PROPERTY INFORMATION

18 LAND COMPANY

91 SWEETWATER ESTATES DR. DILLON, MT





LISTED BY:

Kathy Peterson - Broker

406.865.0443 | kathy@18landco.com

PROPERTY AMENITIES

EXTERIOR

- Built in 2013
- Situated on 2.97 acres in Sweetwater Estates Subdivision
- Protected back patio area and upper deck area
- Underground Sprinklers
- Landscaped yard w/mature trees & shrubs
- Fenced back yard
- Paved driveway up to house
- Incredible views of surrounding mountain ranges & Beaverhead Valley





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PROPERTY AMENITIES





INTERIOR MAIN FLOOR

- 6,200+/- sq. ft. home
- Living room w/large steel wood stove & built-ins
- Master suite w/walk-in closet, soaker tub, tile shower & granite vanity
- 3 additional bedrooms & 2 baths on main floor
- Exceptional kitchen with quartz countertops
- Stainless steel appliances & alder custom cabinetry
- Hand scraped engineered wood floors
- Tiled bathrooms with granite vanities
- Laundry room w/wash tub & custom built-ins

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PROPERTY AMENITIES









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PROPERTY AMENITIES





INTERIOR BASEMENT

- Walkout basement
- Large family room w/patio access
- Bonus room
- Large bedroom with walk-in closet
- Game room area
- Large unfinished bedroom
- Egress windows
- Large guest bath with twin granite sinks and toilet room
- Utility room with bonus area plumbed for an additional bathroom
- Gas forced air furnace
- Central A/C

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PROPERTY AMENITIES









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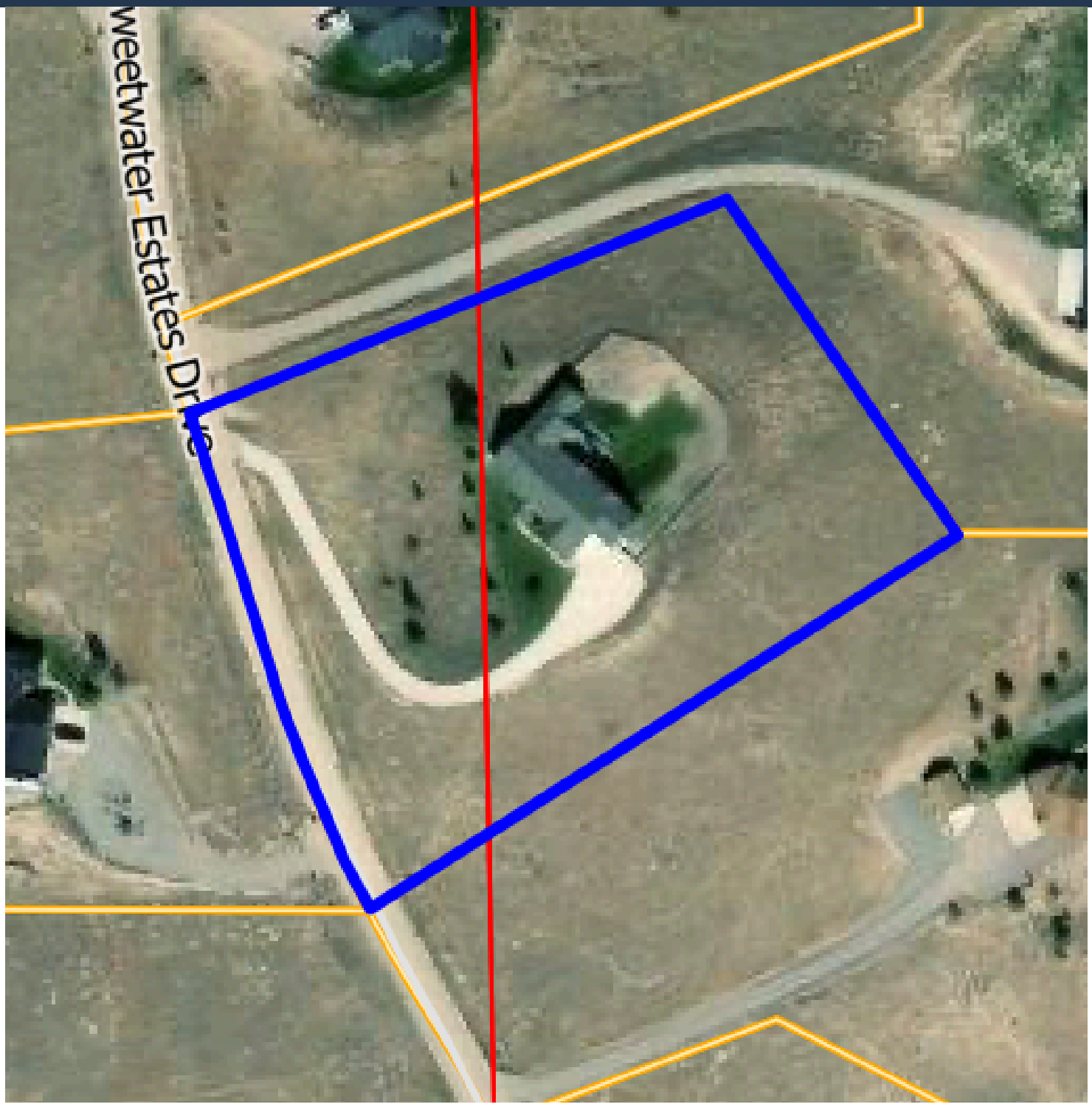
AERIAL VIEW



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CADASTRAL MAP

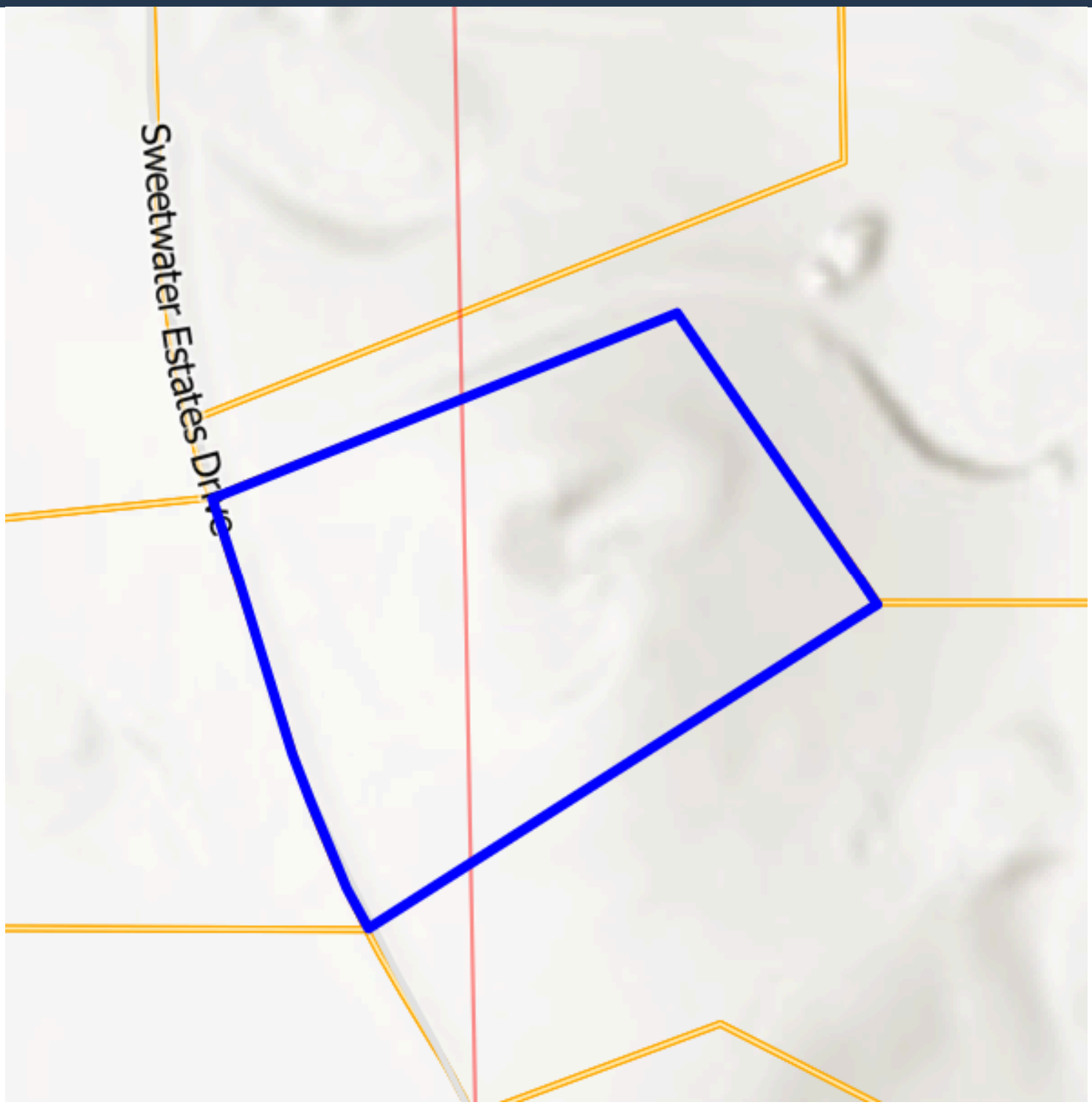
* Boundary lines are approximate.*t



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CADASTRAL MAP

* Boundary lines are approximate.*t



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WELL LOG

Site Name: MELVIN, DANIEL/FLAMM, CARLA B.
GWIC Id: 274571
DNRC Water Right: 30067867

Section 1: Well Owner(s)

1) MELVIN, DANIEL AND CARLA B. FLAMM (MAIL)
3710 CLAIRE DRIVE
CARMICHAEL CA 95608 [06/21/2013]

Section 2: Location

Township	Range	Section	Quarter Sections
07S	08W	22	NW¼ NW¼

County	Geocode	Parcel
BEAVERHEAD	18032622202060000	

Latitude	Longitude	Geomethod	Datum
45.21715	-112.579983	NAV-GPS	NAD83

Ground Surface Altitude	Ground Surface Method	Datum	Date

Addition	Block	Lot
SWEETWATER ESTATES PHASE 2 MAJOR SUB		19

Section 3: Proposed Use of Water

DOMESTIC (1)

Section 4: Type of Work

Drilling Method: ROTARY
Status: NEW WELL

Section 5: Well Completion Date

Date well completed: Friday, June 21, 2013

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	160	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
2	137	6	0.25		WELDED	A53B STEEL
120	160	4			THREADED	PVC

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
140	160	4	20	1/8 X 6	SAW SLOTS

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?
0	30	#8 BENTONITE	Y

Section 7: Well Test Data

Total Depth: 160
Static Water Level: 125
Water Temperature:

Air Test *

12 gpm with drill stem set at 155 feet for 1 hours.
Time of recovery 1 hours.
Recovery water level 125 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

Section 9: Well Log

Geologic Source

Unassigned

From	To	Description
0	2	SOIL
2	30	SAND GRAVEL
30	33	TAN CLAY
33	42	TAN CLAYBOUND GRAVEL
42	130	SAND GRAVEL
130	137	BROWN CLAY
137	160	BROWN SANDSTONE

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name: CHET GRAHAM
Company: GRAHAM DRILLING INC
License No: WWC-529
Date Completed: 6/21/2013

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TAXES



EAD COUNTY | **DETAIL**

28/26
31:35 pm

BEAVERHEAD COUNTY

CATHY HUCKE
102 N WASHINGTON ST

Tax ID: 9250
Type: Real

nd Address

D JR REVOCABLE TRUST
IRE DR
AEL CA 95608-2602

Property Tax Query TW Range SC Descr

Sub/Blk/Lot / / 19 07S/08W /22 Geo 0326-22-2-0
SWEETWATER ESTATES PHASE 2 MAJOR SUB, ACF

YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
25	12/01/25	12/12/25	1,863.30	0.00	0.00	**3,603.92**
25	01/28/26	05/31/26	1,740.62	0.00	0.00	
24	11/19/24	12/06/24	2,464.76	0.00	0.00	**4,815.23**
24	04/07/25	05/31/25	2,350.47	0.00	0.00	
23	12/06/23	12/08/23	2,508.66	0.00	0.00	**5,076.55**
23	05/13/24	05/31/24	2,567.89	0.00	0.00	
22	12/06/22	12/02/22	2,696.55	0.00	0.00	**5,274.07**

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UTILITIES

Vigilante Electric Cooperative Rev: 202

11:34:59 AM

LOCATION BILLING HISTORY

Location: 04-350560 **Address: 91 SWEETWATER ESTATES DR**

Provider	Billing Period	KWH	Revenue
VEC	January 2024	1,067	105.10
	February 2024	967	96.73
	March 2024	1,148	112.70
	April 2024	902	88.49
	May 2024	1,042	101.98
	June 2024	1,538	137.31
	July 2024	1,824	152.81
	August 2024	1,608	141.51
	September 2024	1,400	122.19
	October 2024	1,484	128.05
	November 2024	1,386	89.09
	December 2024	1,424	122.74
	January 2025	1,161	114.04
	February 2025	927	97.69
	March 2025	1,395	141.13
	April 2025	931	102.04
	May 2025	986	102.80
	June 2025	905	102.85
	July 2025	879	96.68
	August 2025	790	87.73
	September 2025	822	97.57
	October 2025	901	95.87
	November 2025	924	17.13
	December 2025	974	100.60
		27,385	2,554.83
	Grand Total:	27,385	2,554.83

Delivery Dat...	Status	Docum...	Fuel	Qty...	Unit	Extende...	Taxe...	Inv. Tota...
10/20/25	Completed and Posted	151809...	Propane	43.4	$1.9000	$82.46	$0.00	$87.41
3/14/25	Completed and Posted	151694...	Propane	260.4	$2.3900	$622.36	$0.00	$627.31
12/24/24	Completed and Posted	151569...	Propane	137.9	$2.2000	$303.38	$0.00	$308.33
7/16/24	Completed and Posted	151406...	Propane	170.7	$1.8500	$315.80	$0.00	$320.75
1/24/24	Completed and Posted	151242...	Propane	357.6	$2.3400	$836.78	$0.00	$841.73

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DISCLAIMER

NOTICE TO ALL INTERESTED CONCERNS

The Owners of 91 Sweetwater Estates Dr., 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
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Dillon, MT 59725
Cell (406)865-0443 Email: kathy@18landco.com