



**Diamond T Livestock Ranch, Beaverhead County, Montana, 493.00 Acres**

**\$4,950,000**

- Agriculture, Big Game, Fishing, Income producing, Pond, River Frontage, Stream/River, Upland Bird, Water Rights, Waterfowl, Wildlife Viewing

The Diamond T Ranch is a rare opportunity. The ranch is located along the banks of the Big Hole River, just one mile north of the small agricultural town of Melrose, MT. A mile long stretch of the famed waters traverse 314 +/- acres of lush river bottom and irrigated hay ground. Exceptional water rights combined with productive ground under 3 pivots, and several wheel & hand lines are producing 750 tons of hay on average per year. An additional 181 +/- acres of foothills to the Pioneer Mountains, adjacent to BLM, puts the ranch just shy of 500 total acres loaded with recreational opportunity including exceptional fishing and hunting for whitetail deer, waterfowl, turkey, antelope, moose and elk. The Big Hole River holds nearly 3,000 trout per mile; an angler's dream!

**Main Info**

- Street Address : tbd Cotton Willow Road
- Lot Size Acres : 493.00 Acres
- Postal / Zip Code : 59743
- Dwelling : No
- State / Province : Montana
- County : Beaverhead
- Closest City : Melrose

**Taxes**

Tax Year : 2020

UNDERGOING REASSESSMENT

**Broker Info**



## **Nick Dodge**

**Clearwater Properties**

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**Co-listing with: Clearwater Properties, Katie Reilly**

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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