

PROPERTY INFORMATION



18 LAND
COMPANY

BIG HOLE RIVER GETAWAY Glen, MT



LISTED BY:

Keith Handlos - Broker

406.925-1814 | keith@18landco.com

PROPERTY AMENITIES

EXTERIOR

- Built in 1988
- 2.5 acres
- Located approx. 19 miles north of Dillon in Glen, MT
- Beautiful landscaped yard
- Outdoor fire pit
- Large 2 car detached garage
- Newer 30 x 30 shop
- Underground sprinklers
- NEW siding
- 2 Lots
- 1 Bedroom, 1 bath CABIN - PERFECT for a guest house OR a VRBO
- Incredible views of surrounding mountain ranges and ranch property



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PROPERTY AMENITIES

INTERIOR

- 3 bed, 2 bath, 1,500+/- sf
- Everything on one floor!
- Beautiful front AND back decks
- Exceptional kitchen
- Primary suite
- 2 guest rooms (or office) & full bath
- Laundry room on main floor
- NEW Carpet
- NEW Interior paint
- 2 Wells on property



TAXES & UTILITIES

Beaverhead County | Detail

Date: 07/10/25
Time: 10:19:14 am

BEAVERHEAD COUNTY
CATHY HUCKE
102 N WASHINGTON ST

Tax ID: 54034
Type: Real

Name and Address
BRAY FAMILY LIVING TRUST
19970 MT HIGHWAY 91 N
GLEN MT 59732-8509

Taxes Due Query TW Range SC Description
04S/09W /22 C.O.S. 1088, TRACT A, ACRES 1.65 Geo: 0588-22-1-02-03-0000

District	Tax Date	Int Date	PD?	Tax Amt	Penalty	Interest
26F2 GLEN - FD#2/DILLON	12/06/24	07/10/25	Y	833.46	0.00	0.00
BA21 BEAVERHEAD	12/06/24					
AMBULANCE SERVICES		07/10/25	Y	17.50	0.00	0.00
BCD BVHD CONSERVATION	12/06/24	07/10/25	Y	6.08	0.00	0.00
BCDP BHC SOIL CONSERVATION PERMISSIVE	12/06/24	07/10/25	Y	0.96	0.00	0.00
DUMP REFUSE DISTRICT	12/06/24	07/10/25	Y	95.00	0.00	0.00
26F2 GLEN - FD#2/DILLON	05/31/25	07/10/25		833.46	16.67	9.13
BA21 BEAVERHEAD	05/31/25					
AMBULANCE SERVICES		07/10/25		17.50	0.35	0.19
Totals for 24						
Total Tax, Penalty and Interest				1,803.96 1,830.30	17.02	9.32

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07/10/2025

11:43:35 AM

LOCATION BILLING HISTORY

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Location: 13-580000

Address: 19970MTHIGHWAY 91 N

Provider	Billing Period	KWH	Revenue
VEC	June 2023	601	71.90
	July 2023	938	91.48
	August 2023	828	41.88
	September 2023	634	73.82
	October 2023	934	91.25
	November 2023	1,100	100.89
	December 2023	1,507	124.54
	January 2024	1,892	165.87
	February 2024	1,248	123.89
	March 2024	1,241	124.01
	April 2024	852	100.45
	May 2024	735	90.38
	June 2024	620	83.09
	July 2024	1,024	109.90
	August 2024	817	95.46
	September 2024	458	72.26
	October 2024	696	88.43
	November 2024	1,141	116.99
	December 2024	1,467	138.61
	January 2025	1,843	174.29
	February 2025	1,634	159.37
	March 2025	1,143	125.93
	April 2025	868	107.71
	May 2025	774	99.75
	June 2025	717	98.72
		25,712	2,670.87
Grand Total:		25,712	2,670.87

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WELL INFORMATION

STATE OF MONTANA

DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601
GENERAL ABSTRACT

Water Right Number: 41D 13277-00 GROUND WATER CERTIFICATE

Version: 1 -- ORIGINAL RIGHT

Version Status: ACTIVE

Owners: BRAY FAMILY LIVING TRUST

19970 MT HIGHWAY 91 N

GLEN, MT 59732-8509

Priority Date: JUNE 6, 1977 at 01:12 P.M.

Enforceable Priority Date: JUNE 6, 1977 at 01:12 P.M.

Purpose (Use): DOMESTIC

Maximum Flow Rate: 20.00 GPM

Maximum Volume:

Source Name: GROUNDWATER

Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

ID Govt Lot Qtr Sec Sec Twp Rge County

1 NENENE 22 4S 9W BEAVERHEAD

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: WELL

Well Depth: 44.00 FEET

Static Water Level: 9.00 FEET

Casing Diameter: 6.00 INCHES

Purpose (Use): DOMESTIC

Households: 1

Volume:

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

ID Acres Govt Lot Qtr Sec Sec Twp Rge County

1 NENENE 22 4S 9W BEAVERHEAD

Geocodes/Valid: 18-0588-22-1-02-03-0000 - Y 18-0588-22-1-02-10-0000 - Y

STATE OF MONTANA

DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601
GENERAL ABSTRACT
Water Right Number: 41D 38451-00 GROUND WATER CERTIFICATE

Version: 1 -- ORIGINAL RIGHT
Version Status: ACTIVE
Owners: BRAY FAMILY LIVING TRUST
19970 MT HIGHWAY 91 N
GLEN, MT 59732-8509

Priority Date: DECEMBER 7, 1981 at 09:38 A.M.
Enforceable Priority Date: DECEMBER 7, 1981 at 09:38 A.M.

Purpose (Use): DOMESTIC
IRRIGATION
STOCK

Maximum Flow Rate: 40.00 GPM
Maximum Volume: 11.55 AC-FT
Maximum Acres: 5.00

Source Name: GROUNDWATER
Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

ID Govt Lot Qtr Sec Sec Twp Rge County

1 NENENE 22 4S 9W BEAVERHEAD

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: WELL

Purpose (Use): DOMESTIC
Households: 1

Volume: 1.50 AC-FT

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

ID Acres Govt Lot Qtr Sec Sec Twp Rge County

1 NENENE 22 4S 9W BEAVERHEAD

Purpose (Use): IRRIGATION

Volume: 10.00 AC-FT

Period of Use: APRIL 1 to OCTOBER 31

Place of Use:

ID Acres Govt Lot Qtr Sec Sec Twp Rge County

1 5.00 NENENE 22 4S 9W BEAVERHEAD

Total: 5.00

Purpose (Use): STOCK

July 10, 2025
41D 38451-00

Page 2 of 2
General Abstract

Volume: 0.05 AC-FT
Period of Use: AUGUST 1 to MAY 1
Place of Use:

ID Acres Govt Lot Qtr Sec Sec Twp Rge County

1 NENENE 22 4S 9W BEAVERHEAD

Geocodes/Valid: 18-0588-22-1-02-03-0000 - Y 18-0588-22-1-02-10-0000 - Y

DISCLAIMER

NOTICE TO ALL INTERESTED CONCERNS

The Owners of 19970 MT Hwy 91 N in Glen, 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 this 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