



**Axes Canyon Smith Unit**  
**DILLON, MONTANA**





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**\$8,900,000 | 5,777± ACRES**

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**



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## Executive Summary

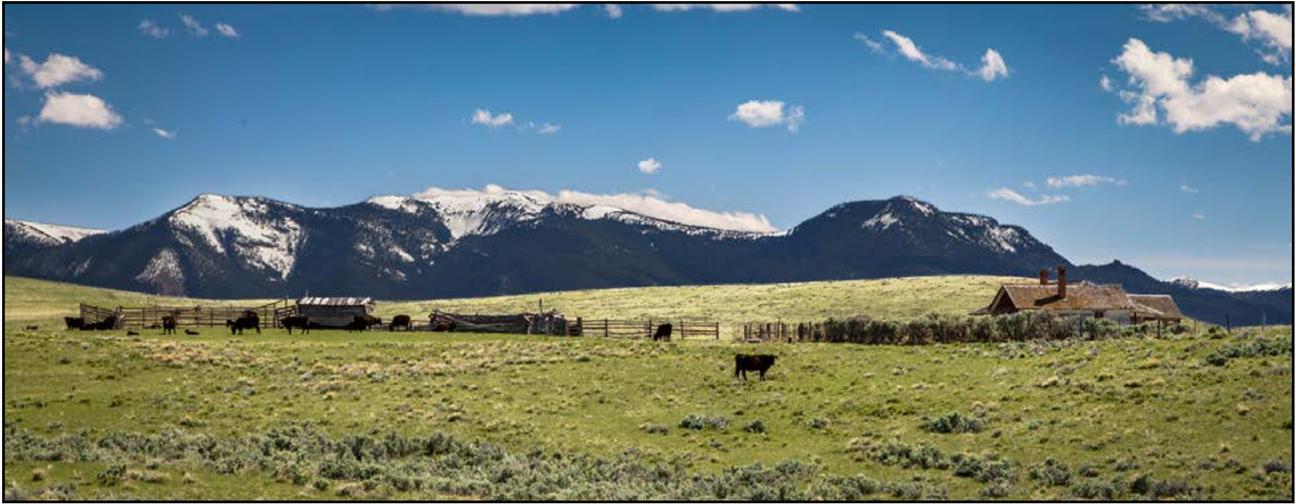
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*The Axes Canyon Smith Unit's 5,777± deeded acres and 398± state lease acres lie along the foothills of the Ruby Mountains, just five miles from Dillon, Montana. Bordering public lands and offering a diverse landscape that transitions from foothill grasslands to timbered uplands, the ranch offers an excellent blend of wildlife habitat and four-season livestock grazing. The location overlooking irrigated hay fields along the Blacktail Deer Creek drainage makes the ranch ideal for elk hunting during the fall archery and rifle seasons. A well-developed stock water system and improved pastures enhance grazing capacity. Situated in an area characterized by large, tightly held operating ranches, the ranch has broad appeal for land investment, ranching, hunting, and residential development in one of southwest Montana's finest areas for outdoor recreation.*

## Location

The Axes Canyon Smith Unit is located approximately five miles from Dillon, Montana, and is easily accessible via paved and gravel roads. Dillon boasts a public airport capable of accommodating most private jets, with its longest runway measuring 6,501'x75'. For commercial air travel, Bozeman's Yellowstone International Airport, the busiest in Montana, is about a one-hour forty-five-minute drive (107 miles), while Butte's Bert Mooney Airport is approximately one hour away (68 miles). Idaho Falls Regional Airport, offering additional travel options, is a two-hour drive (142 miles).





## Locale

Dillon, home to the University of Montana Western, is a charming community with a rich ranching heritage. With an undergraduate enrollment of 1,200 to 1,330 students, one unique aspect of the university is its Department of Equine Studies, which offers the only bachelor's degree in Natural Horsemanship in the nation. The town of Dillon, with a population between 4,000 and 5,000, serves as the heart of Montana's largest cattle-producing county. Nearly two-thirds of the lands in Beaverhead County are public. With a population density of fewer than 1.7 people per square mile, cattle are estimated to outnumber people sixteen to one. Surrounded by mountains, Dillon is a hub for outdoor enthusiasts, offering world-class fly fishing in the Beaverhead, Big Hole, Ruby, and upper Jefferson Rivers. Maverick Mountain Ski Area, located near Polaris, is a forty-five-minute drive, while Discovery Ski Area near Anaconda is about one hour and forty-five minutes away.

## General Description

Approaching the Axes Canyon Smith Unit in a southeasterly direction from Dillon, the Ruby Mountains and Blacktail Mountains, divided by the Blacktail Deer Creek drainage, dominate the landscape. The property's elevation rises from west to east, featuring hundreds of acres of sagebrush-free improved rangeland at the lower elevations transitioning into steeper foothills, with deep draws, and scattered timber at the higher elevations. The ranch boasts expansive views of the Beaverhead Valley, the town of Dillon, and surrounding mountain ranges, with a largely undeveloped Montana landscape in all directions.

## Acreage Breakdown

The ranch encompasses 5,777± deeded acres and 398± state lease acres. The land is composed primarily of native and improved rangeland, with areas of timbered uplands, foothills, and canyons providing excellent wildlife habitat. The 1,280± acres east of Smith Road are divided into eight 160± acre parcels with developed road access and utilities.





## Improvements

There are no major structural improvements on the property aside from fencing and stock water systems. However, multiple potential home sites exist, offering breathtaking views and an ideal setting for the development of a primary or secondary residence.



## Climate

Located at approximately 5,100 feet above sea level, Dillon experiences a high desert climate with abundant sunshine. Annual precipitation averages 12 inches, with 14 inches of snowfall. As the elevation increases into the surrounding mountains, precipitation and snowfall rise, contributing to the transition from grasslands to forests.



## General Operations

The Axes Canyon Smith Unit is currently leased for summer grazing and big game hunting. Recent stocking rates have been approximately 2,000 AUMs, including the 800± acres comprising the adjoining Axes Canyon Hunting Getaway, with substantial acreage planted to improve range and a well-developed stock water system. The hunting lease, focused primarily on elk, allowed 15 bulls to be harvested in 2024.



## Water Resources

The ranch holds numerous stock water rights and a 1906 irrigation right out of Axes Canyon Creek. Wells supply the stock water system, with cisterns feeding stock tanks distributed across the ranch. A detailed map of the stock water system and DNRC abstracts are available on request. Axes Canyon Creek is a perennial stream in the upper reaches and a seasonal stream in the lower reaches. A livestock pond is located below the mouth of Axes Canyon, providing additional water sources for livestock and wildlife.



## Wildlife Resources

Elk are particularly abundant on the ranch due to its proximity to irrigated hay fields in the Blacktail Deer Creek drainage. As the native grasses dry in late summer, elk migrate toward the fields, utilizing the ranch as a prime bedding and resting habitat. Elk quality on the ranch is typical of most of southwestern Montana, with an abundance of elk and average bull quality. Because of the large private holdings in the area, trophy bulls in the 300-350 range also exist. The ranch has been outfitted in recent years, allowing 15 bulls to be harvested in 2024. There is certainly potential to enhance habitat and water resources for the elk, as past efforts have been more focused on livestock grazing. Other wildlife is plentiful and diverse, including whitetail and mule deer, antelope, and moose, as well as predators such as mountain lions, bears, coyotes, and wolves. Raptors abound, and the primary upland bird species are Hungarian partridge and grouse in the higher elevations.

## Fishery Resources

The Axes Canyon Smith Unit is located near some of Montana's best public fisheries. Dillon is an epicenter of world-class trout fishing, with an abundance of local rivers.

The four primary home waters of Dillon are the Beaverhead, Big Hole, Ruby, and Jefferson Rivers. All offer exceptional angling and a diversity of hatches, hatch timing, and fishing opportunities. The combination of tailwater, freestone waters, and mountains to agricultural valley environments means you can easily fish different waters, different hatches, and different techniques in a single day, right out of Dillon. From streamers to Salmon Fly dries, and micro nymphing to match the hatch topwater, the Dillon area has it all in abundance.

Overshadowed by the famous fisheries are a number of small stream and stillwater opportunities that warrant exploration. Several reputable fly shops in Dillon offer quality guide services and fly selections.

## Recreational Considerations

Beyond hunting and fishing, the ranch offers excellent hiking, horseback riding, and ATV exploration across its varied terrain. The surrounding region provides access to skiing at Maverick Mountain and Discovery Ski Area, as well as extensive public lands for year-round recreation.



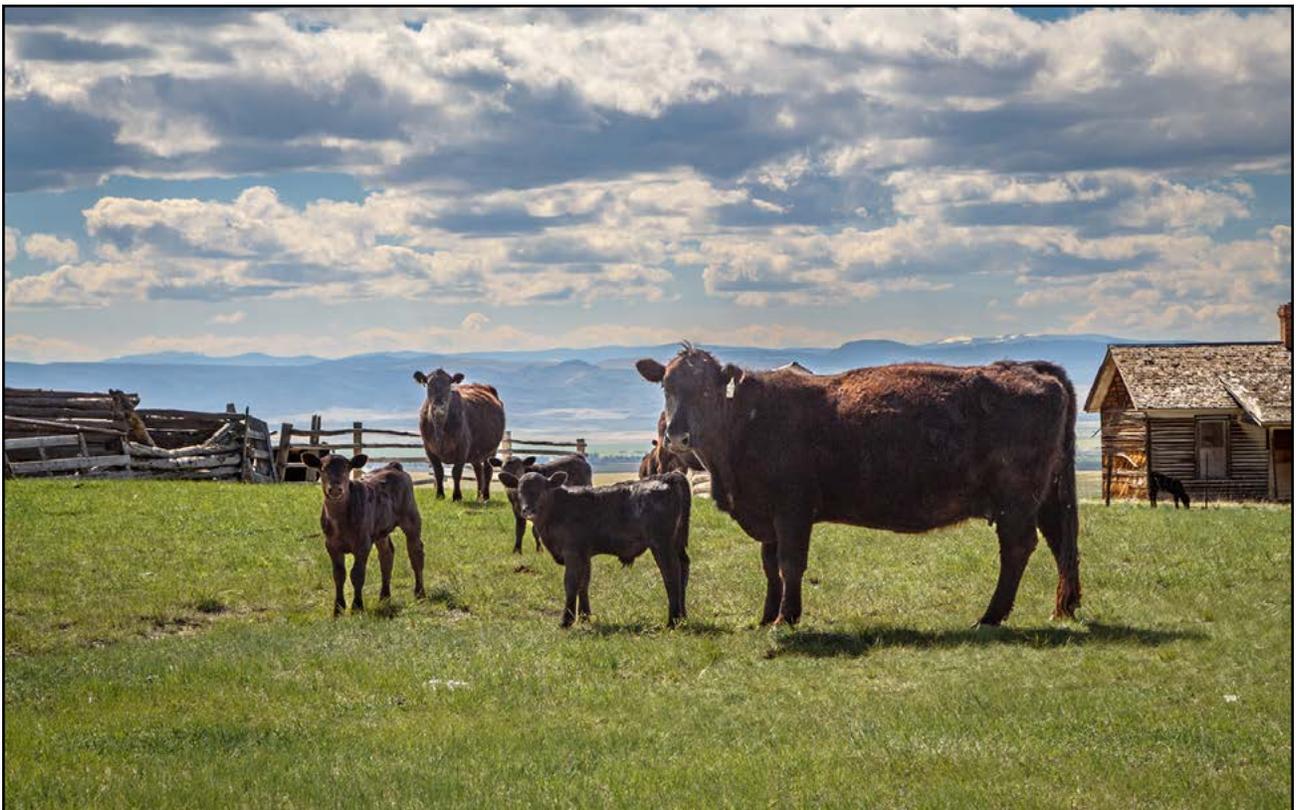
## Taxes

Annual property taxes are to be determined.



## Broker's Comments

*The Axes Canyon Smith Unit represents a rare opportunity to acquire a significant landholding in the foothills of the Ruby Range near the thriving community of Dillon. The ranch is well-suited for seasonal grazing and big game hunting. The potential for coupling the property with a nearby irrigated winter base makes it an attractive option for those seeking a balanced cattle operation. Additionally, the convenience of Dillon and its access to Montana's premier fishing and hunting resources enhance the property's appeal as a year-round ranch retreat for outdoor enthusiasts. Its close proximity to the expanding community of Dillon provides an opportunity for conservation. Whether for investment, recreation, or a combination of both, the Axes Canyon Smith Unit stands out as an exceptional offering in Montana's highly sought-after ranch market.*

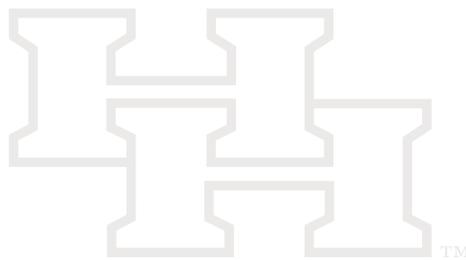




[Click on map above for link to Land id™ map of property.](#)

## Price

**\$8,900,000**



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# Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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[Monte Lyons](#) • (806) 438-0582

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## Understanding Whom Real Estate Agents Represent

Montana law requires that BUYER's and SELLER's be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

**SELLER's Agent:** exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only, and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

**BUYER's Agent:** exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only, and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

**Dual Agent:** does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

**Statutory Broker:** is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

**In-House SELLER Agent Designate:** is a licensee designated by the broker- owner/manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be.

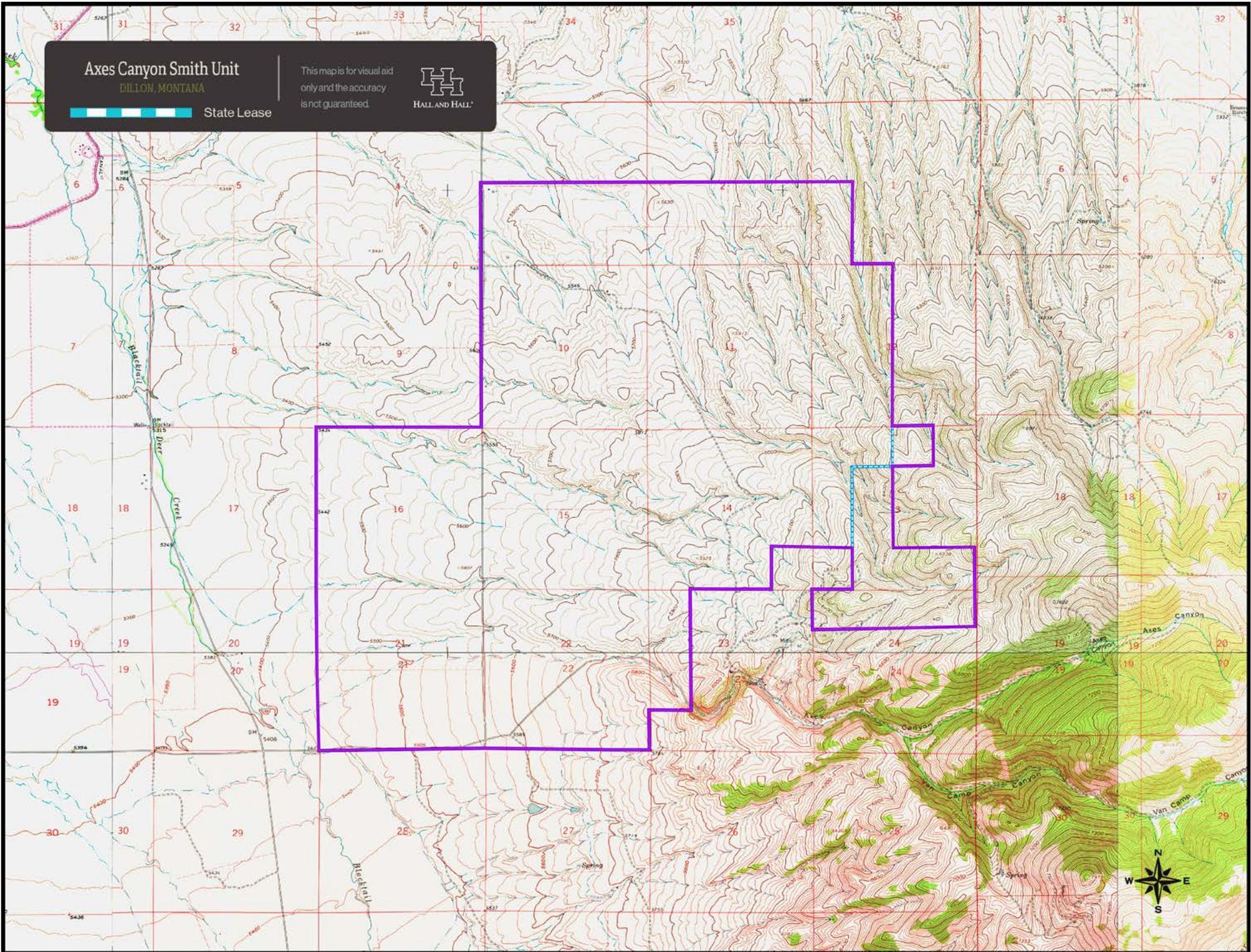
**In-House BUYER Agent Designate:** is a licensee designated by the broker- owner/manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

**Subagent:** is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent" can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

[B ELFLAND](#) of Hall and Hall is the exclusive agent of the Seller.

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DILLON, MONTANA

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is not guaranteed.



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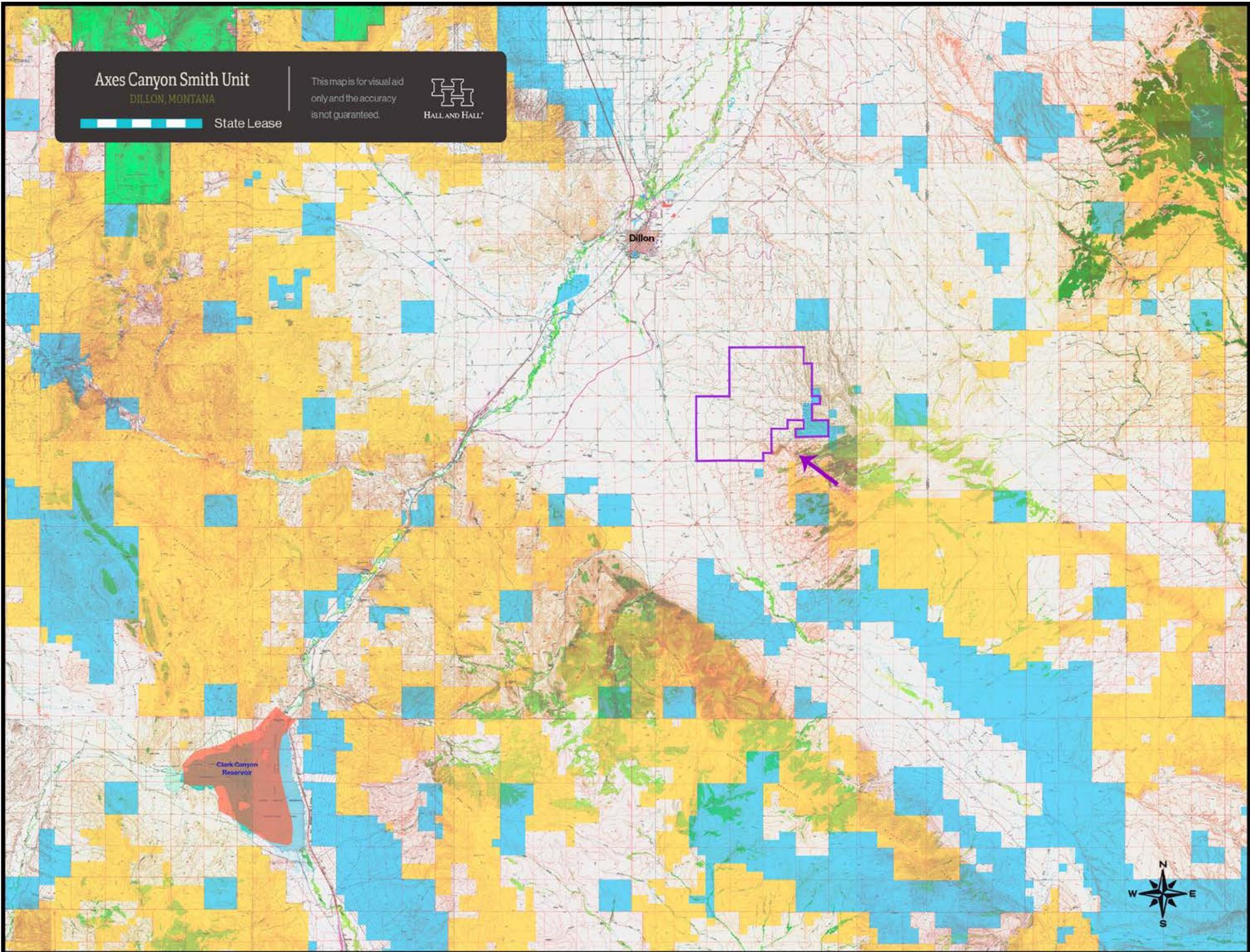
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HALL AND HALL



State Lease



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