

SW Montana Retail Center

Between Dubois, ID & Dillon, MT

*Fully Diversified
established, viable,
profitable & visible*



Fuel Station | Groceries | Gift Shop | Cabin Rentals | US Post Office Lease | Hunting & Fishing Supplies & Licences | RV Hookups | Laundry Facilities | Beer & Wine Sales

Situated on 2 parcels is this universal enterprise ready for a new owner. One parcel is 2.41 acres and contains the Dell Mercantile an established convenience store and refueling station located approximately 40 miles to Dillon and 40 Miles to Dubois.

It is directly between the larger cities of Idaho falls, Idaho (1.5 hours) and Butte (1.5 hours) making it an optimum place for travelers to fuel up while driving I-15.

The second lot is a sizable 4.99 acres and includes a hospitality business consisting of three cabin rentals, R.V. hookups and laundry facilities. These facilities are usually booked a year in advance throughout hunting season.

Both lots combined provide the future owner with over 7.4+/- acres of commercial space delivering a substantial amount of parking and room to expand any type of operation.



**BERKSHIRE
HATHAWAY**
HomeServices

Montana Properties

COMMERCIAL DIVISION

SW Montana Retail Center

Between Dubois, ID & Dillon, MT

*Fully Diversified
established, viable,
profitable & visible*



Fuel Station | Groceries | Gift Shop | Cabin Rentals | US Post Office Lease | Hunting & Fishing Supplies & Licences | RV Hookups | Laundry Facilities | Beer & Wine Sales

This offering is a turnkey business, building and pocketbook liner. It is highly diversified in order to optimize profits and minimize loss. A convenience complex that is established, profitable, viable & visible. It includes numerous profit generating vocations: Gas/diesel sales, merchandise sales, post office, fish and game sales, cabin rentals, R.V. hookups and beer & wine sales. The potential is endless here with 7.4 acres for expansion centered on the interstate between Dillon and Dubois. A universal enterprise with updated retail technology, reduced operating costs & credible leases.



Jack Leber

e-PRO®, Sales Professional
RubyValleyRealEstate@gmail.com
406.596.7893
www.bhhsmt.com/sheridan



**BERKSHIRE
HATHAWAY**
HomeServices

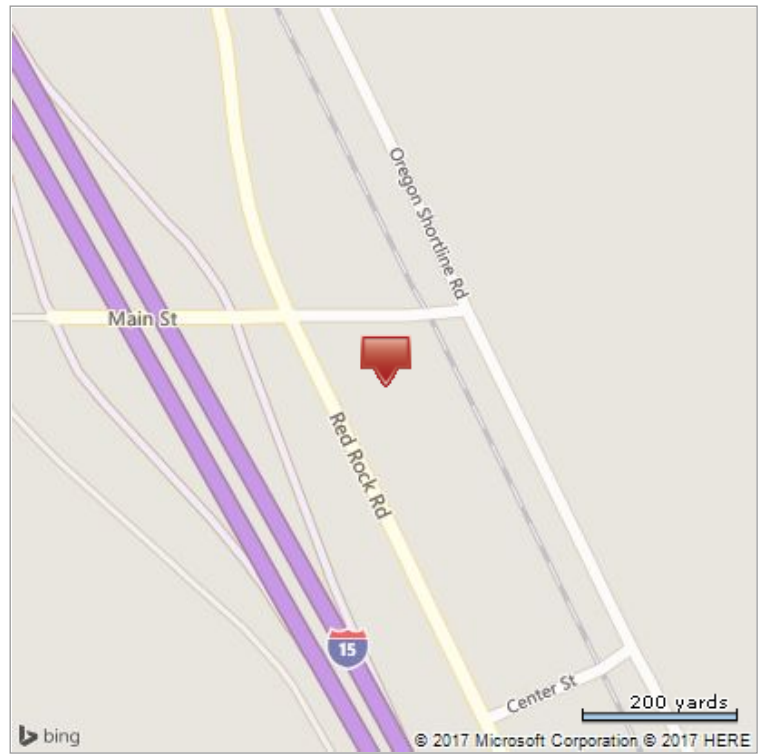
Montana Properties

COMMERCIAL DIVISION

Berkshire Hathaway HomeServices Montana Properties
106 N. Main St. Twin Bridges, MT 59754

©2017 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation.

Property Map



*Lot Dimensions are Estimated

Courtesy of Jack Leber, Big Sky Country MLS

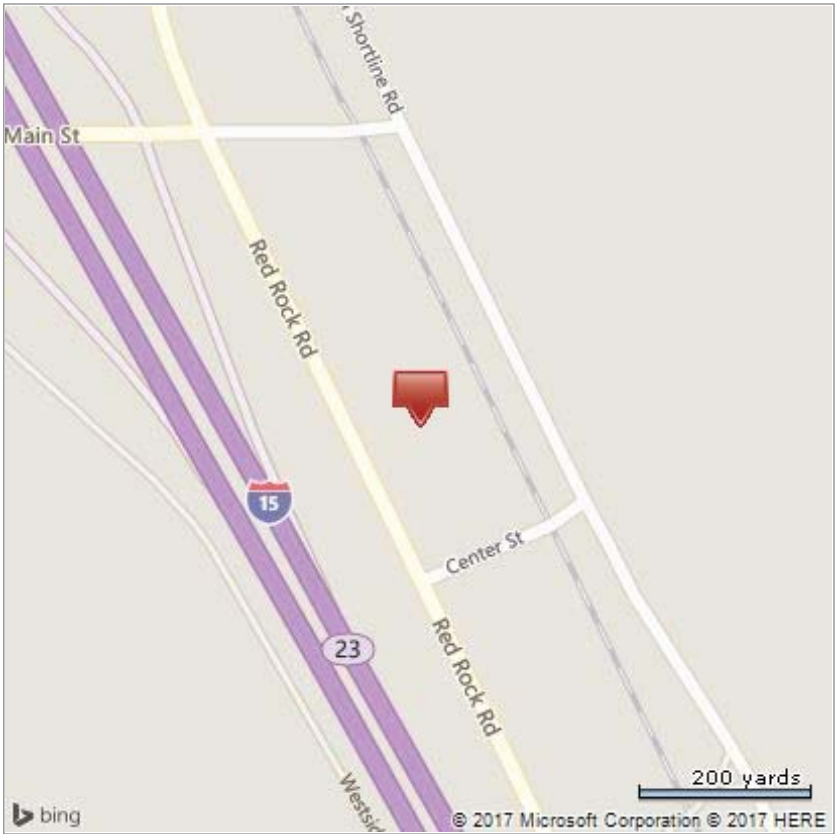
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 05/15/2017

Page 3 of 7

Property Map



*Lot Dimensions are Estimated



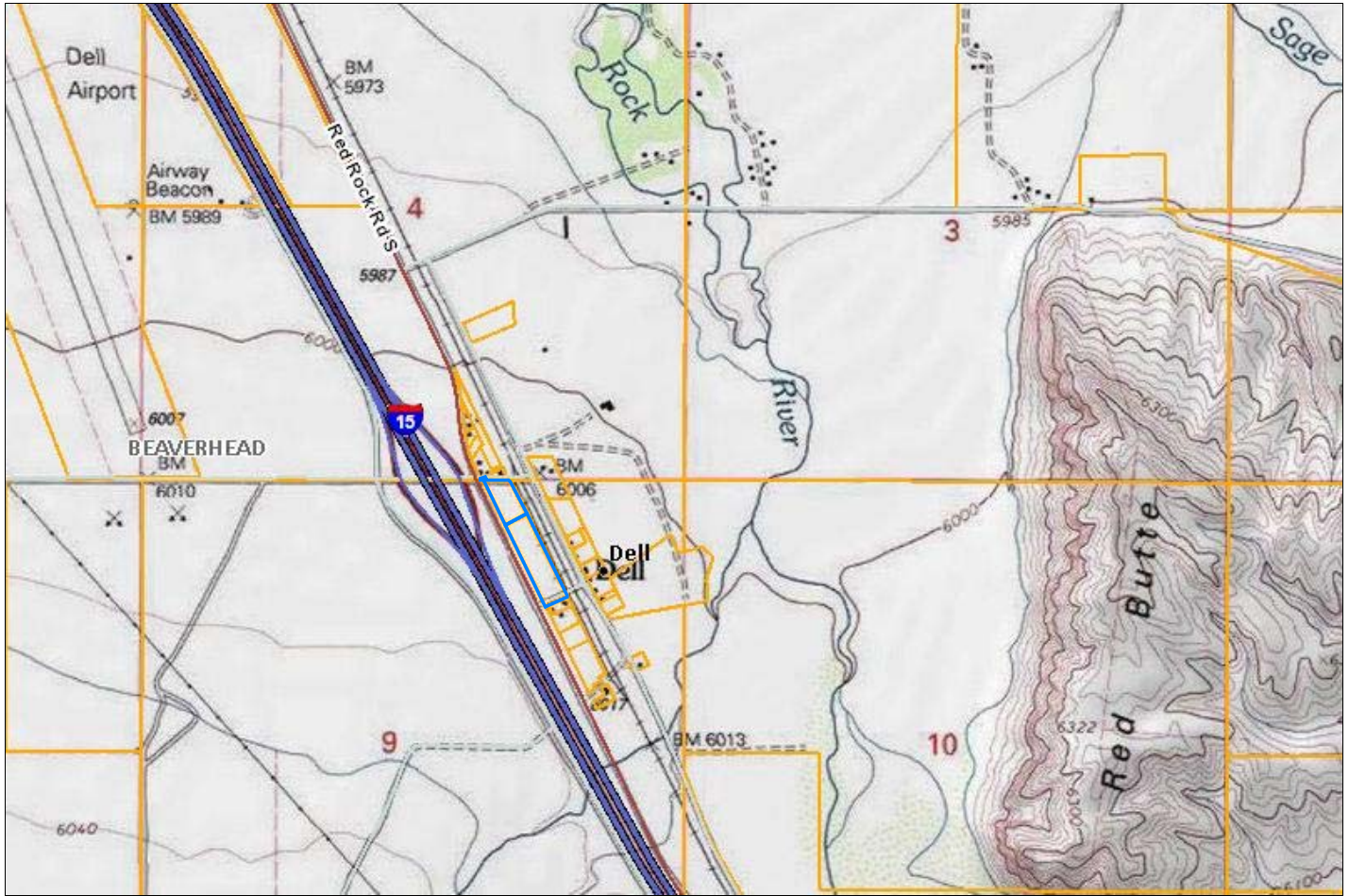
Main St

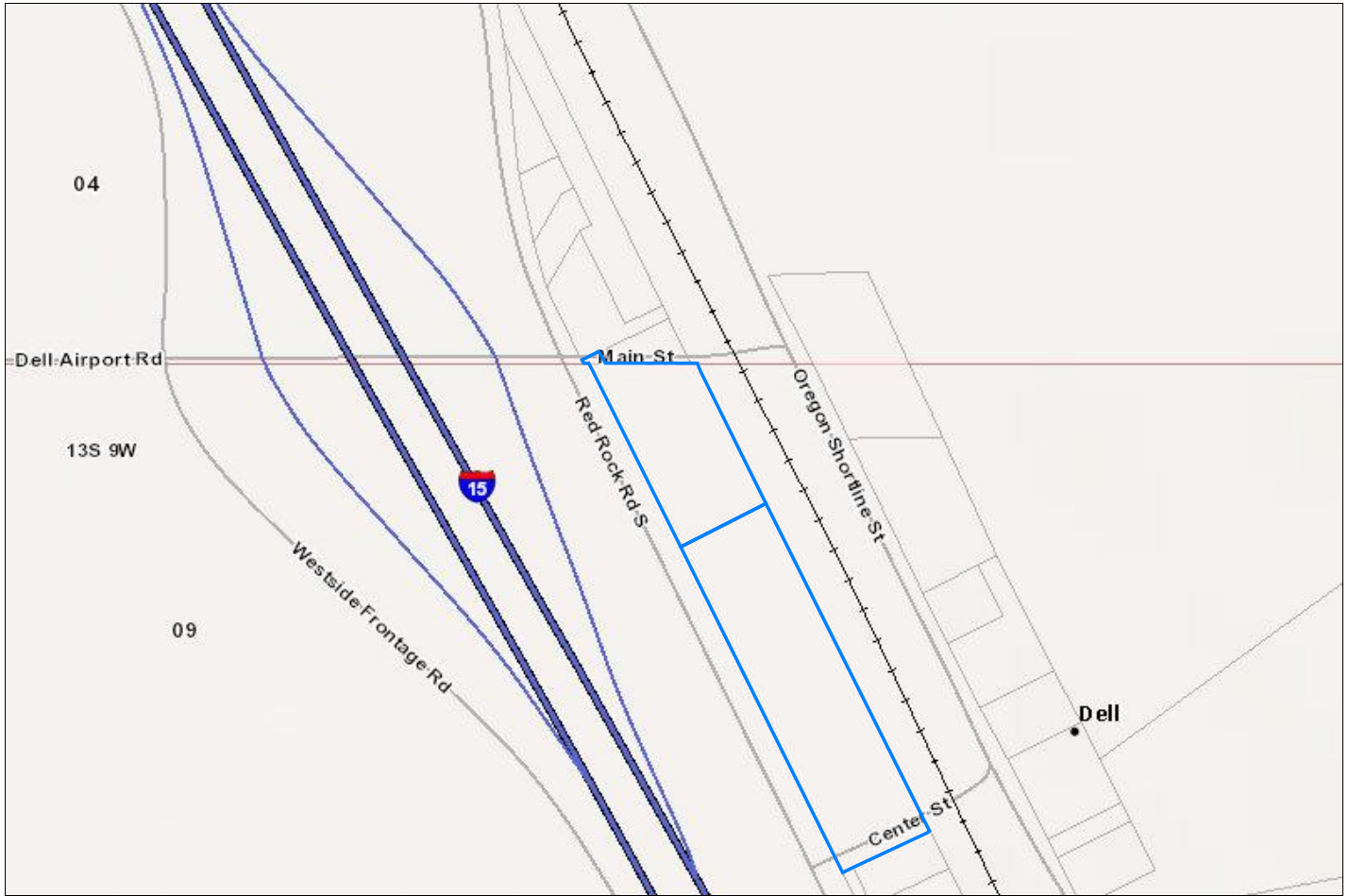
Oregon Shortline St

Red Rock Rd S

15







LENIEK SIKELI
 A STRIP OF LAND LOCATED
 PURPOSE OF A COUNTY ROAD
 FOLLOWING DESCRIBED CENT
 BEGINNING AT THE ONE-QUA
 EAST ALONG SAID SECTION
 THENCE N64°01'00"E.-240.48
 TERMINUS OF THIS EASEMEN

CERTIFICATE OF CO
 I, THE CHAIRMAN OF THE BE
 ACCOMPANYING MINOR SUBDIV
 WITH THE REQUIREMENTS OF
 PERTAINS TO THE USE OF SU

DATED THIS _____ DAY OF _____

CHAIRMAN, BEAVERHEAD COUN

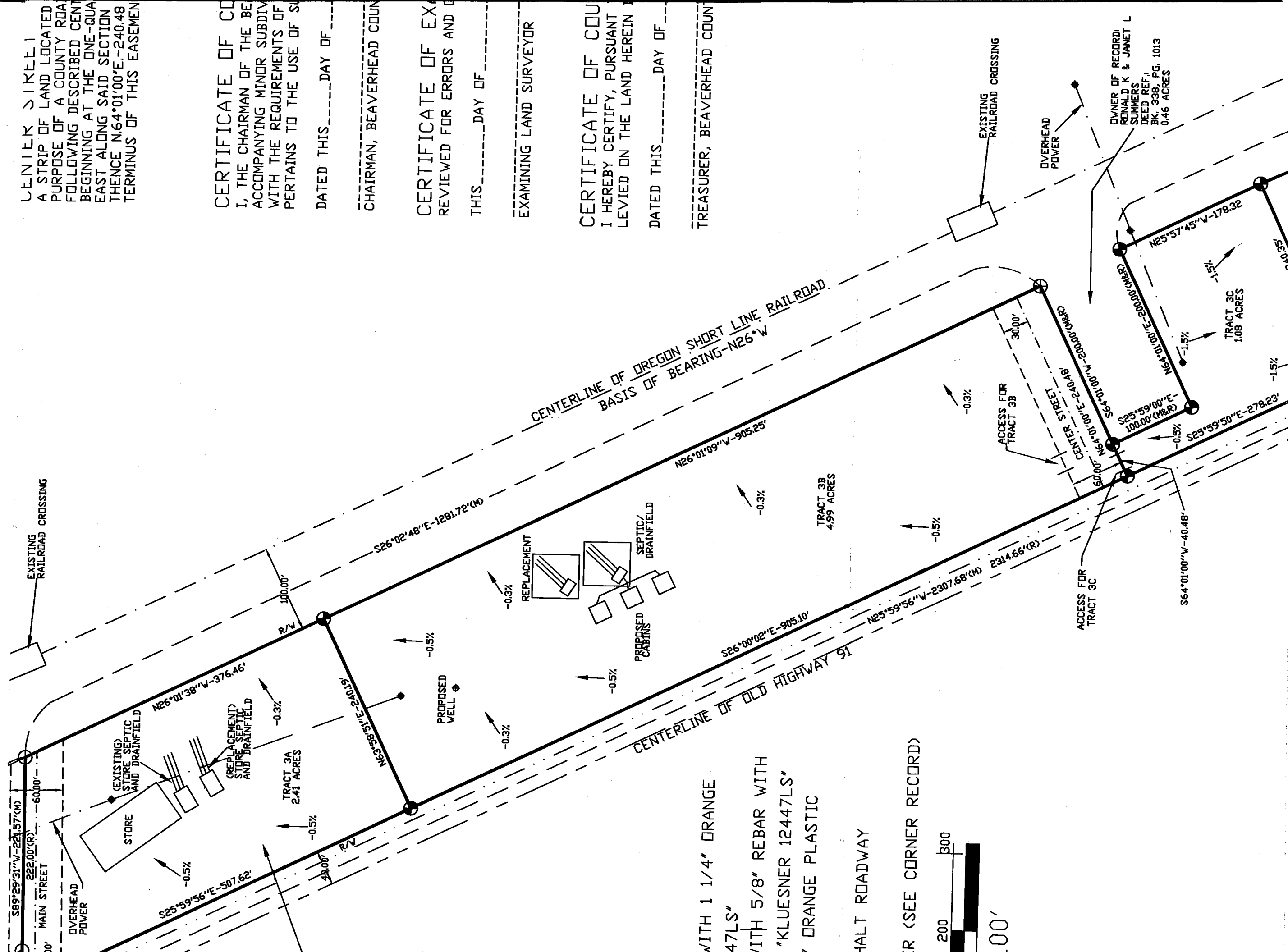
CERTIFICATE OF EX
 REVIEWED FOR ERRORS AND
 THIS _____ DAY OF _____

EXAMINING LAND SURVEYOR

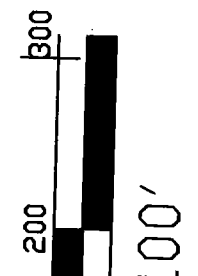
CERTIFICATE OF COU
 I HEREBY CERTIFY, PURSUANT
 LEVIED ON THE LAND HEREIN

DATED THIS _____ DAY OF _____

TREASURER, BEAVERHEAD COUN



WITH 1 1/4" ORANGE
 47LS"
 WITH 5/8" REBAR WITH
 "KLUESNER 12447LS"
 ORANGE PLASTIC
 HALT ROADWAY
 R (SEE CORNER RECORD)



OWNER OF RECORD:
 RONALD K & JANET L
 SUMMERS
 DEED REF. #
 BK. 338, PG. 1013
 0.46 ACRES

24 Main St, Dell, MT 59724, Beaverhead County

Demographics

Based on ZIP Code: **59724**

Population

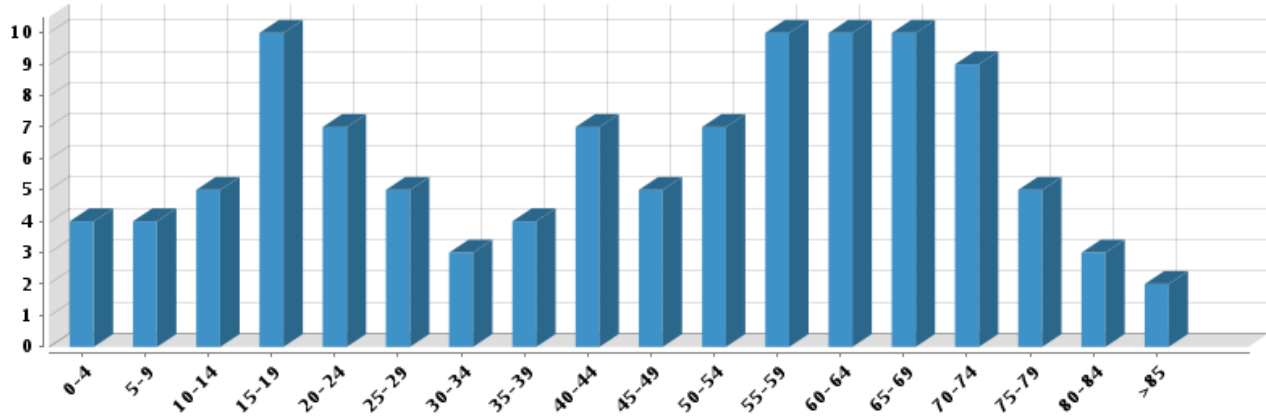
Summary

Estimated Population: **107**
 Population Growth (since 2010): **0.1%**
 Median Age: **50.3**

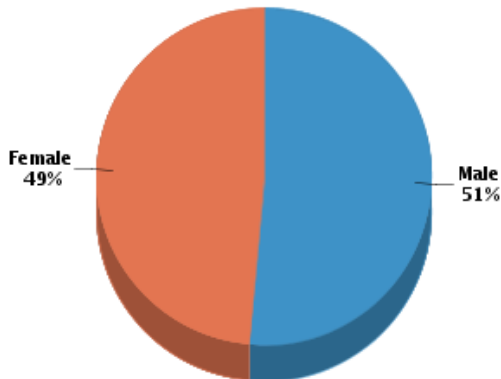
Household

Number of Households: **44**
 Household Size (ppl): **2**
 Households w/ Children: **9**

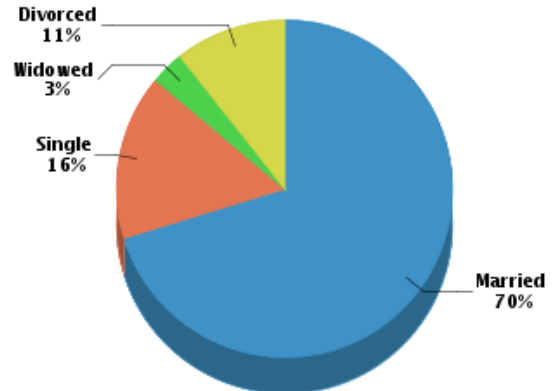
Age



Gender



Marital Status



Housing

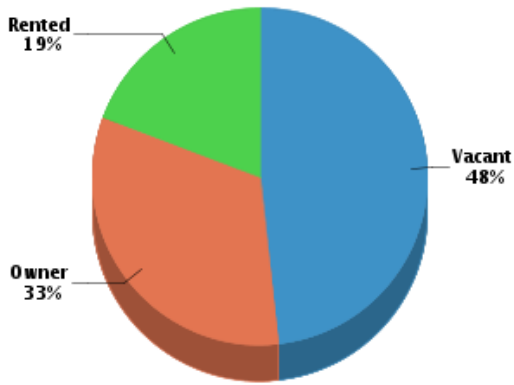
Summary

Median Dwelling Age: **1962 years**

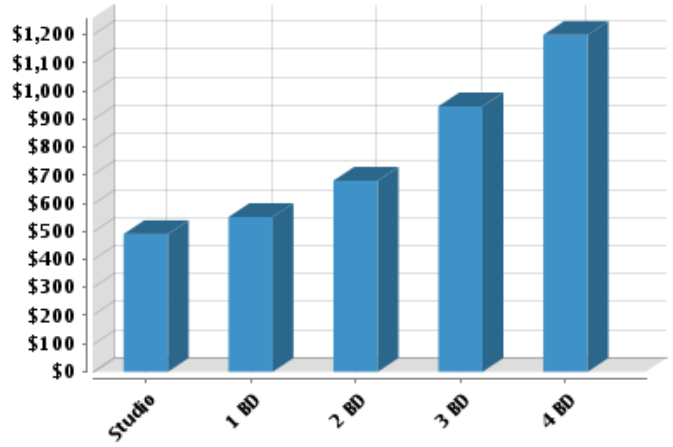
Stability

Data not available

Occupancy



Fair Market Rents (County)



Quality of Life

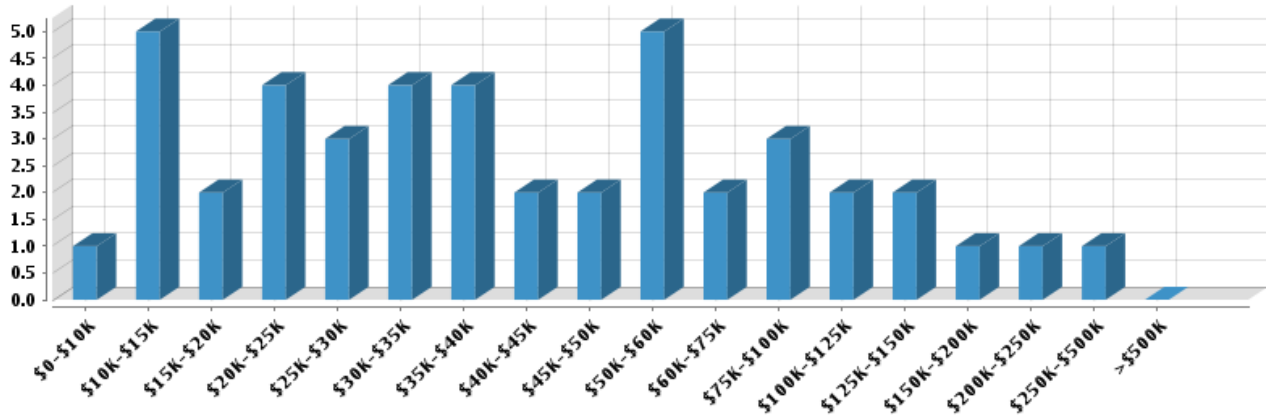
Workers by Industry

Data not available

Workforce



Household Income



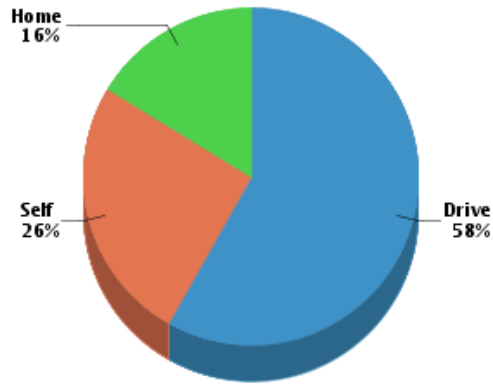
Average Household Income:

\$57,744

Average Per Capita Income:

\$23,471

Commute Method



Weather

January High Temp (avg °F):	27.66
January Low Temp (avg °F):	3.67
July High Temp (avg °F):	79.02
July Low Temp (avg °F):	40.59
Annual Precipitation (inches):	13.06

Education

Highest Level Attained

Less than 9th grade:	2
Some High School:	1
High School Graduate:	36
Some College:	18
Associate Degree:	5
Bachelor's Degree:	11
Graduate Degree:	6

(2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **3 mile(s)**

GWIC Id: 247810
Site Name: DELL CENTER LLC
Site Type: WELL
DNRC Water Right: C30044252
Well Use: DOMESTIC
Date Completed: 8/4/2007
Drilling Company: GRAHAM DRILLING INC



LOCATION INFO

PLSS: 13S 09W 9 ABA	County: Beaverhead
Latitude: 44.724250	Primary Aquifer: ---
Longitude: -112.700667	Altitude (ft): ---

LEVELS

Total Depth (ft):	260
Static Water Level (ft):	81
Depth Water Enters (ft):	256
Pumping Water Level (ft):	---
Drillstem Setting (ft):	255
Yield (gpm):	20

TEST

Type:	AIR
Time (hrs):	3

RECOVERY

Water Level (ft):	71
Time (hrs):	2



Montana Department of
ENVIRONMENTAL QUALITY

270689 Bk 357 Pg 1411- 1449
BEAVERHEAD COUNTY Recorded 8/11/2009 At 9:00 AM
Debra L. Scott, Clk & Rcdr By *Justin L. Swerker*
Fee: \$ 0.00 Return to: FILED
DELL CENTER MINOR SUBDIVISION

Brian Schweitzer, Governor

P.O. Box 200901 • Helena, MT 59620-0901 • (406) 444-2544 • www.deq.mt.gov

July 24, 2009

Jeremy Fadness PE
WWC Engineering
1275 Maple Street Suite F
Helena MT 59601

RE: Dell Center Subdivision
Beaverhead County
E.Q. #09 2001

Dear Mr Fadness:

The plans and supplemental information relating to the water supply, sewage, solid waste disposal, and storm drainage (if any) for the above referenced division of land have been reviewed as required by ARM Title 17 Chapter 36(101-805) and have been found to be in compliance with those rules.

Two copies of the Certificate of Subdivision Plat Approval are enclosed. The original is to be filed at the office of the county clerk and recorder. The duplicate is for your personal records.

Development of the approved subdivision may require coverage under the Department's General Permit for Storm Water Discharges Associated with Construction Activity, if your development has construction-related disturbance of one or more acre. If so, please contact the Storm Water Program at (406) 444-3080 for more information or visit the Department's storm water construction website at <http://www.deq.state.mt.us/wqinfo/MPDES/StormwaterConstruction.asp>. Failure to obtain this permit (if required) prior to development can result in significant penalties.

Your copy is to inform you of the conditions of the approval. Please note that you have specific responsibilities according to the plat approval statement primarily with regard to informing any new owner as to any conditions that have been imposed.

If you wish to challenge the conditions of this Certificate of Subdivision Plat Approval, you may request a hearing before the Board of Environmental Review or the Department, pursuant to Section 76-4-126, MCA and the Montana Administrative Procedures Act.

If you have any questions, please contact this office.

Sincerely,

Steve Kilbreath For
Steve Kilbreath, Supervisor
Subdivision Review Section

SK/le

cc: County Sanitarian
County Planning Board

STATE OF MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE OF SUBDIVISION APPROVAL
(Section 76-4-101 et seq., MCA)

TO: County Clerk and Recorder
Beaverhead County
Dillon, Montana

E.Q. #09-2001

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Dell Center Subdivision**

A tract of land located in the Northeast $\frac{1}{4}$ of Section 9, and the Southwest $\frac{1}{4}$, Southeast $\frac{1}{4}$ of Section 4, Township 13 South, Range 9 West, P.M.M., Beaverhead County, Montana

consisting of four Tracts, Tract 3B, Tract 3C, Tract 3D, and Tract 3E, have been reviewed by personnel of the Permitting and Compliance Division, and,

THAT the documents and data required by ARM Chapter 17 Section 36 have been submitted and found to be in compliance therewith, and,

THAT the approval of the Plat is made with the understanding that the following conditions shall be met:

THAT the Tract sizes as indicated on the Plat to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT Tract 3B shall be used for three existing cabins, and,

THAT Tract 3C, Tract 3D, and Tract 3E shall each be used for a single family dwelling, and,

THAT each individual water system on Tract 3C, Tract 3D, and Tract 3E will consist of a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Environmental Quality, and,

THAT data provided indicates an acceptable water source at a depth of approximately 40 - 260 feet, and,

THAT each individual sewage treatment system on Tract 3C, Tract 3D, and Tract 3E will consist of 1500 gallon a septic tank with effluent filter, a 500 gallon dose tank followed by a pressure dosed sandlined subsurface drainfield constructed in accordance with plans and specifications of WWC Engineering dated received December 24, 2008 and be of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

Page 2 of 3
Dell Center Subdivision
Beaverhead County
E.Q. #09-2001

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide for an application rate of 0.8 gpd/ft², and,

THAT when the existing multiple user water supply system, known as the Elk Mountain Lodging Well, on Tract 3B is in need of extensive repairs or replacement it shall be replaced by a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Environmental Quality, and,

THAT when the present sewage treatment system on Tract 3B is in need of extensive repairs or replacement it shall be replaced by a septic tank and subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT the water and sewer system shall not service more than 24 people for more than 60 days per year, and,

THAT if the commercial establishments on Tract 3B serve more than 24 people for more than 60 days per year, the water supply for the commercial establishments must be submitted to the Department of Environmental Quality for review as a public system, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT water supply systems, sewage treatment systems and storm drainage systems will be located as shown on the approved plans, and,

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer and/or owner of record shall provide each purchaser of property with a copy of the Plat, approved location of water supply and sewage treatment system as shown on the attached lot layout, and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT plans and specifications for any proposed sewage treatment systems will be reviewed and approved by the county health department and will comply with local regulations and ARM, Title 17, Chapter 36, Subchapters 3 and 9, before construction is started.

Page 3 of 3
Dell Center Subdivision
Beaverhead County
E.Q. #09-2001

THAT departure from any criteria set forth in the approved plans and specifications and Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Environmental Quality.

THAT pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the reviewing authority under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.


YOU ARE REQUESTED to record this certificate by attaching it to the Plat filed in your office as required by law.

DATED this 24th day of July, 2009.

RICHARD OPPER
DIRECTOR

By:




Steve Kilbreath, Supervisor
Subdivision Review Section
Permitting and Compliance Division
Department of Environmental Quality

Owner's Name: Jeanne Schnitzler, Joel Schnitzler, and Paul Lemay Jr.

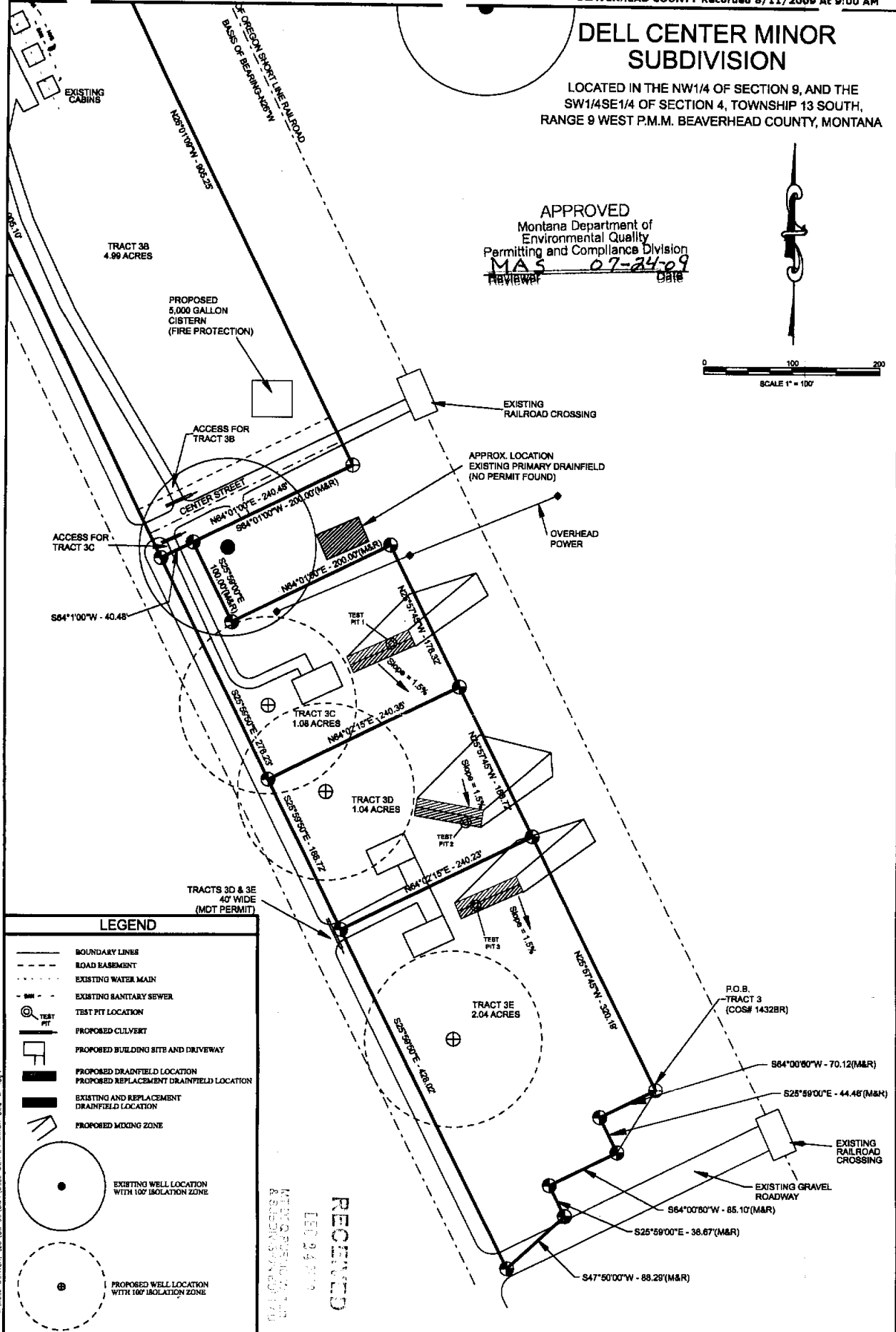
DELL CENTER MINOR SUBDIVISION

LOCATED IN THE NW1/4 OF SECTION 9, AND THE SW1/4SE1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 9 WEST P.M.M. BEAVERHEAD COUNTY, MONTANA

APPROVED
 Montana Department of
 Environmental Quality
 Permitting and Compliance Division
 MAS 07-24-09
 REVIEWER Date



0 100 200
 SCALE 1" = 100'



LEGEND

- BOUNDARY LINE
- EASEMENT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- TEST PIT LOCATION
- PROPOSED CULVERT
- PROPOSED BUILDING SITE AND DRIVEWAY
- PROPOSED DRAINFIELD LOCATION
- PROPOSED REPLACEMENT DRAINFIELD LOCATION
- EXISTING AND REPLACEMENT DRAINFIELD LOCATION
- PROPOSED MIXING ZONE
- EXISTING WELL LOCATION WITH 100' ISOLATION ZONE
- PROPOSED WELL LOCATION WITH 100' ISOLATION ZONE

RECEIVED
 10/29/09
 MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

SHEET
 3

DELL CENTER MINOR SUBDIVISION
 LOT LAYOUT MAP
 TRACT 3C, 3D & 3E

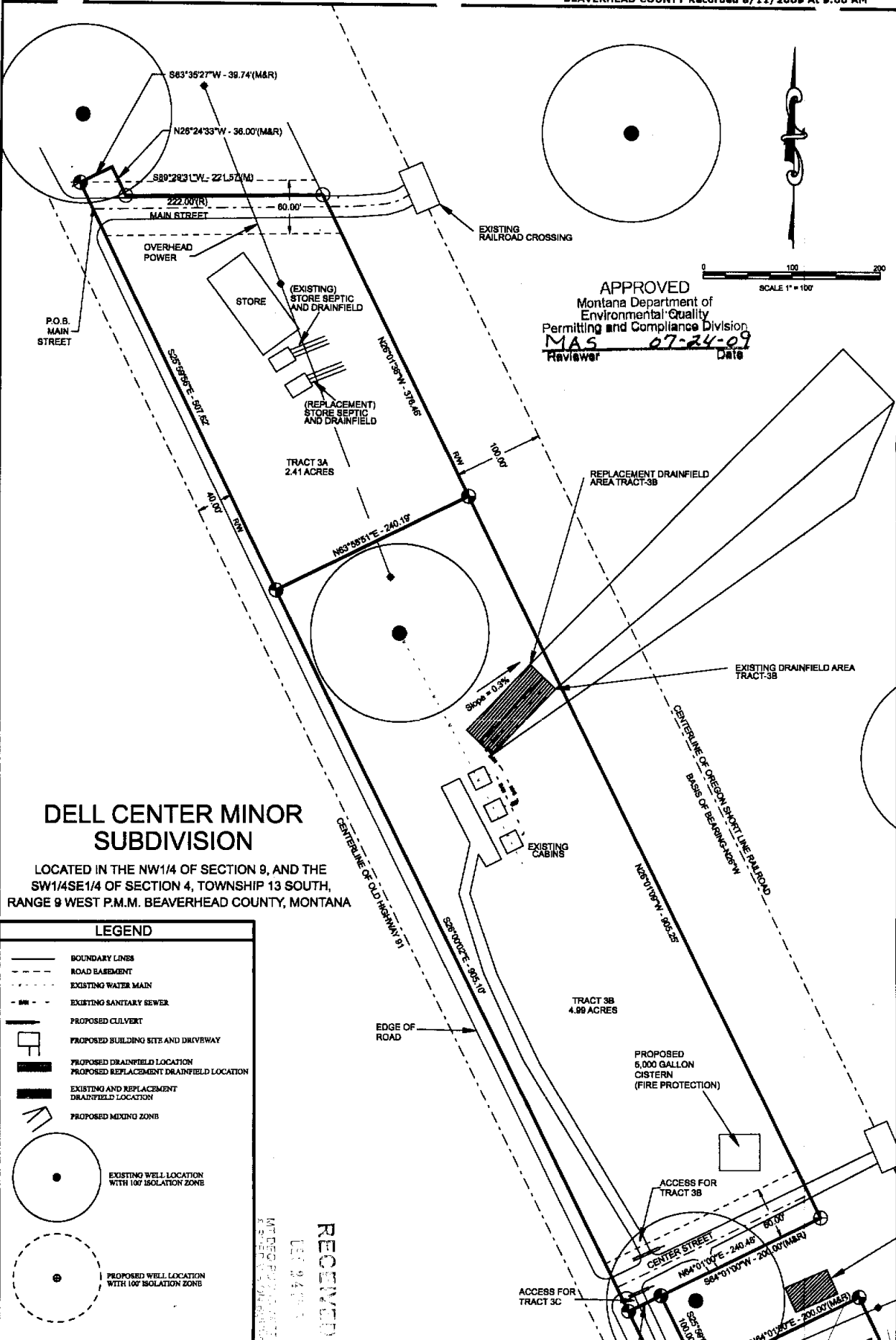
DRAWN	DATE
BY	BY
REVISED	REVISED
DATE	DATE
APPROVED	APPROVED
DATE	DATE

DELL CENTER, LLC
 P.O. BOX 240084
 DELL, MT 59724
 (406) 278-3332

WVC ENGINEERING
 1272 MAPLE STREET, SUITE F
 HELENA, MT 59601
 (406) 445-2882

COPYRIGHT 2008
 WVC ENGINEERING HEREBY RESERVES OUR COMMON LAW COPYRIGHT IN THIS DOCUMENT AND THE LOGS AND DESIGN INCORPORATED THEREIN AS WELL AS ANY PRODUCT OR OTHER USE WITHOUT OUR EXPRESS WRITTEN AUTHORIZATION.

12/15/2008 3:10:10 PM C:\DELL CENTER - ILS\08 98\03\DELL CENTER MINOR EDP MAP.DWG



APPROVED
 Montana Department of
 Environmental Quality
 Permitting and Compliance Division
 MAS 07-24-09
 Reviewer Date

SCALE 1" = 100'

DELL CENTER MINOR SUBDIVISION

LOCATED IN THE NW1/4 OF SECTION 9, AND THE SW1/4SE1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 9 WEST P.M.M. BEAVERHEAD COUNTY, MONTANA

LEGEND

- BOUNDARY LINES
- ROAD BASEMENT
- - - EXISTING WATER MAIN
- - - EXISTING SANITARY SEWER
- PROPOSED CULVERT
- PROPOSED BUILDING SITE AND DRIVEWAY
- PROPOSED DRAINFIELD LOCATION
- PROPOSED REPLACEMENT DRAINFIELD LOCATION
- EXISTING AND REPLACEMENT DRAINFIELD LOCATION
- PROPOSED MIXING ZONE
- EXISTING WELL LOCATION WITH 100' ISOLATION ZONE
- PROPOSED WELL LOCATION WITH 100' ISOLATION ZONE

RECEIVED
 DEPT. OF ENVIRONMENTAL QUALITY
 PERMITTING AND COMPLIANCE DIVISION
 JUL 24 2009

SHEET
 2

DELL CENTER MINOR SUBDIVISION
 LOT LAYOUT MAP
 TRACT 3A & 3B

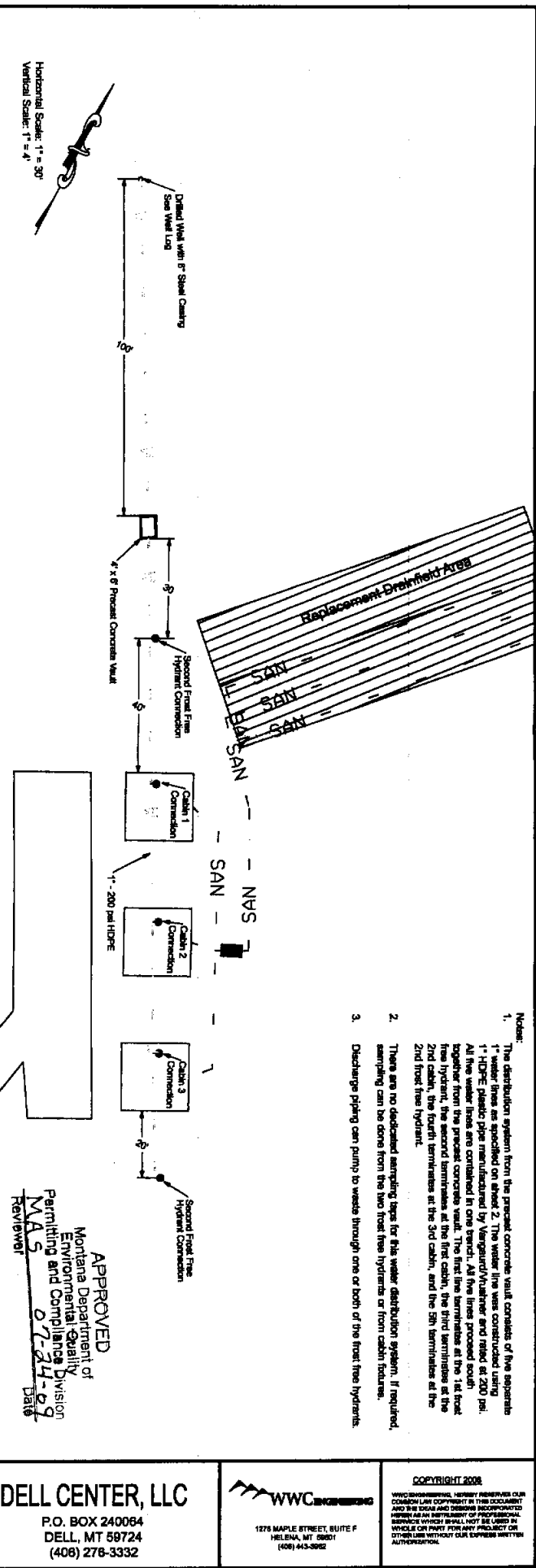
DRAWN	DATE	BY
REVISED		
APPROVED		

DELL CENTER, LLC
 P.O. BOX 240064
 DELL, MT 59724
 (408) 276-3332

WVC ENGINEERING
 1275 MAPLE STREET, SUITE F
 HELENA, MT 59601
 (406) 443-3882

COPYRIGHT 2008
 WVC ENGINEERING HEREBY REPRESENTS OUR COMMON LAW COPYRIGHT IN THIS DOCUMENT AND THE SCHEMATIC AND DESIGN INCORPORATED THEREIN AS WELL AS ANY PROFESSIONAL SERVICES WHICH SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR OTHER USE WITHOUT OUR EXPRESS WRITTEN AUTHORIZATION.

6014	6014	6014	6014
6006	6006	6006	6006
6002	6002	6002	6002



Horizontal Scale: 1" = 30'
 Vertical Scale: 1" = 4'

APPROVED
 Montana Department of
 Environmental Quality
 Permitting and Compliance Division
 M.A.S.
 07-24-09
 DATE
 REVIEWED

- Notes:
- The distribution system from the precast concrete vault consists of five separate 1" water lines as specified on sheet 2. The water lines were constructed using 1" HDPE plastic pipe manufactured by Vanguard/Weather and rated at 200 psi. All five water lines are contained in one trench. All five lines proceed south together from the precast concrete vault. The first line terminates at the 1st front free hydrant, the second terminates at the first cabinet, the third terminates at the 2nd cabinet, the fourth terminates at the 3rd cabinet, and the fifth terminates at the 2nd front free hydrant.
 - There are no dedicated sampling taps for the water distribution system. If required, sampling can be done from the two front free hydrants or from cabinet footwells.
 - Discharge piping can pump to waste through one or both of the front free hydrants.

DRAWN	DATE	BY
REVISED		
APPROVED		
DATE		

DELL CENTER, LLC
 P.O. BOX 240084
 DELL, MT 59724
 (408) 276-3332

WVC ENGINEERING
 1276 MAPLE STREET, SUITE F
 HELLERS, MT 59712
 (408) 443-3982

COPYRIGHT 2008
 WVC ENGINEERING, HERBERT RESERVE'S CUR
 CONSENT AND APPROVAL IS INCORPORATED
 HEREIN AS AN INSTRUMENT OF SERVICE AND
 SERVICE FEE SHALL NOT BE USED IN
 WHOLE OR PART FOR ANY PRODUCT OR
 OTHER SERVICE WITHOUT OUR EXPRESS WRITTEN
 AUTHORIZATION.

SHEET
 1

DELL CENTER MINOR SUBDIVISION
 Lot 3B Water System As-Constructed
 Plan and Profile Sheet

Beaverhead
County



Land Use and
Planning Coordinator

Beaverhead County Courthouse
2 S. Pacific
Dillon, MT 59725
PH: (406) 683-4868
FAX: (406) 683-5776

**FINAL PLAT
DELL CENTER LLC MINOR SUBDIVISION**

August 10, 2009

The Beaverhead County Planning Department recommends final plat approval of the Dell Center LLC Minor Subdivision.

The conditions of approval that were placed on this subdivision at the time of preliminary plat approval (October 20, 2008) have been met or will be otherwise satisfied prior to the filing of the final plat.

The final plat review fee has been paid to Beaverhead County.

Sincerely,

A handwritten signature in black ink that reads 'Rick Hartz'.

Rick Hartz
Beaverhead County
Land Use and Planning Coordinator

:ld