

# TBD STAGECOACH ROAD

## WHITEHALL, MONTANA



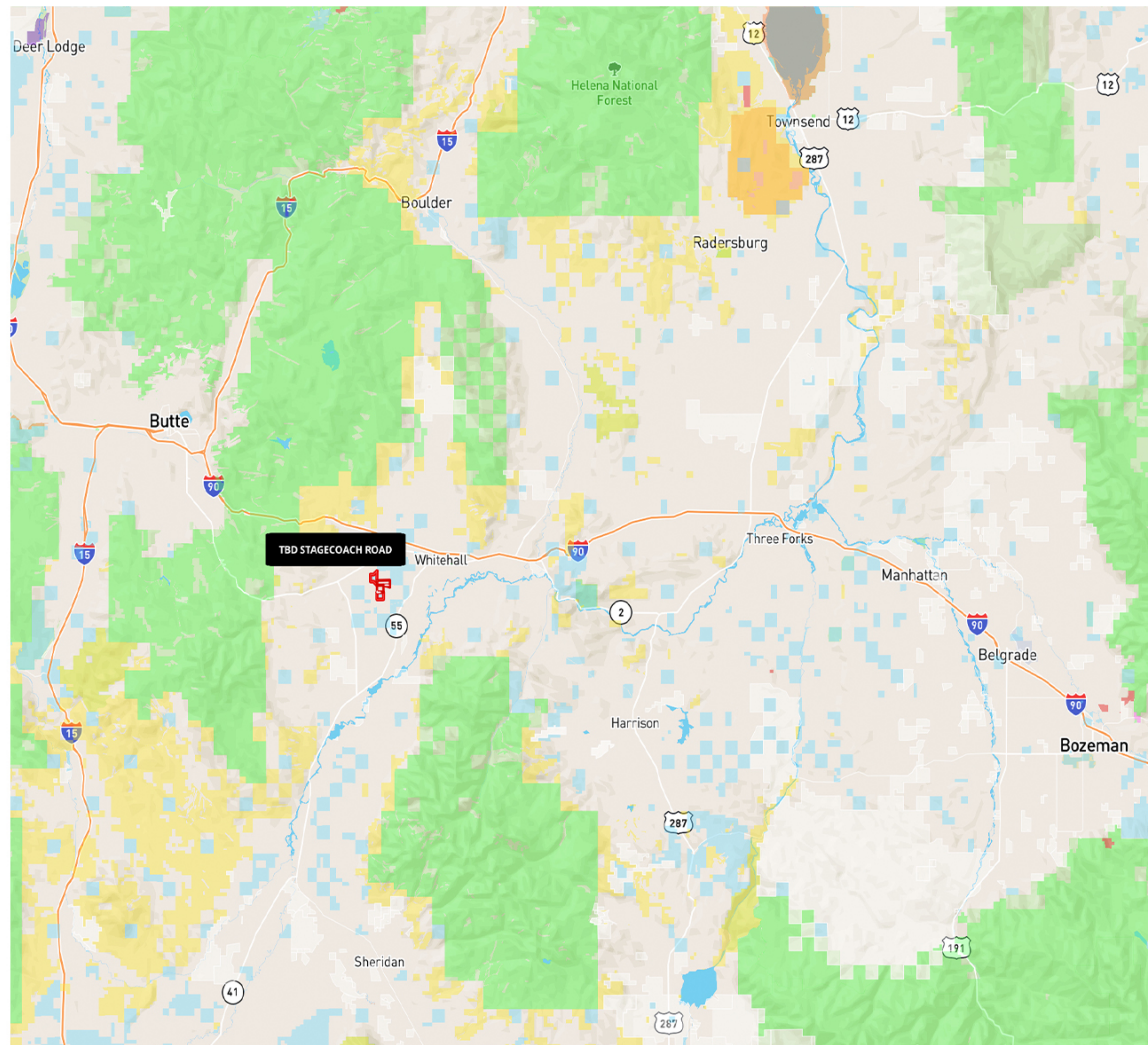
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## LOCATION

TBD Stagecoach Road is conveniently located west of Whitehall, Montana. Whitehall is within 23-60 miles of three major airports, four colleges, five ski resorts, seven major rivers, mountain lakes for fishing and backpacking, four lakes for boating, and three hot springs.

Whitehall began as a rail depot created by the Northern Pacific and Montana Railroad in 1889. It is nestled in the Jefferson Valley, which is shadowed by the Tobacco Root and Highland Mountain ranges and sits in the heart of the Deerlodge National Forest. Whitehall boasts a great K-12 school system as well as a medical clinic and dentist office.

Whitehall has a population of approximately 1,038 according to the 2010 census. Broader services can be found in either Butte, Montana or Bozeman, Montana, both between 20 and 60 minutes away.





## LAND

The topography of the property is mostly level with a bit of a slope over the 457+/- acres.

The current owners have two state leases consisting of 396+/- grazing acres that will transfer, subject to agency approval.



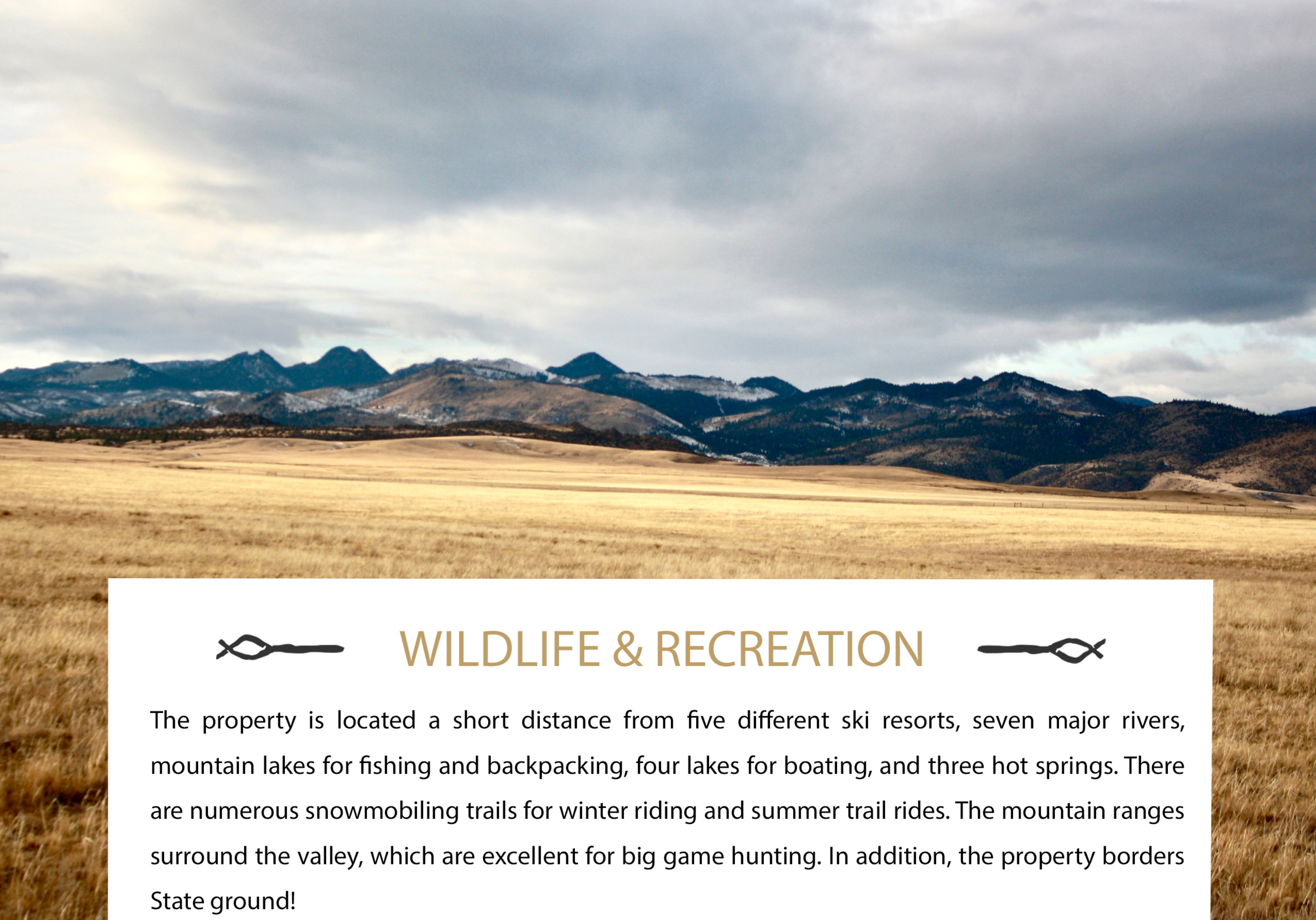
## RANCH IMPROVEMENT

Currently, the property is a blank canvas unencumbered with buildings.

Electricity to the road near this property is estimated to cost between \$25,000 and \$30,000.



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## WILDLIFE & RECREATION



The property is located a short distance from five different ski resorts, seven major rivers, mountain lakes for fishing and backpacking, four lakes for boating, and three hot springs. There are numerous snowmobiling trails for winter riding and summer trail rides. The mountain ranges surround the valley, which are excellent for big game hunting. In addition, the property borders State ground!





## **ABOUT TBD STAGECOACH ROAD**

Check out these 457+/- acres subject to survey, located just west of Whitehall, Montana on Stagecoach Road. Looking for the quintessential spot for your dream home? Enjoy the beautiful mountain views and watch the wildlife pass by while sitting on the deck sipping your morning coffee. Whitehall is within 23-60 miles of three major airports, four colleges, five ski resorts, seven major rivers, mountain lakes for fishing and backpacking, four lakes for boating, and three hot springs. The mountain ranges surround the valley, which are excellent for big game hunting. In addition, current owners have 2 state leases consisting of 396+/- grazing acres that will transfer, subject to agency approval.

***OFFERED AT \$565,000***



## Broker Information

**CHANCE BERNALL**

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### About Beaverhead Home & Ranch Real Estate

Located in Dillon, MT in the midst of the Beaverhead Valley, our office receives the honor of representing buyers and sellers in the number one cattle producing county in the State of Montana.



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