PROPERTY INFORMATION

18 LAND COMPANY

3500 HIGHWAY 91 N DILLON, MT





LISTED BY:

Kathy Peterson - Broker

406.865.0443 | kathy@18landco.com

PROPERTY AMENITIES

HOUSE EXTERIOR

- Built in 1925
- 1.92 acres
- New Roof, windows & siding
- Privacy fence
- Detached 2 car garage
- Barn & out buildings
- Tree house
- Chicken coop area
- Close to town



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PROPERTY AMENITIES



HOUSE INTERIOR

- 2,522+/- sq. ft. home
- 3 bedrooms, 2 baths
- Fully remodeled main floor
- New carpet & laminate flooring
- New plumbing & wiring
- Water Softener
- Gas forced air furnace
- Unfinished basement

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PROPERTY AMENITIES



STORAGE UNITS

- 36 5x10 units
- 24 10x10 units
- 6 10x15 units
- 19 10x20 units
- New Office
- Situated on 1.89 ac.
- Space for more units to be built
- Space for RV, Boat, Vehicle, etc parking
- Security Camera
- All units resealed for pests

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AERIAL VIEW



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CADASTRAL MAP

* Boundary lines are approximate.*t



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WATER RIGHT CERTIFICATE

Version Status: ACTIVE

Owners: BEAVERHEAD STORAGE LLC
1715 FLYNN LN
DILLON, MT 59725-9559

Priority Date: JUNE 21, 2022 at 10:54 A.M.

Enforceable Priority Date: JUNE 21, 2022 at 10:54 A.M.

Purpose (Use): DOMESTIC

LAWN AND GARDEN

Maximum Flow Rate: 35.00 GPM

Maximum Volume: 1.03 AC-FT

Maximum Acres: 0.01

Source Name: GROUNDWATER

Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

ID	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1		W2W2NWNW	6	7S	8W	BEAVERHEAD

Period of Diversion: JANUARY 1 TO DECEMBER 31 **Flow Rate:** 35.00 GPM

Diversion Means: WELL

Survey Tract: H

Well Location: 3500 N HIGHWAY 91

THE POINT OF DIVERSION IS LOCATED IN CERTIFICATE OF SURVEY NO. 268.

Purpose (Use): DOMESTIC

Households: 1

Volume: 1.00 AC-FT

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

ID	Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1			W2W2NWNW	6	7S	8W	BEAVERHEAD

Purpose (Use): LAWN AND GARDEN

Climatic Area: 4 - MODERATELY LOW

Volume: 0.03 AC-FT

Period of Use: APRIL 1 to OCTOBER 31

Place of Use:

ID	Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County

TAXES



EAVERHEAD COUNTY | **DETAIL**

ate: 09/21/24
ime: 09:24:13 am

BEAVERHEAD COUNTY

CATHY HUCKE
102 N WASHINGTON ST

Tax ID: 100243
Type: Real

lame and Address

EAVERHEAD STORAGE LLC
500 MT HIGHWAY 91 N
ILLON MT 59725-7317

Property Tax Query TW Range SC Description

07S/08W /06 Geo 0326-06-2-01-08-0000 C.O.S. 26
PARCEL H, ACRES 3.86

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
aid	23	12/11/23	12/08/23	2,035.82	40.72	1.67	**4,143.05**
aid	23	05/31/24	05/31/24	2,064.84	0.00	0.00	
aid	22	12/06/22	12/02/22	2,354.45	47.10	2.56	**4,723.03**
aid	22	07/28/23	05/31/23	2,238.59	44.78	35.55	
aid	21	11/26/21	12/03/21	2,325.08	0.00	0.00	**4,591.20**
aid	21	06/17/22	05/31/22	2,209.23	44.19	12.70	
aid	20	12/01/20	12/04/20	1,978.49	0.00	0.00	**3,845.11**

UTILITIES

Vigilante Electric Cooperative

Revision

09/23/2024 10:48:42 AM

LOCATION BILLING HISTORY

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Location: 24-441000 **Address: 3500 MT HWY 91 N**

Provider	Billing Period	KWH	Revenue
VEC	September 2022	293	54.00
	October 2022	162	48.98
	November 2022	342	56.85
	December 2022	671	72.14
	January 2023	1,293	112.10
	February 2023	1,595	129.65
	March 2023	1,668	133.89
	April 2023	1,323	113.85
	May 2023	997	94.91
	June 2023	827	85.03
	July 2023	1,051	98.04
	August 2023	989	45.73
	September 2023	834	85.44
	October 2023	1,164	104.61
	November 2023	1,533	126.05
	December 2023	2,120	160.15
	January 2024	2,802	227.10
	February 2024	1,842	164.70
	March 2024	1,424	137.80
	April 2024	1,048	112.87
	May 2024	1,189	122.66
	June 2024	911	106.23
	July 2024	1,001	111.73
	August 2024	913	104.61
		27,992	2,609.12
	Grand Total:	27,992	2,609.12

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UTILITIES

2024 June	25.07	27	28	Gas
2024 May	46.46	56	31	Gas
2024 April	81.94	102	32	Gas
2024 March	86.8	110	28	Gas
2024 February	108	141	34	Gas
2024 January	96.1	111	29	Gas
2023 December	82.74	93	31	Gas
2023 November	36.96	40	28	Gas
2023 October	15.01	11	32	Gas
2023 September	6.5	0	30	Gas
2023 August	6.5	0	33	Gas
2023 July	7.15	1	28	Gas
2023 June	12.53	8	31	Gas
2023 May	63.9	67	32	Gas
2023 April	85.52	85	29	Gas
2023 March	114.32	109	29	Gas
2023 February	126.22	117	28	Gas
2023 January	170.2	169	34	Gas
2022 December	158.16	154	29	Gas
2022 November	49.24	42	33	Gas
2022 October	6.5	0	29	Gas
2022 September	6.5	0	30	Gas

DISCLAIMER

NOTICE TO ALL INTERESTED CONCERNS

The Owners of the 3500 Highway 91 N, 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