

Southwestern Montana's Number 1 Market Place

25 words just \$5.25 • Deadline 11 a.m. Monday • 22 S. Montana • Dillon • 683-2331 • 1-800-386-3156 • Mastercard/Visa accepted

70 RENTALS

ONE BEDROOM COTTAGE: Range, refrigerator, washer/dryer, clean. \$350 plus deposit. No smoking, no dogs. 683-2928. 44/t/c

APARTMENT FOR RENT: Large 2 bdrm, clean modern & affordable. Washer & dryer, no pets. Deposit required. Call 683-5546 or 683-5398. 41/t/c

FOR RENT: Now taking applications for trailer space. Large in town lot with water, sewer, and garbage furnished. Call 683-5336. Please leave a message if there is no answer. 40/t/c

FOR RENT: Clean 1 bdrm apts. Close to downtown. No smoking, no pets. Most utilities included. 683-2422. 40/t/c

2 BDRM APARTMENT FOR RENT. Partially furnished, utilities paid. No Pets, references required. 683-5721. 35/t/c

2 BDRM TRAILER IN TWIN BRIDGES FOR RENT. \$350 month, first, last, & deposit. Call 684-5804. 30/t/c

NICE 1, 2 & 3 BEDROOM homes and apartments for rent. We have a great selection. Come in and fill out an application and let us help you find the place you are looking for. Carriage House Realty. 116 East Reeder. 683-4211. 42/t/c

NICE, WELL KEPT 2 bedroom, townhouse. Energy efficient washer, dryer, stove refrigerator with one car garage. Call 683-5546 or 683-5398. 49/t/c

Now taking applications BEAVERHEAD VILLA 683-6428

- 2 & 3 bedroom units
• New, modern, maintenance free
• low utility costs
• must meet tenant criteria

Housing for Low Income Families Equal Opportunity Housing

80 REAL ESTATE

FOR SALE OR LEASE: 5,000 SF Commercial building at 216 South Montana St. Call Jim McIsaac 683-4013. 29/t/c

NEW SUBDIVISION LOTS for sale. Priced to sell. Manufactured homes, slick built central water, fantastic views, high speed internet, cell service close to town. Call 683-4460 or 683-5546. 26/t/c

LARGE LOTS FOR SALE. 7 & 10 ACRES priced for immediate sale. Beautiful views, zoned for livestock. Call 683-4460 or 683-5546. 25/t/c

1990 3 BEDROOM, 2 bath modular home with detached 2 car garage, insulated and sheet rocked. Cedar fence and deck on 1/2 acre lot in Hildreth Subdivision. \$85,000. Call 683-4885. 49/3/c

Donnley Sub-Division 30+ acres located in the beautiful Ruby Valley east of Sheridan, Montana. Wonderful views of the Tobacco Root, Island Mtns., Pioneer Mtns. and the Gravelly Range. Price is \$150,000 Call Montana Land Exchange for details at 406-276-3565

Price Reduced! 365 Gambler's Run 2,424 +/- SF 4 BR, 3 bath home, 2-car attached garage, 3 +/- acres outside Dillon. Established yard with underground sprinklers. \$208,000 Contact Headwaters Realty (406) 684-5686

Carriage House Realty 116 E. Reeder • Dillon, MT 59725 406-683-4211 mhilton@bmt.net Big Sheep Creek: 997 acres nestled in the Big Sheep Canyon southwest of Lima. Small partial cabin could be moved or finished. Excellent hunting and fishing minutes away. This would make a great hunting or fishing retreat \$80,000. Fox Run Subdivision: One of the last exceptional lots in Phase One. This 1.64 acre lot is up on top with great views and has just been reduced to \$22,900.00. Greenview Estates Building Lot: One acre building lot (South of town). Utilities onsite. Ready for your home construction \$18,000.00 (New Listing). Build Your Dream Home! 5.69 Acre lot in Timber Butte Estates. \$20,000



GOLD WEST REALTY Mike Probst, Broker 505 S. Atlantic, Dillon 683-5118 or 683-9321 Carolyn Adams, Sales • 1-877-834-3275 Dan Allhands, Sales • 842-5777 Website: http://www.goldwestrealty.com Beaverhead River Frontage, 71.5 +/- Acres on upper stretch. Excellent water rights good access, septic approved. Great views. \$450,000. Nice Building Site, 20 acres borders BLM, no covenants. \$34,700. Outside City Limits, city sewer, private well, 4 bedrooms. \$91,000. Horse Property - 3 bedroom modular on 5+ irrigated acres. Close to town. \$125,000. Across From WMC, 3 bedrooms home with garage & shop. \$71,000. 40 Acre Tract, owner financing available, call for details. Hard To Find Horse Property - 10 irrigated acres, with New Home. Gorgeous views & room to grow. Bring your kids & horses. You'll love it. \$170,000. Grasshopper Creek mining claim, 11.72 acres. \$35,000 3 Bedroom, 2 bath top of the line mobile home in excellent condition, with large heated shop. \$78,500. Nice Brick Home, one level, 3 bedroom, large garage, in town. \$121,500. Lima Peaks Ranch, 4.694+ deeded acres. Should run 500 cows. \$3,500.00. Newly Remodeled Home, very nice kitchen, large bathroom with jetted tub, 2 car garage. \$74,000. MELROSE JACKSON Big Hole River Ranch, 3094 acres, mostly irrigated, 2 miles of Big Hole River. 500 cow ranch. \$4,800,000. We Also Have A Beaverhead County Business Listed - Call For Details.

Dave Moss Broker - Owner 406-276-3565 Home: 406-276-3334 Email: limam@3rivers.net Web: www.mtlandexchange.com

MONTANA LAND EXCHANGE BARE LAND: 17+/- acres near Lima, at Kidd 130 acres on Red Rock River with 3 five bedroom homes \$1.5 million. Could be split into 20 acre parcels. 20 acre parcel over looking Clark Canyon Dam. We have 400 Acres on Beaver Creek near Spencer, Idaho. Two 40 acre Parcels on Cabin Creek, 20 miles west of Dell up Big Sheep Creek Basin. 30 Acres overlooking the Ruby River Valley within 15 minutes of the upper Beaverhead River near the Lewis & Clark trail. BUSINESS OPPORTUNITY: Own your own business. Be your own boss. Hardware and Lumber yard business for sale. Has had same ownership for over 50 years. First time listed. Bar & Cafe in Wisdom, MT. HOMES: 1, 2, and 3 bedroom homes in the Dell & Lima areas. 3 Bedroom Home on Red Rock River on 1.2 +/- acres. They come in various sizes and various prices with different conditions. Take your pick. RANCHES: FARM FOR HEAVY, GRAIN & POTATOES: We have a couple of good Idaho farms with good water rights at a reasonable price. Call for details. BEAR LAKE RANCH, near Montpelier, Idaho has 4,795 deeded acres with 4,100 acres of BLM and 630 State Land. It runs about 500 mother cows, 50 replacement heifers, 70 bull and 700 calves. EASTERN MONTANA RANCH has about 5,000 acres with 1,200 in CRP. Cows, 300 cows with 350 acres irrigated hay ground. We have other property available. Call 406-276-3565 for more information. Business Financing available for potential buyers Bob Young - 406-276-3773 - Sales Associate Joanie Hullett - 406-834-3193 - Sales Associate Sharon Stoll - 406-683-2589 - Sales Associate 15 S. Harrison Street • Lima, Montana 59739

Keith's REALTY, INC. 222 N. Montana • Dillon, MT 59725 406-683-4065 Country Charm Close to town: Home on 6+/- acres with 3 lg bdrms. 1ba. and lg second story apartment. Horses & cows okay. \$149,000. Residential & Commercial: 1+ acre lots at Rebich Park Subd. Broker Owned. Lots starting at \$18,000. Grasshopper Valley Acreage: 9.9 +/- acres on the National Scenic Byway, 40 miles west of Dillon. Broker Owned. Enjoy Country Living! 10+ acre parcel w/power & phone approximate, horses allowed and possible financing available. Broker Owned. Call us. THE FRIENDLY FOLKS. WE WANT TO HELP YOU!! Sales: Carmen Faulk 683-5201 Broker/Owner Sales: Ken Peters 683-2850 Phil Taylor FAX: 406-683-5229 • E Mail: keiths\_realty@bmt.net Web Page at http://www.bmt.net/~keiths\_realty/

PIONEER REAL ESTATE 112 S. Washington, Suite 3 Dillon, MT 59725 Russ Elser, Broker/Owner (406)683-4431 160 acres of rolling foothills. No covenants or restrictions. Great views. Priced to sell at \$80,000. New energy efficient Guerdon home. 1600 square feet with 2 full baths and walk-in closets in all 3 bedrooms. Beautiful oak cabinets, cathedral ceilings, fireplace, pantry, and much more. \$134,500. Two story home with 3 bedrooms, one bath. Help with the home payment with rent from the one bedroom apartment. Only \$72,500 for both and owner says bring offers. Commercial building. High traffic location. Partially rented and some office space available. Call for more details. Looking to buy or sell, call Russell Elser at Pioneer Real Estate for great service.

BEST OF THE WEST PROPERTIES, INC. 109 S. Washington 406-683-5377 Corinne Welbom, Broker, Patty Mild, Chance Bernall, Bill Allen, Sales www.bestofthewestinfo.com Rancho Blacktail, last homestead in high end neighborhood w/breathtaking views of Blacktail. 5.5 acres for \$55,000. Set Near Mountains, 2255 irrigated, acres near Dillon, newer pivot and flood irrigated pasture. Lots of views and nice old barn. \$540,000. 235 Irrigated Acres. Pivot and handline, great water rights and views. Live year around water for ducks and geese. Good set of corals and nice old barn. \$540,000. 1100 Acres + 40 BLM, incredible views overlooking Dillon. \$800,000. Close to Beaverhead River. For horses and home sites. \$400,000. 4 Contiguous Homesteads totaling approx. 292 acres. Two creeks, irrigation rights, grove of poplar and evergreen trees. Buy 1 or all. Various prices. Rare Opportunity to own a home in Jackson, MT. Beautiful scenery, fishing, hunting, winter and summer sports. 2,546 sq. ft. 4 bedroom, 3 bath, recently remodeled at only \$175,000. Elkhorn year around, cabin on 4.04 fenced acres, privacy, views, guest house w/ garage and two room. \$225,000. Take a look. Motivated seller 14x80 2 bdrm, 1 bath, mobile. Includes appliances and metal storage shed. Set up in a very nice park. Nice acre lot. \$49,950. Homestead, Close to Red Rock River. Nice flat 4.2 acre lot. \$19,950. 40x100 Shop plus 3 bdrm, 2 bath mobile home in rural southwest Montana. Currently used as a clothing shop and convenience store. Many possibilities. Price reduced to \$65,000. Arena, Round Pen and well already in on this irrigated 2.3 +/- acre parcel north of Dillon. Ready for your dream home. \$118,800. Build Here on 30 Acres, mostly fenced. 12 +/- miles to town. Subject to survey \$54,000. 5 Acre Site in Ennis for fly in vacation home. Large lot, nice view, airport. Easy access to Lee Metcalf Wilderness Area. Owner relocates. \$29,500. Gorgeous Log Home on 20 acres near Whitefish. 4 bedrooms, 3 bathrooms, fireplace, beautiful craftsmanship, huge log, tremendous view, with a nice pool. \$450,000. Hunt & Fish from here. Log home w/ 3 bedrooms, 2 baths, 2 car garage, 1000 sq. ft. 13 +/- acres. Close to Red Rock River. \$279,000. Hunting Camp or Summer retreat w/ 10 acres, 1000 sq. ft. home, 1000 sq. ft. state land. Fantastic views \$60,000. In Lima, 1960s 1 bath, enclosed porch on top of hill, great views. \$43,000 It's only a word - a value!

Montana Wyoming West P.C. Ranch Broker BIG DIPPER RANCH: 10,000 ac. Montana Ranch bisected by Hackberry Creek beneath the Sheep Mountains, Scenic, Wildlife, 1000 ewes year around, plus summered 440 cows. Over 30 dams with water. Operated with just a pickup truck. Large home lodge. \$2,900,000. Capitol, MT. BEAVER CREEK RANCH: BEAUTIFUL, 200+ cow ranch, elk, deer, antelope, pheasants, turkeys, Custer National Forest, excellent improvements. \$800,000. NE Ashland, MT. MURRY'S CABIN: Three springs, timber alpine meadow, cabin, elk, mule deer, bighorn sheep. Awesome views include the Bridgers, almost 600 ac. south of Helena, MT. EASTERN MT RANCHES: 1,400 ac. to 30,000 ac. Clifton M. Berglee DVM, Montana-Wyoming WEST 2720 3rd Ave. N., Suite 250 - Billings, MT 59101 (406) 896-0501, cell (406) 860-7319

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