

## Sports Afield Trophy Property

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### **Pronghorn Lane, Beaverhead County, Montana, 20.00 Acres**

**\$557,000**

- Agriculture, Big Game, Equestrian, Fishing, House, Off-Road, Snow sports, Timberland, Upland Bird, Waterfowl, Wildlife Viewing

Welcome to 900 Pronghorn Lane. Situated just north of Dillon, Montana, renowned for its elk hunting and blue-ribbon fishing. Discover this delightful 3-bedroom, 2.5-bathroom residence on an expansive 20-acre lot. Experience the tranquility of rural living while enjoying easy access to town amenities and services. This property is suitable for horses and livestock, bordering BLM, making it a perfect choice for outdoor enthusiasts. Restrictions & covenants are currently unknown. This property allows you the freedom to turn your dreams into reality and embrace the Montana lifestyle. To inquire or schedule a viewing, please contact Curtis Cotten at [406-544-9654](tel:406-544-9654) or contact your Real Estate Professional.

**Main Info**

- Street Address : 900 Pronghorn Lane
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59725
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000008232
- County : Beaverhead
- Closest City : Dillon

### Home Info

- Year Built : 2021
- Building Features : Storage Shed, Shop, Outbuildings, Other Storage, Garage, Dog Kennel/Run
- Square Feet Main House : 1176 square feet
- Baths : 2
- Bedrooms : 3
- Half Baths : 1
- Elevation : 5810

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### Taxes

Tax Year : 2023

Estimated Taxes per year are \$2,031.00

### Broker Info

Curtis Cotten

**Curtis Cotten**

**Clearwater Montana Properties**

**(P:) 406-541-3688**

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**[cmpmontana.com](http://cmpmontana.com)**

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Curtis Cotten represents the third of four generations in the Cotten family from the Missoula Valley, which includes his cherished daughter, Chloe Cotten. Born and nurtured in an environment steeped in outdoor life and conservation, Curtis spent much of his youth on his grandfather's farm in the Bitterroot Valley, tending to the cattle and the land. Curtis was often found in the woods with his family when he wasn't working on the farm—hunting, scouting for the next hunting season, fishing, or simply enjoying a drive. Curtis pursued a career in the construction industry after graduating with high honors in Drafting and Design from Montana Tech of the University of Montana in Butte. Initially focusing on engineering, he soon shifted to construction estimating and project management, dedicating 18 years to overseeing projects throughout Montana—including a 525,000 sq. ft. structure at the Yellowstone Club, the largest in the state at that time. Curtis is now a full-service agent and field operations leader for all branches at Clearwater. As an alumnus of the Montana Master Hunter Program and with extensive knowledge in farming, ranching, construction, drafting, design, and the Montana wilderness, Curtis offers a comprehensive real estate service. He's committed to guiding clients through well-trodden areas and the untouched corners of the state. With a proficient team and a leading company behind him, Curtis is dedicated to delivering a knowledgeable, attentive, and memorable experience. For those seeking a piece of Montana to call their own, Curtis is the go-to expert. He is ready to traverse any terrain to find the perfect match for your aspirations. If it's out there, you'll discover it with Curtis at your side. Don't wait—reach out to Curtis Cotten and start turning your dreams into reality.

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