

Pennington Place

243 PENNINGTON ROAD, TWIN BRIDGES, MT 59754



18 LAND
COMPANY



OVERVIEW

PROPERTY TYPE:

- HORSE
- AGRICULTURE
- LIVESTOCK
- RESIDENCE
- FISHING/HUNTING

PRICE:

\$2,470,000

ACREAGE:

127± ACRES

ABOUT THE PROPERTY

Enjoy a diverse parcel of land with 1/4 mile along the Big Hole River.

Pennington Place presents a unique opportunity to own one of the most beautiful and historic properties on the famed Big Hole River. This property encompasses every aspect of what makes Montana so awe inspiring: outdoor recreation, majestic mountain views, agriculture, wildlife and ample water. The site is one of the original crossings of the Big Hole River, which traverses through Pennington Place for 1/4 mile with property on both sides of the river. Springs, including those that form the headwaters of Schoolhouse Slough, flow through Pennington Place, allowing endless opportunities for water development. The south acreage on Pennington Place consists of beautiful hay meadows and willow-choked springs. To the north, the hay meadows give way to a large, mature cottonwood forest. Find incredible views of the four mountain ranges that surround the property: Ruby, Tobacco Root, Highland and Pioneer.

PROPERTY DETAILS

LOCATION

TWIN BRIDGES, MONTANA

ACREAGE

127± ACRES

FEATURES

- NEW PRIVATE POND
- SPRING CREEK
- PAIGEVILLE CANAL
- 1/4 MILE OF BIG HOLE RIVER
- HAY MEADOW
- COTTONWOOD FOREST
- VIEWS OF 4 MOUNTAIN RANGES
- SUMMER GRAZING LAND
- 2-BED, 1-BATH HOME
- OUTBUILDINGS
- ADDITIONAL HOMESITES
- MINERAL RIGHTS





Location

Pennington Place is located on the Big Hole River just over 6 miles southwest of Twin Bridges, MT and 23± miles to the north of Dillon, MT.

Twin Bridges, MT is the home of Winston Rods. This quaint western town offers excellent dining, a grocery store, gasoline and other amenities close to Pennington Place. A short drive to the south will put you in Dillon, MT, which has all the amenities you would need, including a new state of the art medical facility and a full service FBO for private aircraft. The property is located approximately 100 miles from Bozeman, MT which provides commercial air service in and out of Montana.

The area is rich with history. Virginia City and the Bannack ghost town are nearby, as well as many landmarks of the Lewis and Clark Expedition.

Acreage

Pennington Place sits on 130± acres. Approximately 43 acres are currently in flood irrigated hay meadows. These meadows are in wild grass hay and produce about two tons to the acre annually.

Approximately 34 acres are in flood irrigated pasture. This acreage is not hayed but provides adequate summer grazing for a limited number of cattle.

The remaining acreage is made up of riparian land with a large cottonwood forest and many spring and river influenced areas.

Improvements

Pennington Place is very adequately but modestly improved. The original home stands on the east boundary along Pennington Road. This two-bedroom, one-bathroom home has received many updates over the years and is in good condition. The home is an excellent candidate for an add-on or remodel. Several outbuildings adorn the property, providing excellent storage for all your implements and recreational vehicles. Many incredible homesites can be found throughout the property, allowing the buyer to construct their dream home and take advantage of the breathtaking views.

General Operations

Currently, a small herd of cattle is run on the property. This property is an excellent small livestock operation and would lend itself perfectly to a horse operation if the prospective buyer wishes.





Recreational Opportunities

Fishing

Fishing opportunities on Pennington Place are excellent and have the potential to be improved above and beyond the current status. The Big Hole River is one of the most prized blue ribbon fisheries in all of North America. This 153-mile-long fishery originates at its headwaters of Skinner Lake and flows into Twin Bridges where it meets the Beaverhead and Ruby rivers to form the Jefferson River. The Big Hole River is an amazingly diverse fishery holding populations of rainbow, cutthroat, brook and brown trout, as well as mountain whitefish and the very last population of fluvial Arctic grayling in the United States. With spring water and headwaters flowing through Pennington Place, the fishing component has the ability to be developed further, creating even more opportunities. Fishing on the property is excellent, however, Pennington Place is located in fly fishing's mecca in Southwest Montana. Just to the south, the Beaverhead River, one of the top tailwater fisheries in Montana, is an easy drive and provides excellent fishing for giant brown and rainbow trout. The Ruby River can be found just east of Pennington Place and provides incredible fishing. The Jefferson River is just downstream from the property, and a beautiful hour drive to the east will put you on the Madison River.

Ruby Reservoir and Clark Canyon Reservoir can be reached within 45 minutes from Pennington Place and also offer excellent fishing. Hundreds of mountain lakes and streams can be found in the surrounding mountain ranges.

Hunting & Wildlife

Whitetail deer are the most popular big game species in the United States with American big game hunters infatuated with this majestic animal. Pennington Place holds a large population of whitetails and possesses all the components to keep, grow and harvest large bucks. The large cottonwood forest provides cover and bedding. Water rights and hay ground make the possibilities endless when managing the deer herd. Waterfowl hunting can be found on the property. Adding a shooting preserve would provide upland opportunities. Moose, turkeys, raptors and many other species of wildlife are commonly found on the property. Hunting opportunities for elk and other native species abound in the surrounding mountain ranges and public lands.

Mineral Rights

All minerals owned by the seller will transfer with the sale of this property. The seller does not represent or warrant the percentage of mineral rights owned.

Broker's Comments

Pennington Place represents Montana from agriculture to recreation. This property is located in one of the most beautiful settings on one of the most coveted rivers in the United States.

The seller is a licensed real estate agent in the state of Montana.

Agency Disclosure: Please note that Montana law explicitly defines the relationships between brokers or salespersons and buyers or sellers. See Mont. code Ann §37-51-313 (2017). Prior to entering into any agency relationship, or anytime upon request, 18 Land Company will provide a combined explanation and disclosure as required by Montana law.





18 LAND

COMPANY

Meet 18 Land Co.

We're a Montana-based land brokerage that specializes in farms and ranches in the Beaverhead Valley and the surrounding areas. We work with buyers and sellers on land transactions and provide land concierge services to ensure owners are getting the most out of their properties.

As Montana landowners ourselves, we seek to do business how we would want others to do business with us. It's that simple. 18 Land Co. was created from a shared desire to be diligent and loyal real estate partners and good stewards of the land. Our team is made up of local ranchers, landowners, realtors and brokers who have made their lives here in Southwest Montana.

We look forward to being your local connection as you pursue your land goals in Southwest Montana.

18LANDCO.COM



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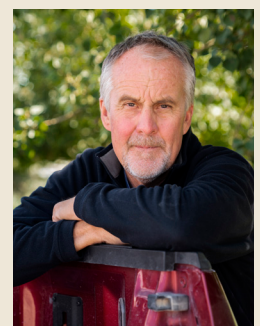
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