

CORDER

AND ASSOCIATES, LLC



Contemporary Aesthetic and Mountain Views

849 Hilger St., Geraldine, MT 59446

Offered at \$150,000



*Presented
Exclusively by*
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Property Information

Lot Size: 0.275 acres

Taxes: \$1076.64 (2023)

Legal: GARNER ADD (GERALDINE), S12, T21 N, R11 E,
BLOCK 002, W100' OF LT 4 & ALL OF LT 5

Year Built: 1914 (Remodeled)

Bed/Bath: 3 Bed/2 Full Bath

Square Footage: 1,902

HVAC: Gas forced air; Wood stove

Water/Sewer: City; Tankless water heater

Appliances: Stainless steel refrigerator, stove/oven,
microwave



*Experience this
property virtually!*

Executive Summary

Sunlight streams through the large living room windows, while the wood stove radiates warmth, creating a cozy atmosphere. Situated on the outskirts of Geraldine, Montana, this rural residence offers single-level living and an expansive yard that showcases views of Square Butte Mountain. While some finishing touches are needed to complete this remodeled living space, the buyer will appreciate the new flooring, fresh paint, updated plumbing and electrical systems, and stainless-steel appliances. The master bedroom features a spacious walk-in closet and an ensuite bathroom. This home includes three bedrooms, along with two bonus rooms that can serve as an office or a gun-loading room. Explore this charming residence and envision yourself in this beautiful central Montana setting!



Local Area

Geraldine, Montana is surrounded by some of the nation's richest grain-producing land. In the heart of the "Golden Triangle," this area has a fruitful history of agriculture with farmers and ranchers alike.

Nearby sits Square Butte which offers big game hunting and beautiful scenery. Kingsbury Lake

is four miles from town and part of a waterfowl protection area, making bird watching very rewarding. The area around Geraldine, however, offers great upland bird hunting and other wild game hunting. The close-knit community makes this small town a charming place to set up roots.



Area Attractions

Central Montana features some of Montana's best representation of the rolling plains and rugged mountain ranges. Recreational and cultural opportunities display Montana's Western past and illustrate the beauty of its present. Near Geraldine is Square Butte, a beautiful outcropping of buttresses, spires, and pinnacles that is home to a herd of mountain goats and a variety of raptors. Kingsbury Lake located four miles from town is a waterfowl protection area and is noted for good birdwatching. The area around Geraldine also offers great hunting, especially for upland game birds.

Missouri River

Get swept away on this majestic river that offers up memorable float trips and big fish! From Fort Benton to the North Dakota border, the Missouri River flows through beautiful scenery and peaceful environments. Access to this portion of the river is limited due to the towering canyons with fascinating rock formations and large arid buttes. This allows floaters and anglers the peace and serenity they long for. The Missouri River is a large part of the area's history. Its blue waters offer anglers the opportunity to catch huge Northern Pike, Walleye, Catfish, and Smallmouth Bass. The high nutrition of the water allows fish to get big...and the stories are even bigger! Longer float trips on this portion of the river are popular and can be scheduled with local outfitters.

Canoeing and kayaking are part of the activities that locals and tourists partake in all while casting in a line to try their luck. Further down the river, the Missouri River Breaks astonish floaters and historians dropping their jaws in sheer awe at the unique and formidable landscape.



Highwood Mountains

In Chouteau County near Belt and Highwood, Belt Creek and Highwood Creek provide Brook Trout fishing. The deep pools along the cliffs and rock formations are great for fly fishing or for catching bigger trout. The isolated island range of the Highwood Mountains is a popular destination for camping, fishing, ATV-ing, horseback riding, hiking, and enjoying a fantastic scenic drive. There is a campground with maintained sites and a scenic mountain drive that takes you through several creek crossings, mountain meadows, and gorgeous forests until you reach Geyser, Montana. The Highwood Mountains are located in Cascade, Chouteau, and Judith Basin counties. National Forest System land covers much of the range. The landmasses range from foothill grasslands to Missouri Breaks and unglaciated high plains. Wildlife is abundant as you drive past farm fields and ranches. It isn't uncommon to meet a cattle drive! Moose, black bear, bald eagle, fox, coyote, white-tailed and mule deer, and mountain lion are some animals you can catch glimpses of.

Hunting

Hunting is a Montana tradition. Central Montana still lives up to that tradition. Residents and nonresidents alike enjoy hunting a variety of big game animals and upland game birds. For non-residents, the permit application deadline for deer and elk hunting in Montana is April 1. Antelope hunting license deadline is early June. The Montana Fish, Wildlife and Parks website has forms and more information about licenses. The Highwood Mountains are excellent elk hunting, but you must be drawn for a special tag. The grain fields that encompass this region supply food for antelope, white-tailed and mule deer and game birds. The coulees are essential cover for game as they are going to and from the river for hydration and lush vegetation.

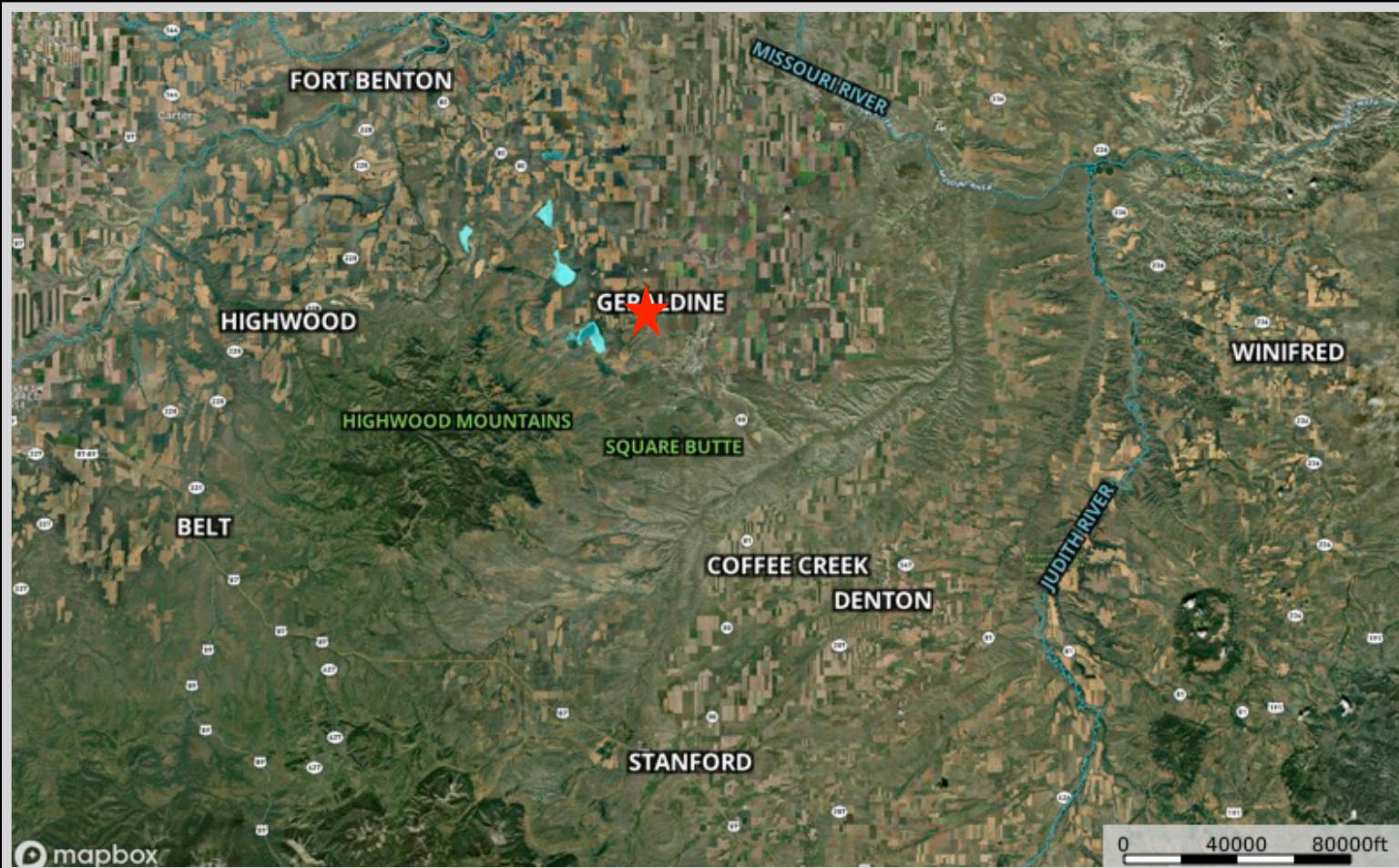
If you are a bow and arrow hunter, be sure to check archery requirements. A bow license, in addition to the proper hunting license, is required during Archery Only Season for any species or to archery hunt in an Arch-Equip only area or hunting district.

Upland game bird licenses, including licenses for pheasants, may be purchased over the counter along with your conservation license. Hungarian Partridge and several varieties of grouse are common in Central Montana. Turkey licenses are also sold over the counter except for special spring and fall turkey hunts. Hunting for Montana migratory birds requires a Montana migratory bird license and a federal waterfowl stamp.

The Block Management program managed through Montana Fish, Wildlife and Parks offers access to private land from 1,230 landowners and covers 7.4 million acres of land. There is no charge to hunt on Block Management land. A Hunters Access Guide is published each year giving details about the program, and it is usually available by August 15. Central Montana also has public land managed by the U. S. Forest Service and Bureau of Land Management.



Property Maps



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