

\$249,750 - 216 Trapper Creek Road, Dillon

MLS® #30027631

\$249,750

Bedroom, Bathroom,
Land on 5.00 Acres

N/A, Dillon, MT

5 acres surrounded by National Forest with no neighbors, a huge shop, amazing mountain views, trees, elk, and deer, all near Sappington Creek, Trapper Creek, Trapper Lake, and the famed Big Hole River. Here it is. The Montana mountain property you've been waiting for is surrounded by the Beaverhead/Deer Lodge National Forest. Let me say that again, it's SURROUNDED BY NATIONAL FOREST. There are no neighbors. This is an extremely rare find. It's right out in the middle of the Beaverhead Deer Lodge National Forest, not just along the edge of it. There's an unmaintained county road that comes close to the property and then a short stretch of National Forest Road that is open to drive to the property where the shop sits and where there are plenty of other level building or camping areas that are ready to go with some of the most amazing views of the surrounding mountains. There's Granite Mountain, Lion Mountain, Cleve Mountain, and Sheriff Mountains in the area to name just a few. The mountains are above tree line and it's got that great alpine look and feel. It's a must-see to believe and experience. The property has an approximately 8500-square-foot shop with a cement floor and steel beams. The roof and other items need some repair, but the building structure seems to be in pretty good shape. The building could be made into a living space, workspace, storage space, or all three. You can park your camper in it for the winter, too. There's lots



of room on the ground level and an upper level; level area as well. However, this is not a place to live year-round, as there's too much snow and it's too far in. It bears repeating: this is NOT a year-round property. It's amazing to find a building of this size up in such a remote area and in such wild country, so buy it now and enjoy the possibilities. It's a rare find and gives you lots of options for having your piece of heaven out in the mountains of Montana. Sappington Creek runs within 100 feet of the property on the National Forest, and it feeds into Trapper Creek, which is also very nearby. Both creeks have cutthroat trout in them for fishing and fresh mountain water right out your back door. Trapper Creek comes out of Trapper Lake, a high mountain Lake only about 2 miles from the property, too. It has lots of high mountain cutthroat trout in it for lots and lots of fun. The Pioneer Mountains here have a multitude of high-mountain lakes and streams to hike, explore, and fish. If that's not enough, the Big Hole River is back down Trapper Creek Road at Melrose, Montana, and the Beaverhead River is nearby, too. It's a fisherman's paradise. There are the county and National Forest roads and jeep and ATV trails that take you right on to the National Forest from the property and up near the tops of some of these mountains in the area where you'll have a chance of seeing mountain goats and bighorn sheep as well as the elk, deer, and moose in the area. It's high country at its finest and has close access right from the property. You can also hunt your property for deer and elk or step out onto the National Forest and take off from there. There are thousands and thousands of acres, and you're right out in the middle of it all. You can hunt both elk and deer with a general tag, and there are extra cow tags you can draw for a second elk as well since the elk are so plentiful in Hunting District 331. There are vast

amounts of country to find them in, so you can't go wrong. The area is rich in mining history as well. Some of the remains of the old towns of Hecla, Lion City, and Trapper City can still be found. They used to sit up in the drainages above the property where the miners worked and brought ore down to this property in hopes of striking it rich on the silver, copper, and other metals these mountains hold. Some evidence of the past mining and piles of the ore can be found on and next to the property in the National Forest, but much of the property is forested and undisturbed, too. It now has a remote and quiet feel that you want to get away to and relax. This is a high-elevation, snowy country of 7800 feet, so don't ask about living here year-round. It's recreational property at its finest during the summer and fall, but not a place to live in the winter. The road is rough in places, too. From Melrose, Montana, there are about 8 miles of relatively good gravel road. From there, it's another approximately 5 miles of rough, unmaintained county road with a short stretch of National Forest Road to the property. You might consider bringing in a pickup box camper, pulling a small camper in, or possibly even trailering some building materials to fix the shop or build a cabin, but you'd have to take it slow, which would be rough. Melrose, which is about 15 miles away, has fuel and a place to eat. It's about 46 miles to Dillon and about 50 miles to Butte for more of the amenities and an airport there in Butte. This is an extremely rare find having such a large structure already in place and being surrounded by National Forest with all these hunting, fishing, and recreating opportunities at your fingertips along with the history and wildlife in the area as well. You've even got several high mountain creeks right out your back door. The possibilities are endless, so don't wait.

Essential Information

MLS® #	30027631
Price	\$249,750
Acres	5.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	216 Trapper Creek Road
Subdivision	N/A
City	Dillon
County	Beaverhead
State	MT
Zip Code	59725

Amenities

View	Meadow, Mountain(s), Creek/Stream, Valley, Trees/Woods
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Additional Information

Date Listed	June 3rd, 2024
Days on Market	376