PROPERTY INFORMATION

18 LAND COMPANY

442 EXPEDITION DR. DILLON, MT



LISTED BY:

Kathy Peterson - Broker

406.865.0443 | kathy@18landco.com

PROPERTY AMENITIES

EXTERIOR

- Built in 2011
- Situated on 1.14+/- acres in Clark Lookout Subdivision
- Full solar array
- Extra large attached 2-car heated garage
- 220 W plug for an EV plug-in charger
- Landscaped yard w/underground sprinklers
- Mature trees & shrubs
- Fenced back yard
- Patio w/pergola & hot tub
- Raised garden beds
- Incredible views of surrounding mountain ranges & Beaverhead Valley







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PROPERTY AMENITIES









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PROPERTY AMENITIES





INTERIOR MAIN FLOOR

- 2,762+/- SF home
- Open concept living area w/vaulted ceiling
- Exceptional kitchen with nice sized pantry
- Stainless steel appliances & custom cabinetry
- 2 guests room & full bath main floor
- Master suite w/tiled soaker tub/shower, custom cabinets & walk-in closet
- Laundry room w/closet & cabinets
- Large windows throughout w/views

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PROPERTY AMENITIES





INTERIOR BASEMENT

- Large family room
- 2 guest rooms & full bath
- Egress windows
- High-efficiency wood stove w/ attached wood closet and chute
- Large utility room
- Whole-house arsenic and water filtration system
- Lots of storage room

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PROPERTY AMENITIES









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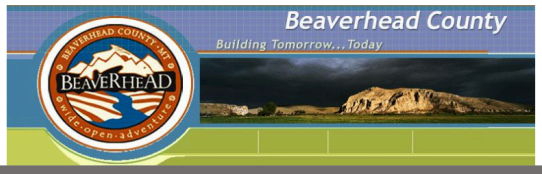
CADASTRAL MAP

* Boundary lines are approximate.*t



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TAXES



BEAVERHEAD COUNTY | **DETAIL**

Date: 04/21/26
Time: 03:25:34 pm

BEAVERHEAD COUNTY
CATHY HUCKE
102 N WASHINGTON ST

Tax ID: 9238
Type: Real

Name and Address

SCHOENEMANN SPRUCE & MARY JTROS
442 EXPEDITION DR
DILLON MT 59725-8283

Tax Roll Information TW Range SC Description

51A- CLARK LOOKOUT MAJOR SUB, Geocode: 0325-12-4-03-35-0000 ACRES 1.14, COS 2047BA

Class	Dist	Quantity	Market	Taxable/$	Assessed Tax
42101 Tract Land	10R2	1.14	80,970	656.00	342.28
43301 Improvements on Rural Land	10R2	0.00	389,030	3,151.00	1,644.10
990100 SOIL BVHD CONSERVATION DIST	BCD	0.00	0	3,807.00	6.24
990110 SOIL BVHD CONSERVATION DIST PE	BCDP	0.00	0	0.99	0.99
990900 REFUSE DISTRICT	DUMP	1.00	0	110.00	110.00
Totals for 2025					2,103.61

UTILITIES

Vigilante Electric Cooperative

12:47:44 PM

LOCATION BILLING HISTORY

Location: 04-669820 **Address: 442 EXPEDITION DR**

Provider	Billing Period	KWH	Revenue
VEC	April 2025	1,860	181.89
	May 2025	1,278	139.53
	June 2025	1,148	124.71
	July 2025	798	98.23
	August 2025	1,106	122.32
	September 2025	1,215	130.81
	October 2025	1,948	184.70
	November 2025	2,263	200.03
	December 2025	2,609	230.12
	January 2026	3,165	292.53
	February 2026	1,737	190.10
	March 2026	808	121.78
		19,935	2,016.75
	Grand Total:	19,935	2,016.75

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DISCLAIMER

NOTICE TO ALL INTERESTED CONCERNS

The Owners of 442 Expedition Drive, 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