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## TALON RANCH | TWIN BRIDGES, MONTANA | \$14,500,000



### EXECUTIVE SUMMARY

Sited on the east bank of the Big Hole River, the famed Montana blue ribbon trout fishery, the Talon Ranch lies in a world all its own. With two-and-a-half to three miles of river frontage, the ranch allows immediate access to some of the Big Hole River's most private water. This secluded property includes a newly remodeled home set right along the river in a cottonwood forest. A beautiful pond with exquisite landscaping completes the home's bucolic setting.

Located in a river bottom basin, the setting affords complete privacy between cottonwoods in the riparian area and rolling native grass hills to the east. The restored Biltmore Hot Springs is one of the property's most unique and historical aspects. Now, complete with hot and cold plunges, it allows one to soak in solitude year-round. The small quaint town of Twin Bridges is about 15 minutes north, and Dillon, a hub for southwest Montana with an airport capable of handling most private jets, is 30 minutes south. Commercial airline service is about an hour and a half away in Bozeman.

The house has been completely remodeled most tastefully and is emblematic of what one would desire for a Montana ranch home. The two-story open floorplan is conducive for gatherings of family and friends. The main living area has high ceilings and large windows with views of a towering cottonwood forest and the Big Hole River. Additional angling opportunities on the nearby Beaverhead, Ruby, Madison, and Jefferson Rivers are easy day trips. The half-million acres of the Beaverhead and Deerlodge National Forests begin within minutes of the ranch in each direction. Moose, whitetail deer, Merriman turkeys, geese, and ducks inhabit this river-bottom sanctuary.

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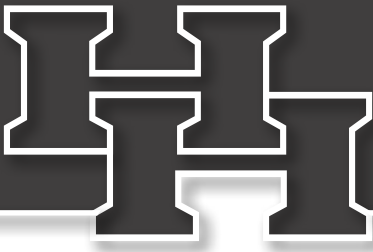
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## FACTS & FEATURES

- 2,211± deeded acres
- 145± acres under pivot irrigation
- 557± acres of riparian area
- 1,519± acres consist of pasture land and the homestead
- Approximately two-and-one-half miles of Big Hole River frontage
- The Ranch is accessed off Montana State Highway 41 to Biltmore Hot Springs County Road
- 10 miles southwest of Twin Bridges and 22 miles northeast of Dillon, Montana
- 89 miles southwest of Bozeman Yellowstone International Airport
- Well-situated within a private setting between the Big Hole River and native grass hills
- Newly remodeled 2,895± square foot owner's home with a screened-in porch and two-car garage - [MONTANA RANCH HOUSE](#)
- A full complement of ranch working improvements, including a new 1,200± square foot manager's home, shop/barn, machine shed, calving barn, and corrals
- Completely refurbished Biltmore Hot Springs with hot and cold plunges
- Conservation easement with The Nature Conservancy preserves the property for future generations



JOEL LEADBETTER | joel@hallandhall.com  
1227 NORTH 14TH AVENUE, STE. 1 | BOZEMAN, MT 59715  
(O) 406-587-3090 | (M) 406-580-0146

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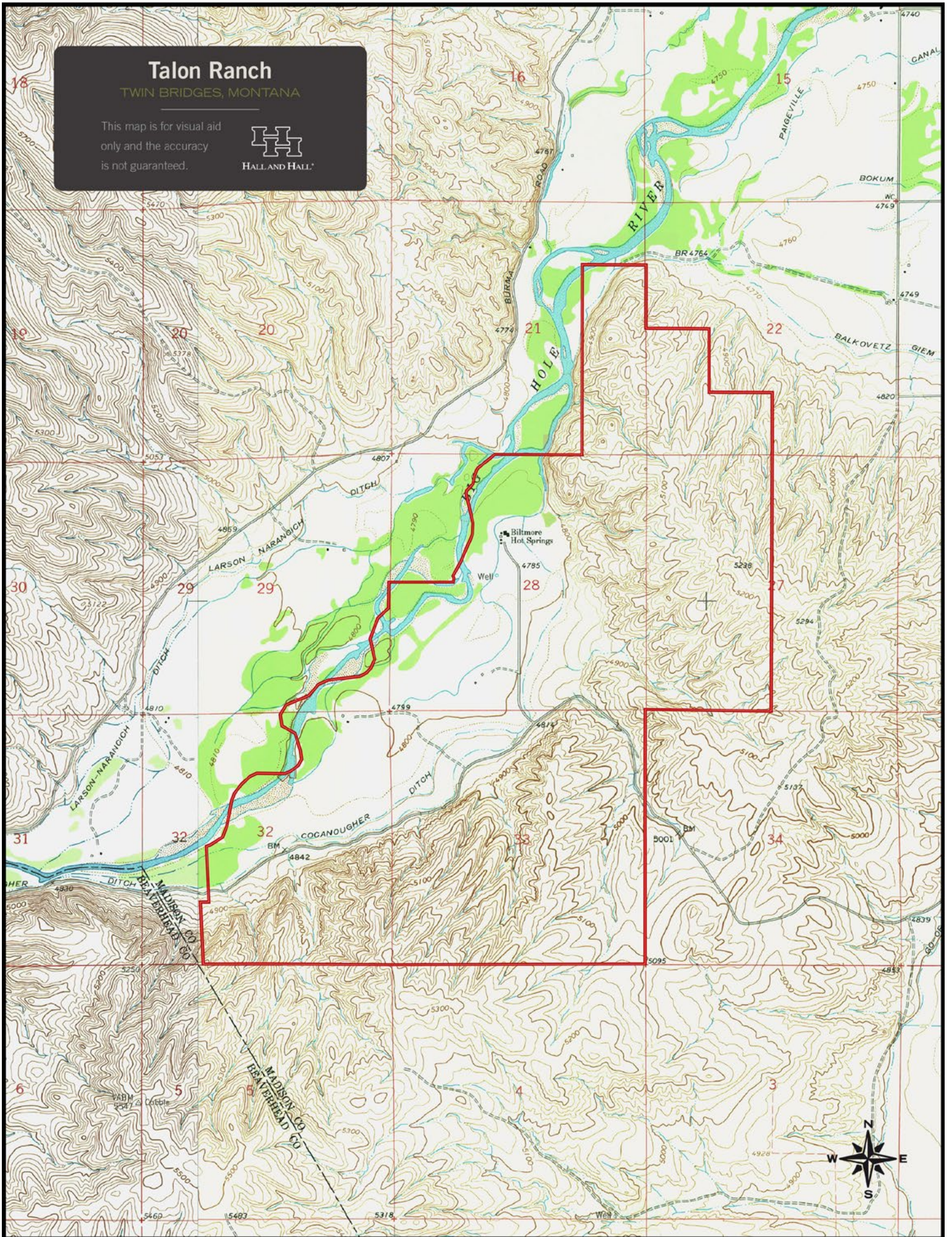
# Talon Ranch

TWIN BRIDGES, MONTANA

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# Talon Ranch

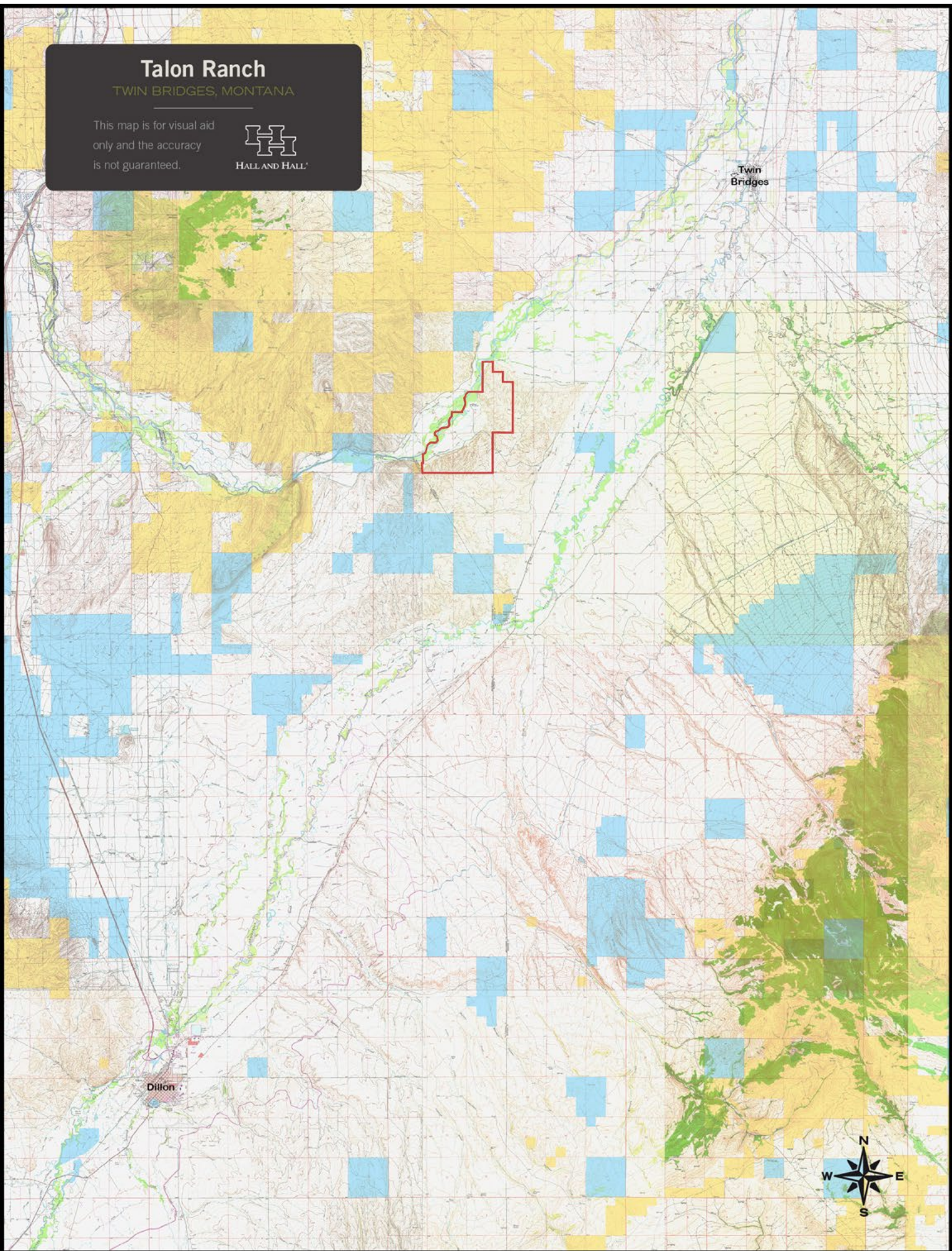
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Twin  
Bridges

Dillon



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