

**PUBLIC AUCTION: April 30, 2024, at 11:00 am – Commissioner’s Room
Beaverhead County Courthouse, 2 S Pacific St, Dillon, MT**

FOR SALE – 166.2 acre +/- Tract of Land Specific Improvements



Scan QR code for more information:



MDT Property For Sale: 540 Dell Airport Road, Dell, Montana 59724

Legal Description:

A tract of land in the W2SW4 of Section 4, E2 of Section 5, Township 13 S, Range 9 W and W2SE4 of Section 32, Township 12 S, Range 9 W, P.M.M., Beaverhead County, Montana, containing an area of 166.20 acres, more or less.

Together with Height Limited Restrictions of adjacent properties that protects the aviation use.

Subject to the reverter clause as stated in the attached Exhibit B; and

Subject to (a) reservations and exceptions in patents from the United States or the State of Montana; (b) visible easements, easements of record, and rights of way; (c) all building, use, zoning, sanitary, and environmental restrictions, (d) taxes and assessments from the date hereof and for all subsequent years, and (e) utility lines and facilities occupying the right-of-way pursuant to Mont. Code Ann. § 69-4-101.

APPRAISED VALUE: \$654,300.00

MDT cannot accept any bid for less than 90% of the appraised value (\$588,870.00)

THIS PROPERTY IS BEING SOLD “AS IS”

For the complete information on bidding requirements, please review the **Terms and Conditions** document or call/email Catherine at (406) 444-6071 or cries@mt.gov

To view and/or obtain hard copies of the above, additional information, and the Terms and Conditions regarding this property, please visit MDT’s Website at:

https://www.mdt.mt.gov/business/real_estate.shtml