



## **Bannock Pass Ranch, Beaverhead County, Montana, 1,278.00 Acres**

**\$3,200,000**

- Agriculture, Big Game, Fishing, House, Pond, Stream/River, Timberland, Upland Bird, Wildlife Viewing

The Bannock Pass Ranch is available for purchase for the first time in over 25 years. The ranch is 1280 +/- acres of mixed pasture and timber, situated in the Beaverhead Mountains in SW Montana. Nip and Tuck Creek flows through the entire ranch, and holds small trout. The ranch is surrounded by public lands - BLM, USFS, and State. This is an exceptional elk hunting property in a general district, and may be a great opportunity for an outfitter. The district is also general for mule deer, and antelope frequent the sage brush pastures of the ranch. The ranch is currently leased to graze 50 cow/calf pairs for about 4 months. Storage and shop space is abundant as the ranch has a large 40x120 shop, and two large equipment/storage barns. The residence consists of a large lodge style building with a fourplex attached. This lodging allows friends, family, and guests to enjoy their own private quarters while staying at the ranch.

### **Main Info**

- Postal / Zip Code : 59725
- Lot Size Acres : 1,278.00 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Beaverhead
- Closest City : Dillon

### **Home Info**

- Square Feet Main House : 6752 square feet
- Building Features : Shop, Outbuildings, Other Storage, Hay Shed, Garage, Barn
- Baths : 5
- Bedrooms : 9

### **Taxes**

Tax Year : 2020

Estimated Taxes per year are \$2,386.00

#### Broker Info



#### **Nick Dodge**

**Clearwater Properties**

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Nick is a native Montanan born and raised in Southwest Montana. He is a proud graduate of the University of Montana where he studied Human Biology. His love of being in the outdoors and sharing this passion with others influenced him to begin a full-time career in real estate. Nick grew up hunting and fishing Montana's mountains and streams, and he aims to use his honesty and knowledge of Montana's recreational opportunities while assisting clients in finding their dream Montana property. He specializes in farm, ranch, and recreational properties. Nick is a former youth sports coach at the Missoula YMCA. Nick an avid baseball fan. He volunteers as a part time American Legion baseball coach and Little League umpire. He also loves country music and shed antler hunting with his yellow lab, Duke.

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