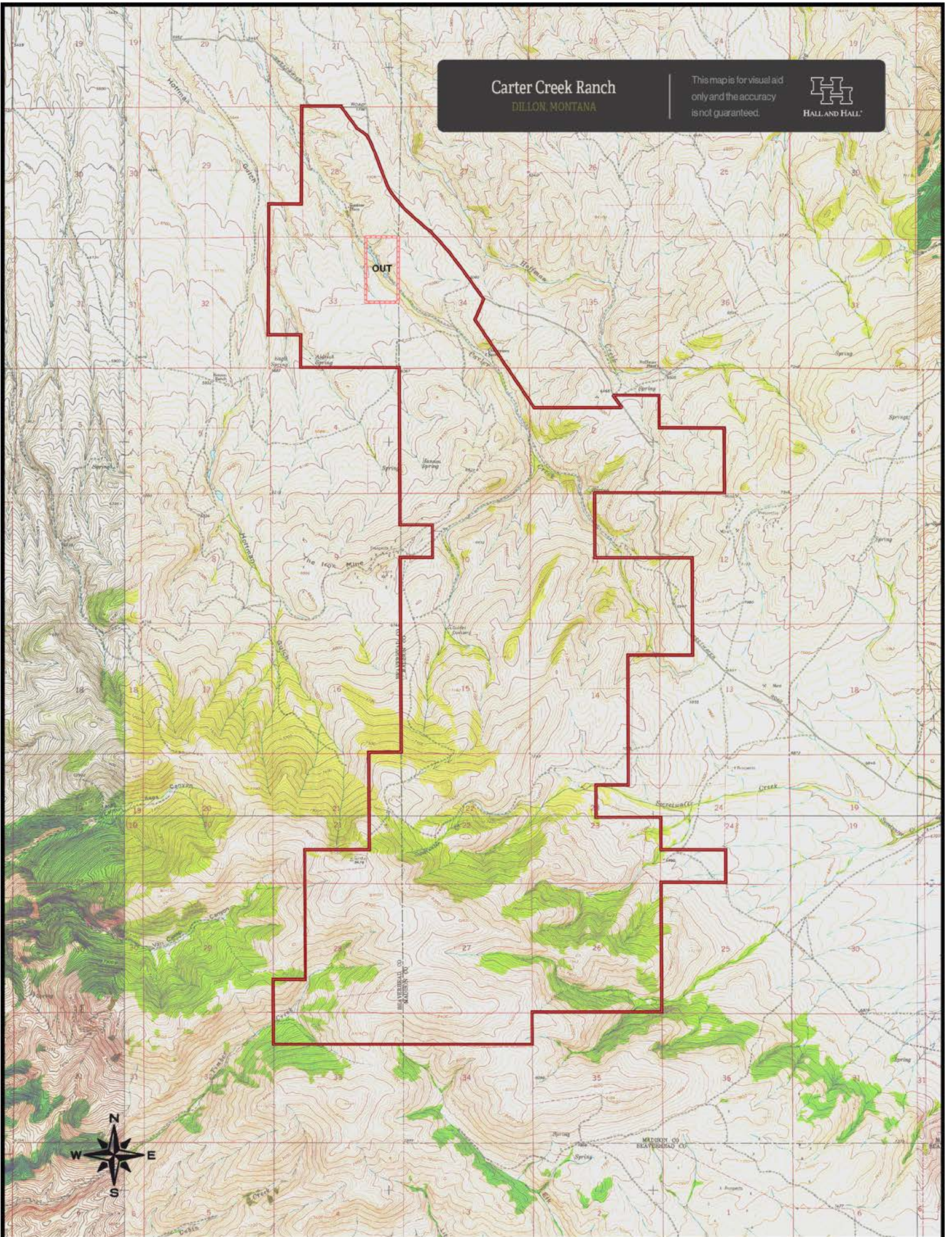
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Carter Creek Ranch
DILLON, MONTANA

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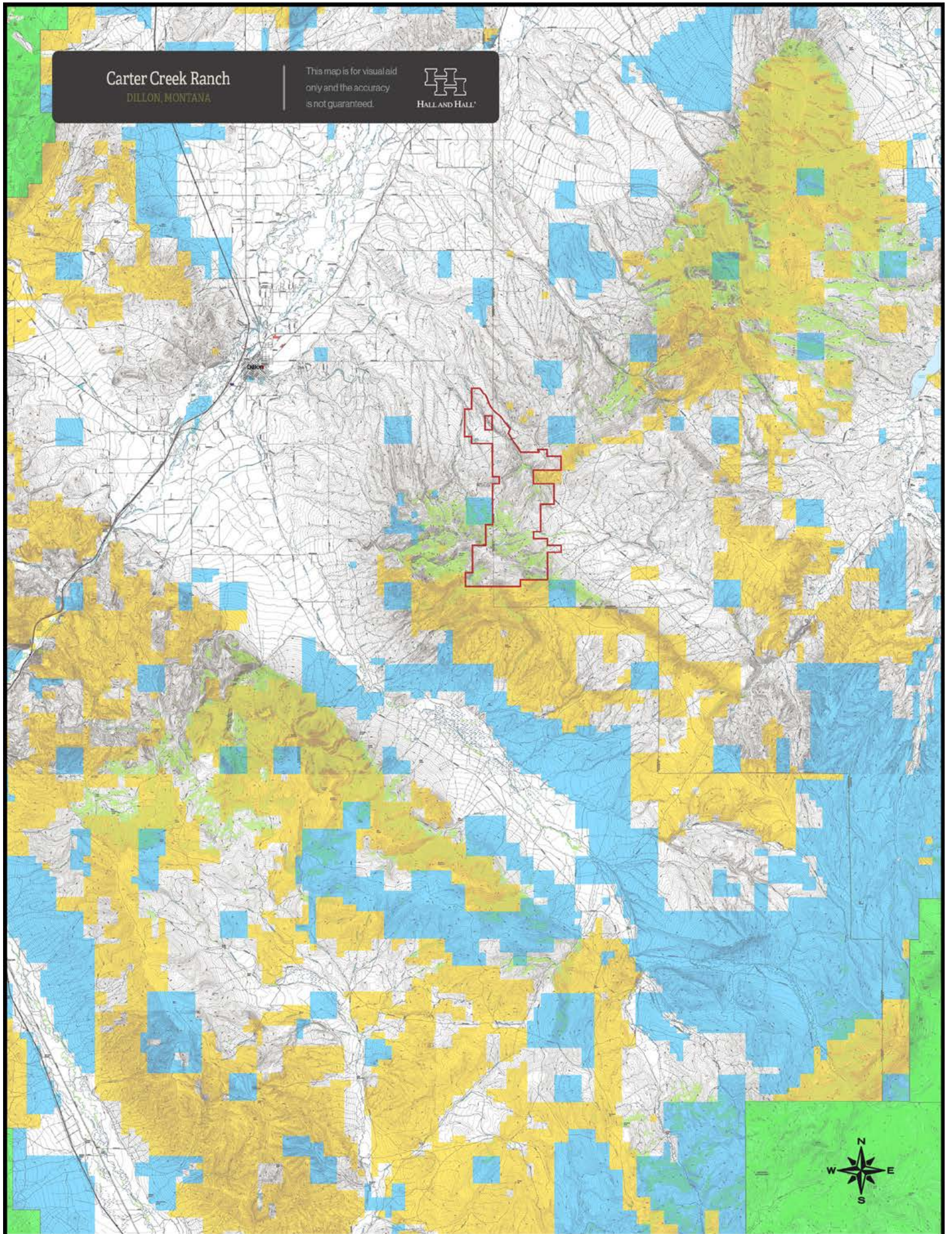


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