PROPERTY INFORMATION PACKET

18 LAND COMPANY

88 THOMAS WAY
DILLON, MT



LISTED BY:

Kathy Peterson - Broker

406.865.0443 | kathy@18landco.com

PROPERTY AMENITIES

EXTERIOR

- Built in 2023
- Situated on 0.193 acres in Beaver Pride Subdivision
- Maintenance free siding
- Covered front patio area
- Attached 2-car garage
- Hot tub hook-up installed
- Zero Scape landscaped yard w/underground drip lines
- Covered back patio, great for entertaining
- Incredible views of surrounding mountain ranges







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PROPERTY AMENITIES









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INTERIOR

- 1,893+/- SF home
- Open concept living area w/vaulted ceiling
- LVP Flooring
- Exceptional kitchen with nice sized pantry
- Stainless steel appliances & custom cabinetry
- 2 guest rooms & full bath
- Primary suite w/walk-in closet, dual granite vanity & full bath
- Laundry room
- Half bath off garage
- Large windows throughout w/views

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PROPERTY AMENITIES









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PROPERTY AMENITIES





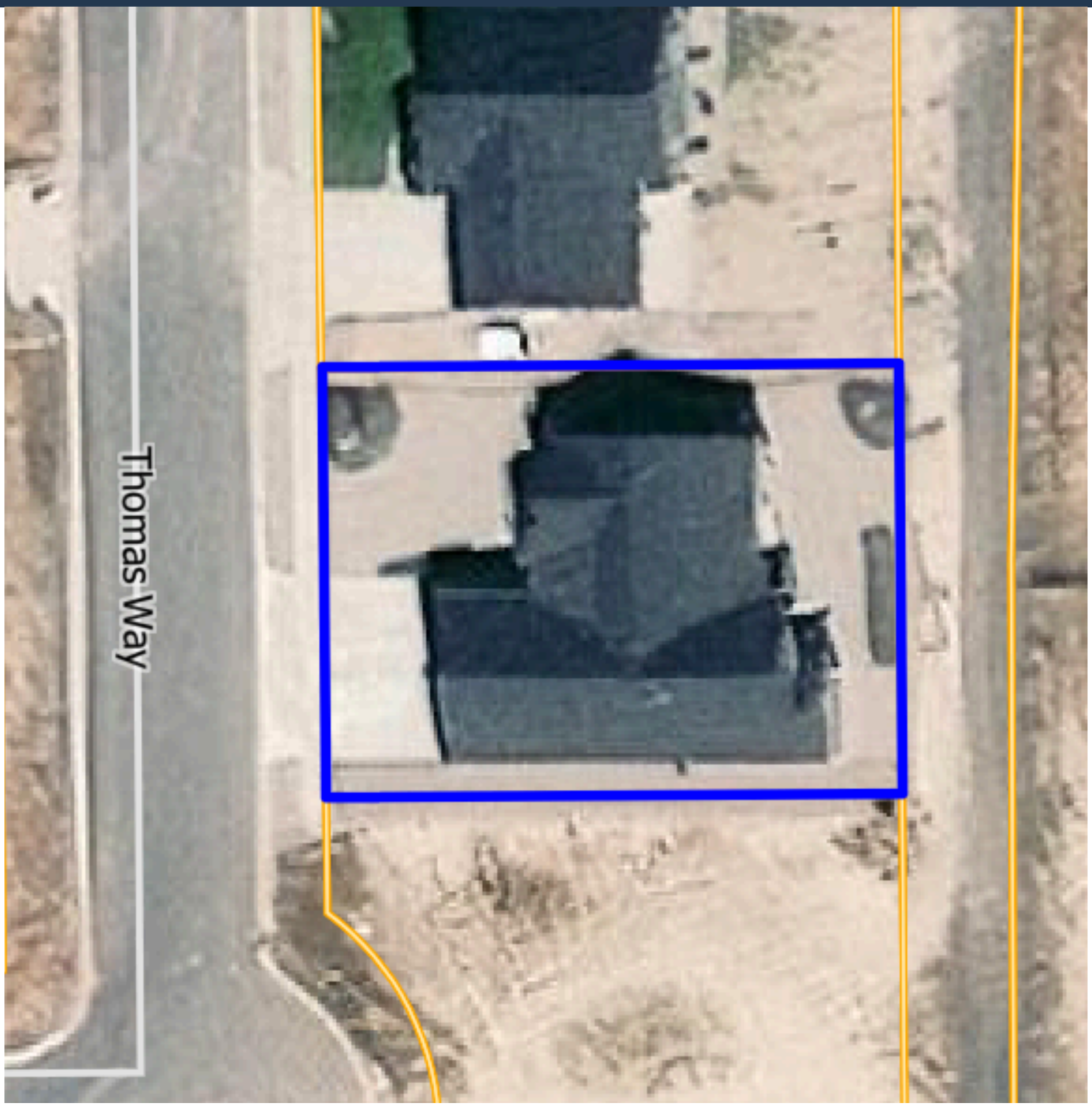




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CADASTRAL MAP

* Boundary lines are approximate.*t



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TAXES



BEAVERHEAD COUNTY | **DETAIL**

Date: 06/24/26
Time: 10:54:52 am

BEAVERHEAD COUNTY
CATHY HUCKE
102 N WASHINGTON ST

Tax ID: 194489
Type: Real

Name and Address

ROCHESTER RICHARD P &
88 THOMAS WAY
DILLON MT 59725-2984

Property Tax Query TW Range SC Description

Sub/Blk/Lot / 6/ 3 07S/08W /18 Geo 0326-18-4-35-09-0000
BEAVER PRIDE PH 3 SUB, ACRES 0.193

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	25	11/24/25	12/12/25	1,408.15	0.00	0.00	**2,652.72**
Paid	25	05/21/26	05/31/26	1,244.57	0.00	0.00	
Paid	24	11/26/24	12/06/24	1,338.13	0.00	0.00	**2,532.97**
Paid	24	05/28/25	05/31/25	1,194.84	0.00	0.00	

UTILITIES

UsageReport

sage Period	AmountBilled	Usage (KWH)	DaysOfService	ServiceTyp
026 June	88.15	524	32	Electricity
026 May	93.69	566	29	Electricity
026 April	95.61	611	30	Electricity
026 March	99.55	640	29	Electricity
026 February	98.83	624	31	Electricity
026 January	89.43	593	31	Electricity
025 December	97.12	649	33	Electricity
025 November	76.93	508	28	Electricity
025 October	71.07	426	29	Electricity
025 September	71.98	429	30	Electricity
025 August	117.32	716	28	Electricity
025 July	113.45	712	34	Electricity

UsageReport-2

age Period	AmountBilled	Usage (Therms)	DaysOfService	ServiceTy
26 June	19.47	20	32	Gas
26 May	36.63	44	29	Gas
26 April	43.24	52	30	Gas
26 March	57.35	69	29	Gas
26 February	70.51	85	31	Gas
26 January	65.32	78	31	Gas
25 December	52.42	61	33	Gas
25 November	33.19	35	28	Gas
25 October	9.53	4	29	Gas
25 September	6.5	0	30	Gas
25 August	6.5	0	28	Gas
25 July	9.67	4	34	Gas

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DISCLAIMER

NOTICE TO ALL INTERESTED CONCERNS

The Owners of 88 Thomas Way, 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