



BERKSHIRE HATHAWAY
HomeServices
Montana Properties

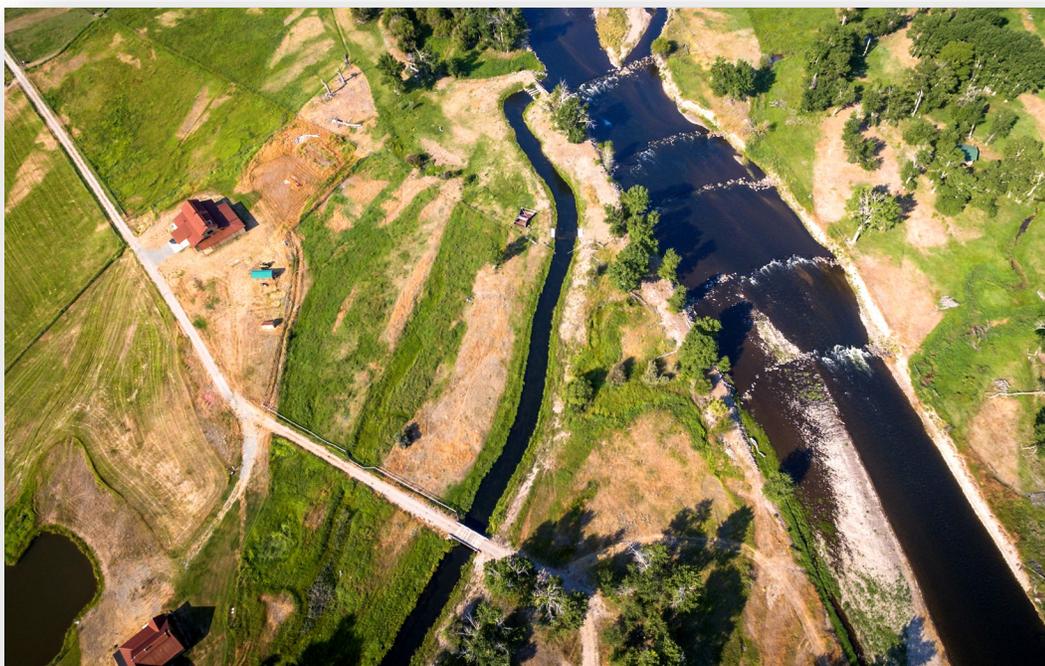


Lower Big Hole River Preserve
218 Pennington Road
Twin Bridges, Montana

\$1,890,000 | MLS #215806 | 74± Acres

LOCATION

The property is located approximately seven road miles southwest of the small town of Twin Bridges and twenty-five miles northwest of Dillon. Access is via paved Montana Highway 41 and approximately two miles of graveled County Road known as Pennington Lane. Pennington Lane continues beyond the property to Glen, near Interstate 15. See property location and aerial maps of the property in addendum.



IMPROVEMENTS

Two detached building improvements, both completed in 2009, include a custom 1,635 SF, 3 bedroom, 2 bath home with covered decks on the south and east sides. Modest in size, the dwelling's open floor plan allows space efficient functionality for owners and guests. The dwelling is served by propane forced air, woodstove heating and connected air conditioning. A second improvement has a 3,480 SF ground level shop and garage with 1,200 SF second, loft area with 2 bedrooms, one bath, kitchen and dining/living area. The upstairs living area is served by electric and propane stove heating. The ground level, shop/garage is concrete slab with four 10' by 8' rollup doors and has 2 overhead propane heaters. Both buildings are natural wood sided, metal roofing and are situated well away from the County Road and allow open views of the property and surrounding mountains.



Shop/garage building with 2 bedroom apartment on upper level



Home Living/Dining Area



Home Kitchen/Dining Area



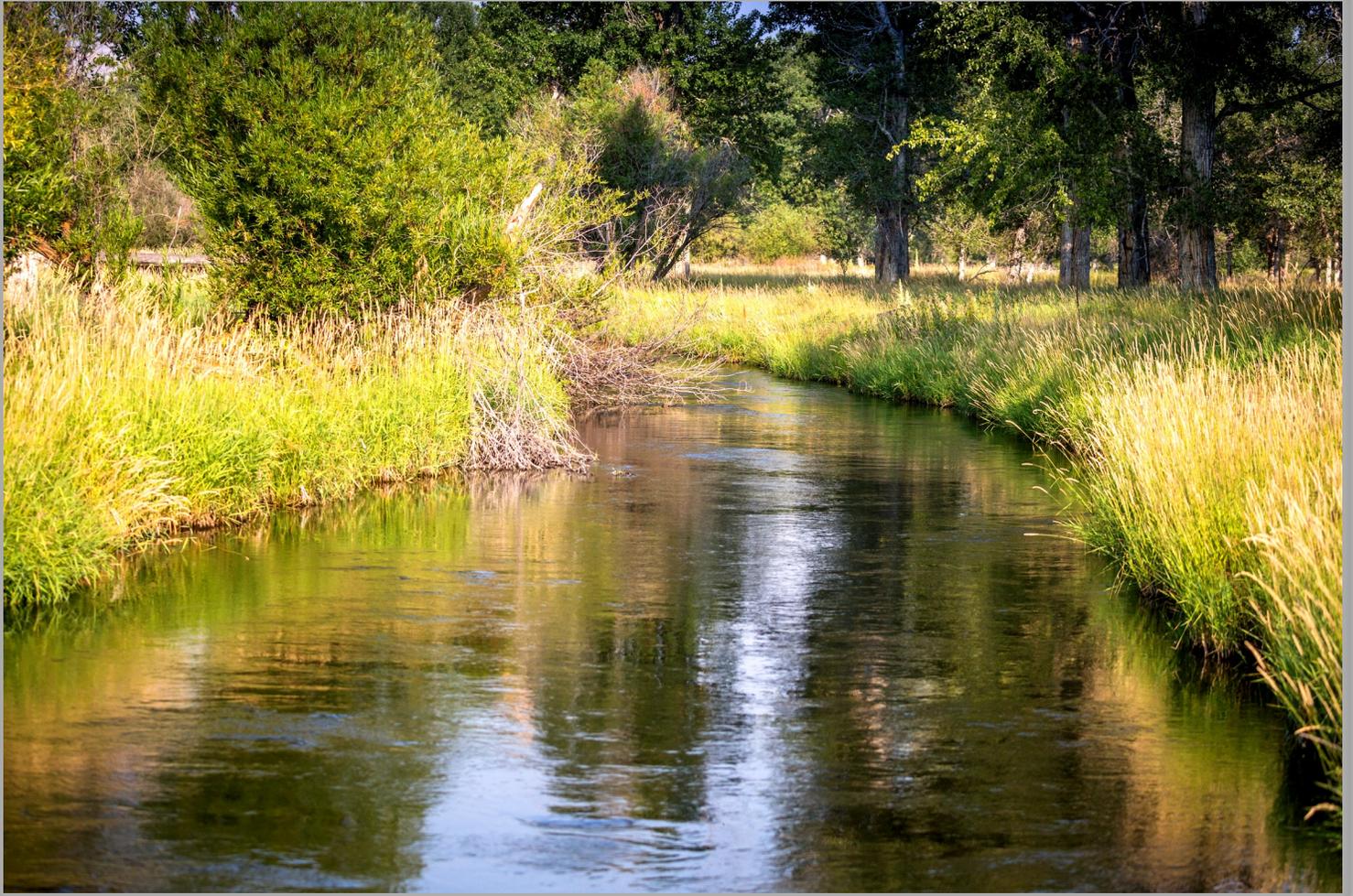
Home Master Bedroom





ACREAGE

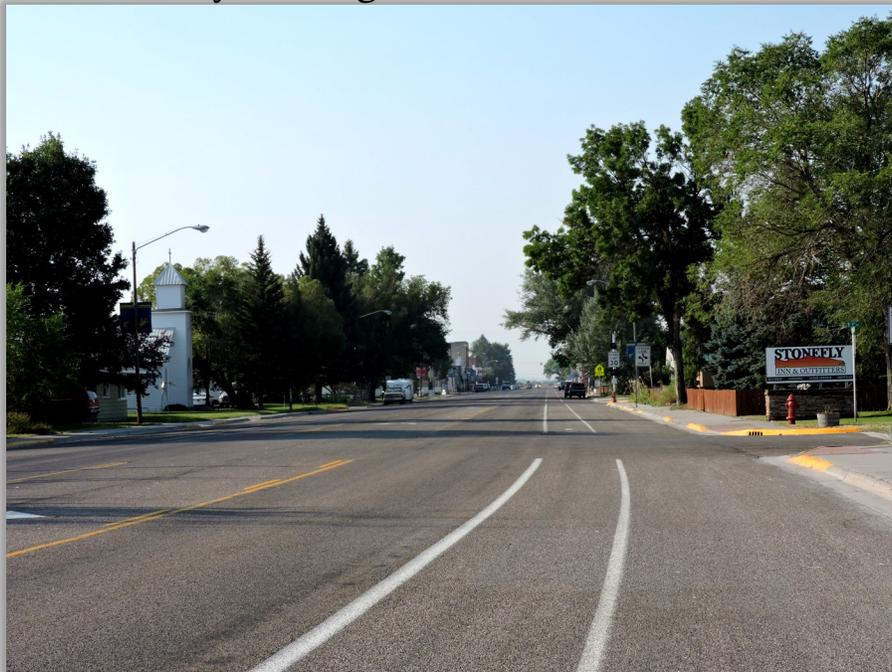
The property consists of approximately 74 acres of land fronting Pennington Road and bisected by the Pageville Canal at the front/south and, the Big Hole Ditch, an irrigation canal, is diverted from the Big Hole River proximate to the property. The Big Hole River cuts through the north part of the property with around twelve acres lying North of the river providing view scape security. An additional septic permit has been previously approved within the riparian area between the Big Hole River and Big Hole Ditch which would allow construction of another structure in that area. Approximately 45 acres at the south end of the property are flood irrigated and used for native grass hay and pasture. An excavated ground water pond is situated near the dwelling and would be a great candidate for further development as a fishery. The property commands outstanding open views of the surround Highland, McCartney, Ruby, and Tobacco Root Mountain Ranges. There are no covenants or restrictions on the property.





COMMUNITY

Friendly folks, a laid back atmosphere, and sincere community pride is what you'll find here in Southwest Montana. Twin Bridges with a population of 375 (2010 census), has a commendable K-12 school system and a full complement of businesses including a bank, grocery store, medical clinic, fine dining, fishing guide services, and more. Madison County Fair Grounds located in Twin Bridges hosts the annual County Fair, NRA Rodeo, team penning, and other community and regional events.



RECREATIONAL OPPORTUNITIES

Living next to the Big Hole River offers some of the best outdoor recreational opportunities in South West Montana. Both the Big Hole River and Big Hole Ditch are well known fisheries for rainbow and brown trout. The property and adjoining lands have abundant cover making it an excellent whitetail deer habitat. This area also supports some of Montana's best big-game hunting in the area.





SUMMARY

Privacy, abundant Big hole River and Ditch riparian influences, productive soils and irrigation, outstanding views and well constructed improvements are at the top of the list of attractive features for this outstanding property offering. Properties with these feature combinations in this price range are rare in our market.

PRICE

\$1,890,000

MLS #

215806

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