



# Yellowstone Real Estate Group

It's Good to be Home



1191 Thatcher Drive

Dillon MT

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# 1191 Thatcher Drive • Dillon, Montana

Listing Price: \$599,900

3158 Square Feet, 3 Bedrooms, 3 Baths



## Classic Log Home on 40 Acres

High above the Beaverhead Valley, at the end of the road, hidden in the foothills, sits this incredibly well built, Classic Log Homestead with modern associated outbuildings. 3 bedrooms, 3 baths, two levels of living space, are ready for the new owner.

The current owners have coffee on the deck while the sun comes up, and the only noise comes from the Red Wing Blackbirds and Meadowlarks using the native grass pastures and foothills. This homestead is remote and quiet, yet convenient: shopping in Dillon (or the Commute to Western Montana College) is ten minutes; The Beaverhead, 15; The Ruby, 20 minutes.

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## Large Eat-In Kitchen

The heart of the home won't disappoint! Enjoy the beauty and functionality of the beautiful cabinetry, in an open bright space with ample storage.



## This Home Was Made for Living

Enjoy multiple living areas: main floor living room and two family rooms on the lower floor.



## Main-Floor Master

Cozy main-floor master has beautiful log accent walls and an ensuite bath with a large, walk-in closet

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## Outdoor Enthusiast Look No Further!

Current owners are Back Country enthusiasts; they fenced their 40 acres of productive grass into four paddocks, each with year-round water. With careful, intensive grazing, the owners are able to keep their whole pack string on site, only buying extra feed during the winter months.

Outbuildings are modern and functional: 20X60 shop, a horse barn with 2 tie stalls and a huge open stall, room for around 16 ton of hay and a large very functional tack room, green grass, and well strength of 20 gal/min.

For the horse enthusiast, there are four mountain ranges with Forest Service access trails within a 45 minute stock trailer ride. Several roping arenas serve the vicinity, and new cowboys and cowgirls are welcomed into the community with open arms. Dillon is Cowboy Country, and there are both Professional and Amateur Rodeos enough for even the die-hard Western fan.

For the angler, two world class, big-fish fisheries are immediately accessible; The Beaverhead turns out twenty inchers at a steady pace, and its slightly smaller cousin the Ruby is one of the best dry fly streams in Montana. Both are tailwater fisheries (below dams) which means that your angling days are very rarely interrupted by silted floodwaters. Poindexter Slough is right at the edge of Dillon, and you can start your higher levels of aquatic research education there. Big fish, slow water; bring your patient attitude and stealth skills here, you'll need em!



Hunters have healthy Elk herds close by, and the grasslands proximate to the area host healthy populations of Huns and Sharptails.

Migratory Waterfowl use Clark Canyon Reservoir, Ruby Reservoir, and the massive wetland complexes along the two streams.

Solitude, Privacy, and Proximity to Dillon make this 40 acre Homestead an incredible value for the Outdoor Enthusiast.

Your choice: bring a saddle, or bring a fishing rod, or we'll have it for you. Tour this beautiful complex, and you'll agree with us; 1191 Thatcher Drive is a great value.

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## 1191 Thatcher Drive, Dillon MT

- 150 feet deep well with 15 gallons per minute. Feeds all tanks, house, and law & tree watering—no problem.
- 4 outside all-weather hydrants. Tanks and hydrants can be shut off and made separate from the house.
- Large 20 x 60 shop plumbed for water and sewer
- Close to cross-country ski trails and the Maverick Ski Hill—just 45 minutes away.



Cocktails are served on the same deck while the sun sets over the Pioneer Mountains. The Tobacco Roots are off to the Northeast; The Ruby Range is Southeast. To the Southwest, owners look over the Notch, where the Beaverhead leaves the canyon to start its serpentine path through the Valley. Views are vast, expansive, and gorgeous; newcomers will finally understand Charlie Russel's crazy color pallet when they glimpse their first sunset!



### BROKER'S COMMENT:

This home is the perfect horse/outdoor lover's paradise! There is not a better value on the market today.

PRICE: \$599,900

*NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owners.*

*Information regarding land classification, potential profits, etc. are intended only as general guidelines and have been provided by*

*sources deemed reliable but whose accuracy we cannot guarantee.*



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