

HALL AND HALL®

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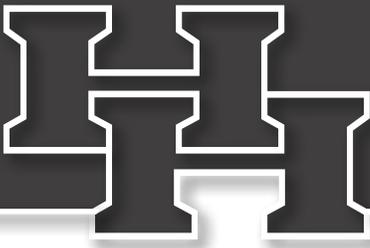
Axes Canyon Ranch | Dillon, Montana | \$12,900,000



Executive Summary

Axes Canyon Ranch's 7,055± deeded acres and 398± state lease acres lie along the foothills of the Ruby Mountains, just five miles from Dillon, Montana. Bordering public lands and offering a diverse landscape that transitions from foothill grasslands to timbered uplands, the ranch offers an excellent blend of wildlife habitat and four-season livestock grazing. The location overlooking irrigated hay fields along the Blacktail Deer Creek drainage makes the ranch ideal for elk hunting during the fall archery and rifle seasons. A well-developed stock water system and improved pastures enhance grazing capacity. Situated in an area characterized by large, tightly held operating ranches, the ranch has broad appeal for land investment, ranching, hunting, and residential development in one of southwest Montana's finest areas for outdoor recreation.





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Just The Facts

- Located about five miles from the town of Dillon, a thriving hub of ranching and outdoor recreation in southwest Montana
- Encompasses 7,055± deeded acres and 398± leased acres
- Features a mix of grasslands, foothills, timbered uplands, and canyons
- Currently utilized for summer grazing approximately 2,000 AUMs with improved pastures and an extensive stock water distribution system
- Provides exceptional elk hunting throughout the fall seasons
- Numerous building sites offering sweeping views of the Beaverhead Valley and the surrounding mountain ranges
- Located minutes from world-class fly-fishing rivers, including the Beaverhead, Big Hole, Ruby, and Jefferson



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Axes Canyon Ranch
DILLON, MONTANA

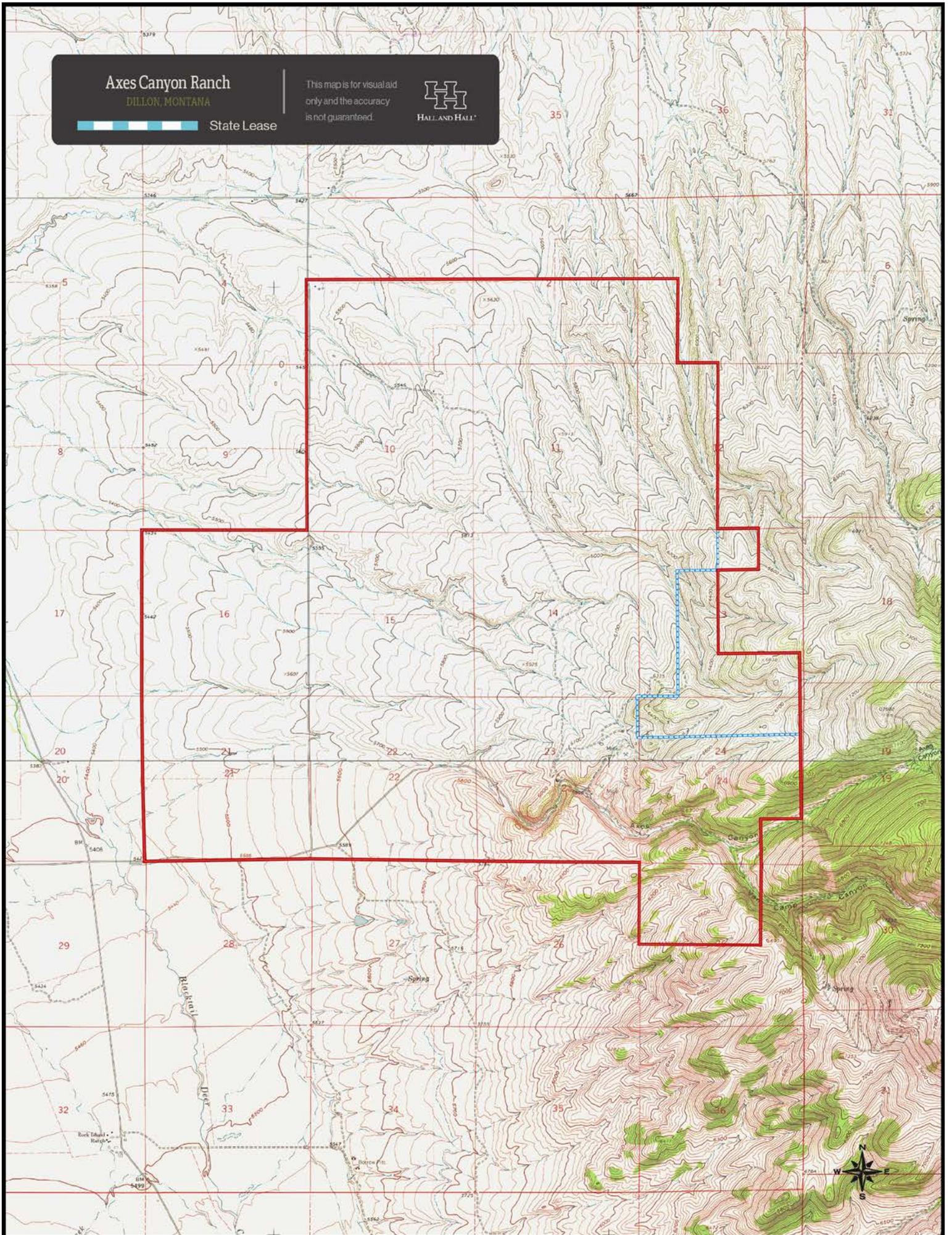


State Lease

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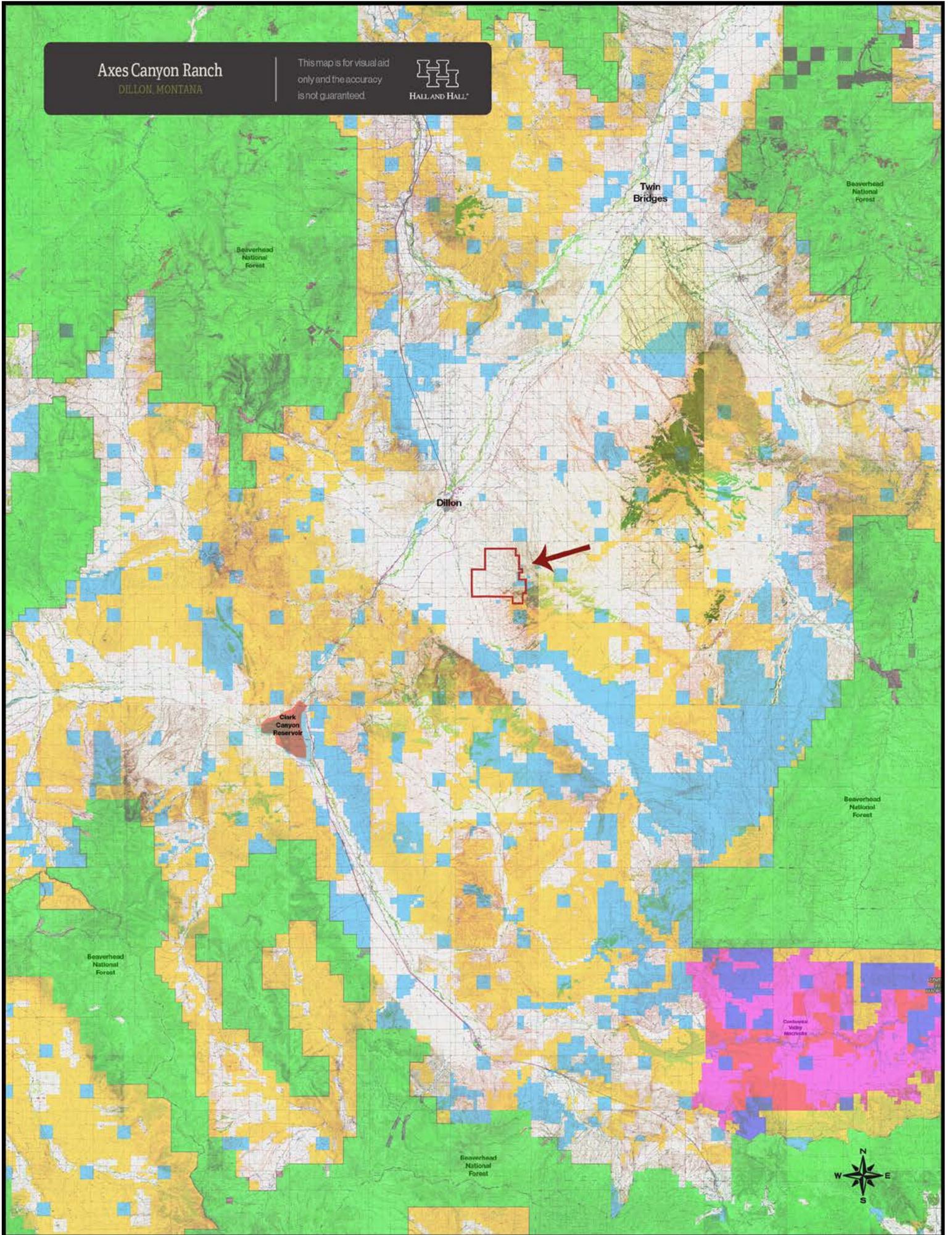


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Axes Canyon Ranch
DILLON, MONTANA

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Twin
Bridges

Beaverhead
National
Forest

Beaverhead
National
Forest

Dillon

Clark
Canyon
Reservoir

Beaverhead
National
Forest

Beaverhead
National
Forest

Cornudas
Valley
Mesquite

Beaverhead
National
Forest

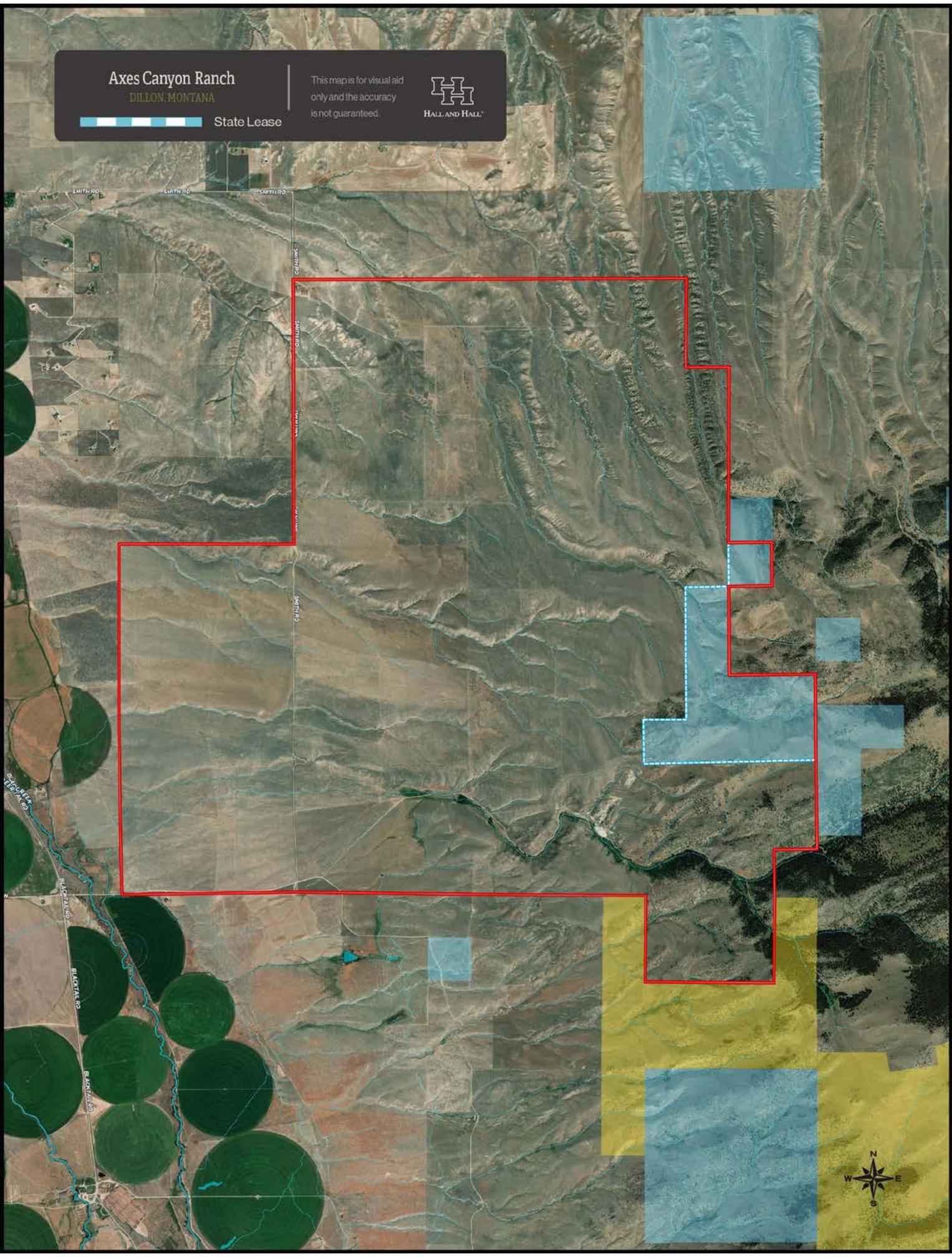


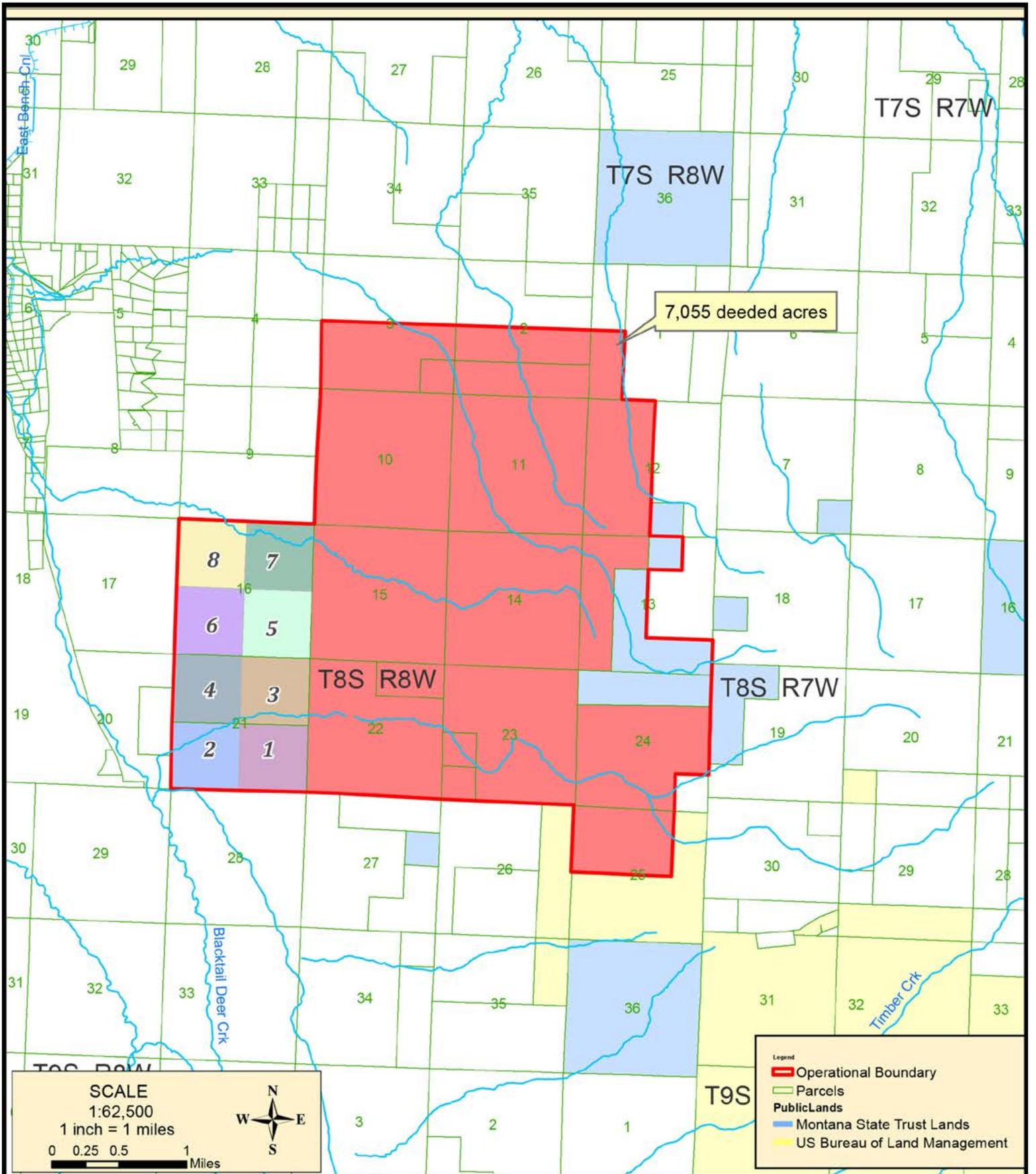
Axes Canyon Ranch
DILLON, MONTANA



State Lease

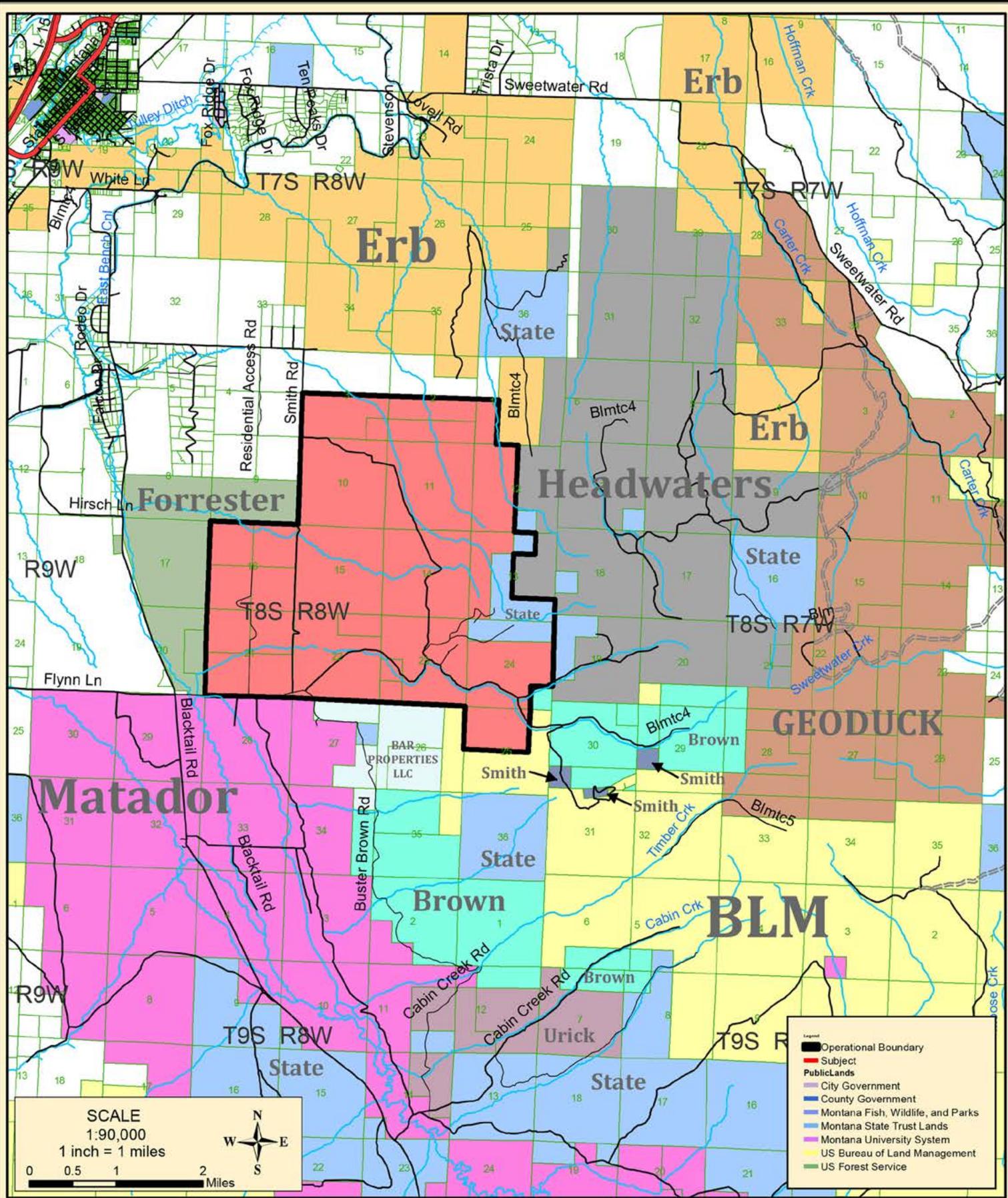
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Axes Canyon Ranch Beaverhead County, Montana

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