PROPERTY INFORMATION

18 LAND COMPANY

13502 HWY 41
DILLON, MT



LISTED BY:

Kathy Peterson - Broker

406.865.0443 | kathy@18landco.com

PROPERTY AMENITIES

EXTERIOR

- Built in 2020
- Situated on 9.53 acres
- Covered front porch
- Landscaped yard w/underground sprinklers
- Fenced back yard
- Detached 3 car garage with 1,120 SF 1 bed, 1 bath apartment
- RV parking pad with electricity & septic dump
- 1,200 SF insulated & heated shop with two 14'x12' overhead doors
- Incredible views of surrounding mountain ranges & Beaverhead Valley





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PROPERTY AMENITIES









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PROPERTY AMENITIES





INTERIOR MAIN FLOOR

- 2,688+/- sq. ft. home
- Open concept living area w/vaulted ceiling
- Rock fireplace w/Quadra-Fire wood burning insert
- Exceptional kitchen with quartz countertops
- Stainless steel appliances & custom alder cabinetry
- Engineered wood flooring
- Primary Suite w/walk-in shower, dual vanities & walk-in closet
- Tiled guest bathroom
- Laundry room
- Large windows throughout w/views

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INTERIOR BASEMENT

- Large family room w/game area & pool table
- Locking office
- 2 guest bedrooms
- Egress windows
- Tiled guest bathroom
- Utility room w/extra storage
- Geothermal heat and cooling
- Water softener
- Home is being sold fully furnished

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APARTMENT

- 1,120 SF furnished upstairs apartment
- Open concept kitchen, dining, living room w/vaulted ceiling
- Large bedroom w/walk-in closet
- Tiled bathroom with walk-in shower
- Washer & Dryer
- Fully furnished

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PROPERTY AMENITIES





SHOP

- 30' x 40' MQS Shop
- Two 14' x 12' overhead doors w/openers
- Insulated & heated
- Concrete floor
- Shelving for storage

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CADASTRAL MAP

* Boundary lines are approximate.*t



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WELL LOG

MONTANA WELL LOG REPORT

Other Options

Return to men
Plot this site in State Library Digital Atla
Plot this site in Google Map

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

Site Name: CROTHERS, TIM & NANCY
GWIC Id: 297549

Section 1: Well Owner(s)
CROTHERS, TIM & NANCY (MAIL)
327 MATTHEW CT
AGAN MN 55123 [06/06/2018]

Section 2: Location

Township	Range	Section	Quarter Sections
05S	07W	28	NE¼ SE¼

County	Geocode	Parcel
BEAVERHEAD		

Latitude	Longitude	Geomethod	Datum
45.3694	-112.4651	NAV-GPS	NAD83

Ground Surface Altitude	Ground Surface Method	Datum	Date

Addition	Block	Lot

Section 3: Proposed Use of Water
DOMESTIC (1)

Section 4: Type of Work
Drilling Method: DUAL ROTARY
Status: NEW WELL

Section 5: Well Completion Date
Date well completed: Wednesday, June 6, 2018

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	210	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
?	158	6	0.25		WELDED	A53B STEEL
40	210	4		220.0	THREAD AND COLLAR	PVC-SCHED 40

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
70	210	4	40	1/8 X 7	SAW SLOTS

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?
	30	ENVIRO PLUG #8	Y

Section 7: Well Test Data

Total Depth: 210
Static Water Level: 80
Water Temperature:

Air Test *

50 gpm with drill stem set at 205 feet for 1 hours.
Time of recovery 0.33 hours.
Recovery water level 80 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 th 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	3	SOIL,SANDS
3	65	TAN CLAY
65	150	VOLCANICS
150	190	GREEN,BLUE CLAYSTONE
190	210	FRACTURED GRANITE WATER

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

Name: JOSH HANSON
Company: GRAHAM DRILLING INC
License No: WWD-693
Date Completed: 6/6/2018

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TAXES



BEAVERHEAD COUNTY | **DETAIL**

Date: 05/13/26
Time: 11:38:07 am

BEAVERHEAD COUNTY
CATHY HUCKE
102 N WASHINGTON ST

Tax ID: 101154
Type: Real

Name and Address

CROTHERS TIMOTHY JON & NANCY ANN TRUSTEE
13502 MT HIGHWAY 41
DILLON MT 59725-8561

Taxes Due Query TW Range SC Description

05S/07W /28 C.O.S. 1902BA, PARCEL TC, ACRES 10.91 Geo: 0503-28-4-01-03-0000

District	Tax Date	Int Date	PD?	Tax Amt	Penalty	Interest
10R2 DILLON RURAL - FD#2/DILLON	12/12/25	05/13/26	Y	2286.66	0.00	0.00
BCD BVHD CONSERVATION	12/12/25	05/13/26	Y	14.37	0.00	0.00
BCDP BHC SOIL CONSERVATION PERMISSIVE	12/12/25	05/13/26	Y	2.28	0.00	0.00
DUMP REFUSE DISTRICT	12/12/25	05/13/26	Y	110.00	0.00	0.00
10R2 DILLON RURAL - FD#2/DILLON	05/31/26	05/13/26	Y	2286.65	0.00	0.00
Totals for 25				4,699.96	0.00	0.00
Total Tax, Penalty and Interest				4,699.96		

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UTILITIES

1:41:32 PM

LOCATION BILLING HISTORY

Location: 01-344500 **Address: 13502 MT HIGHWAY 41 N**

Provider	Billing Period	KWH	Revenue
VEC	April 2024	1,672	151.00
	May 2024	1,391	129.00
	June 2024	1,393	129.00
	July 2024	1,642	141.00
	August 2024	1,126	108.00
	September 2024	1,147	112.00
	October 2024	1,286	126.00
	November 2024	2,283	191.00
	December 2024	2,905	230.00
	January 2025	3,336	282.00
	February 2025	3,322	282.00
	March 2025	2,359	212.00
	April 2025	1,768	168.00
	May 2025	1,514	147.00
	June 2025	1,574	150.00
	July 2025	2,041	182.00
	August 2025	1,691	157.00
	September 2025	1,717	160.00
	October 2025	3,529	293.00
	November 2025	4,742	376.00
	December 2025	4,664	370.00
	January 2026	5,109	438.00
	February 2026	3,473	317.00
	March 2026	2,659	255.00
	April 2026	2,155	214.00
		60,498	5,320.00
	Grand Total:	60,498	5,320.00

DISCLAIMER

NOTICE TO ALL INTERESTED CONCERNS

The Owners of 13502 Highway 41,, 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:
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