

CORDER

AND ASSOCIATES, LLC



Vital Blackfoot Valley Vision

TBD S19, T14 N, R09 W, Lincoln, MT 59639

Offered at \$650,000



Presented Exclusively by
Trampus Corder, Broker/Owner

833-783-3224 toll free
406-622-3224 office
Corderland@gmail.com



Property Information

Lot Size: 80 Deeded Acres

Taxes: \$95.01 (2023)

Legal: S19, T14 N, R09 W, N2SE

Utilities: None

Water: Natural spring

Covenants/HOAs: None

Access: Legal access via gravel road; Easement

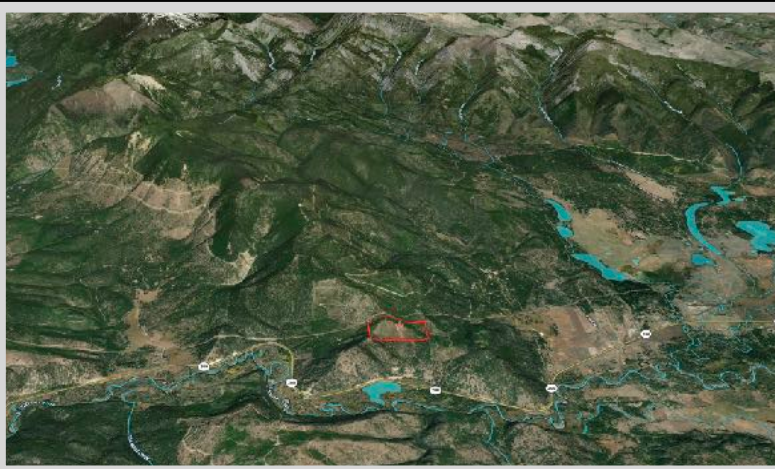
Elevation: 3,190 ft.

Hunting District: 281

Closest Airport: Helena Regional Airport 59 miles; Missoula International Airport 85 miles; Great Falls International Airport 89 miles

Executive Summary

Perched at an elevation of 3,190 feet, this mountain property offers convenient proximity to downtown Lincoln, a mere 10-minute drive away. The isolated location means an ideal base for camping and then hitting up the trails for hunting and hiking early the next day! Build a dry cabin for the ultimate hunting retreat and listen for the hair-raising elk bugle while lounging under the bright stars. The surrounding area boasts an abundance of mountain trails and the tranquil Blackfoot River flowing to the south, catering to various outdoor pursuits such as hunting, fishing, hiking, and trail riding. Situated adjacent to BLM land, the property presents boundless opportunities for exploration.



Lincoln features a well-maintained trail system, fostering the popularity of off-road vehicles in the region. Encompassing 80 acres, the property affords sweeping vistas of towering mountain peaks beneath the expansive big sky. Its south-facing orientation ensures optimal visibility for solar-powered installations and satellite internet services. The property's old logging roads have been thoughtfully graded to facilitate future enhancements. Lincoln itself offers a range of amenities including bars, restaurants, a grocery store, and coffee shops, while the vibrant city of Missoula, just a 1.5-hour drive away, provides an array of breweries, dining options, and shopping destinations.



Local Area

Lincoln, Montana is a well-known recreational mining town as gold discoveries in 1860 brought miners to the area. Historically, it has roots rich in the Lewis and Clark expedition. In 1806, Meriwether Lewis passed through the area on his return trip to St. Louis after discovering the route to the western coast. There is plenty of wilderness around Lincoln for exploring. Visitors and locals can hike, bike, fish, hunt, bird watch, watch for wildlife, go horseback riding, or snowmobile. In 2017, Lincoln was named the first Continental Divide Trail Gateway Community in Montana because of the three access points found at Stemple Pass, Flescher's Pass, and Roger's Pass. As a result, there are ample opportunities for hikers and visitors to get out in the fresh mountain air and camp, fish, or hunt! The town was named in August of 1865 after the 16th President Abraham Lincoln was assassinated. Lincoln is located 80 miles east of Missoula and is the perfect base location for all your outdoor adventures!

Area Attractions

Fishing Opportunities

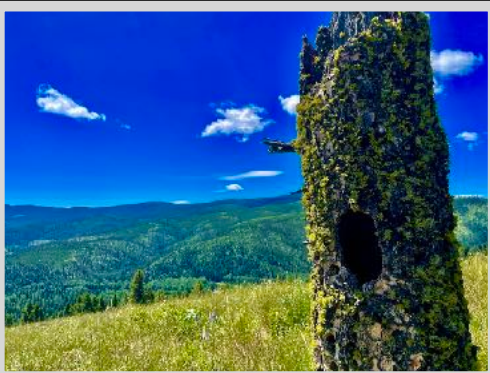
The Blackfoot River Valley is encompassed by great fishing areas! The Blackfoot River is 130 miles of pure mountain waters flowing along Highway 200. It has great access to accommodate anglers while they anxiously pursue catching Rainbow, Bull, Cutthroat, Cut-Bow, and Brown Trout. Check out one of these creeks for an adventure: Alice Creek, Beaver Creek, Copper Creek, Cottonwood Creek, Landers Fork, and Nevada Creek. You will find plenty of Brook Trout to keep you busy reeling. Take out your boat or kayak for the lake



experience at Brown's Lake where you can catch Bass, Bluegill, Perch, or Trout. Snowbank Lake and Copper Lake are full of Cutthroat Trout.

Bob Marshall Wilderness Complex

Comprised of three wildernesses, the Bob Marshall, the Scapegoat, and the Great Bear, the complex covers over 1.5 million acres of mountainous terrain and is considered one of the world's most completely preserved ecosystems!



Trail System

Wintertime is playtime for the community surrounding Lincoln. With over 250 groomed snowmobile trails, you can expect to see many enjoying the dazzling snow and crisp air dog sledding, cross-country skiing, and snowshoeing. There are hundreds of miles of bicycle trails for the spring and summer months. There are also countless trails for ATVs.

Blackfoot Pathways: Sculpture in the Wild

Deemed innovative land art, a group of artists have created a series of sculptures that utilize natural and industrial materials associated with the economic and cultural traditions of the area.

Huckleberry Hunting

Enjoy dining on nature's sweetest bounty after seeking and picking these delightful little gems. The huckleberry is generally ready for harvest anywhere between mid and late July toward the beginning of August.

Mushroom Hunting

Try your hand at rummaging forest floors for the elusive Morel Mushroom. Be sure to do your research because any look-alike can be toxic if ingested!



Garnet Ghost Town

Relive the lives of those before us at this historically rich and well-preserved ghost town. Garnet Ghost Town has been named one of America's coolest ghost towns by Travel + Leisure.

Great Divide Ski Area

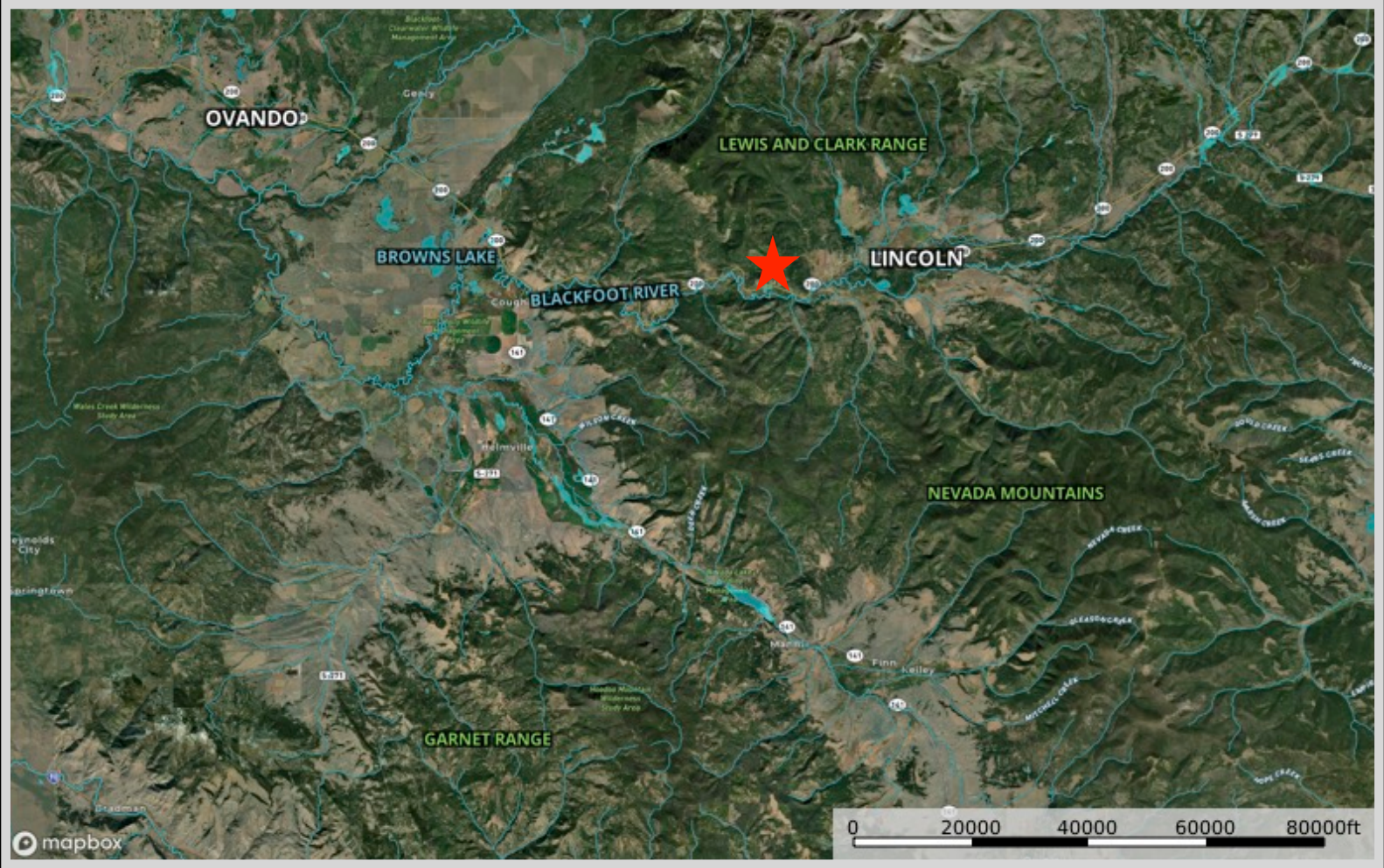
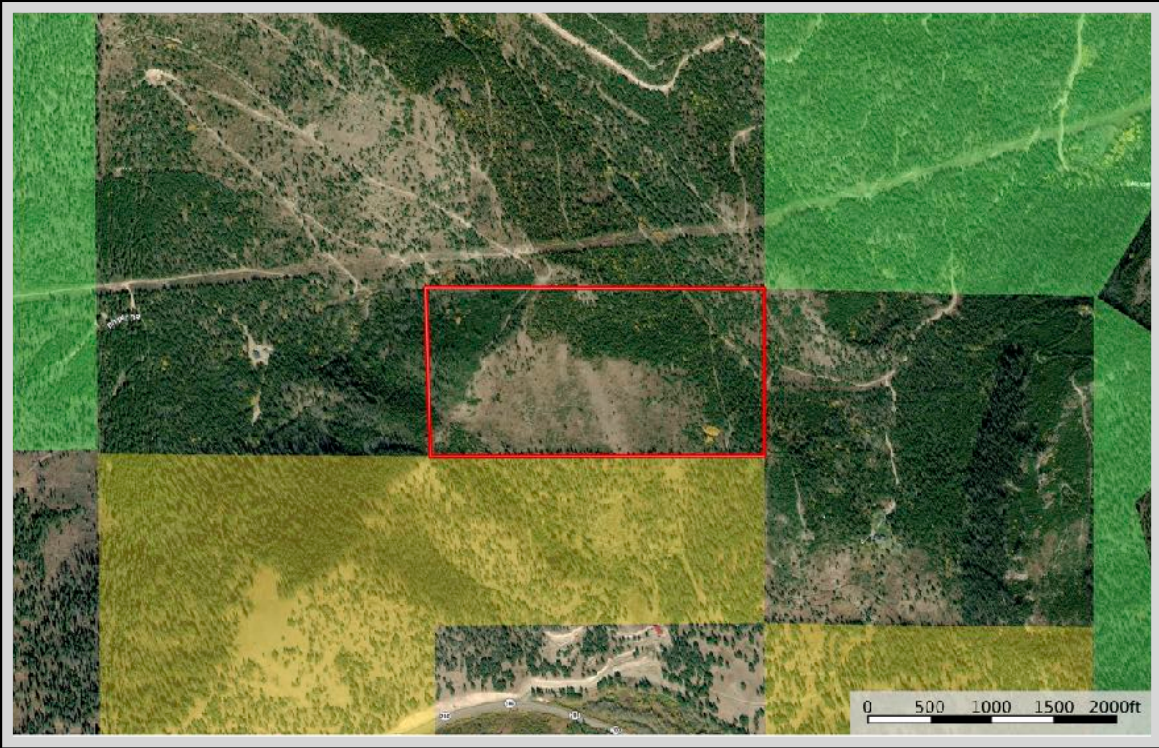
In less than a 35-mile drive, you can enjoy the winter sports at the Great Divide Ski Area.

Sun River Canyon

The Sun River Canyon is a recreational canyon full of rugged natural beauty. The same giant slabs of shifting and faulting rock created the canyon. Two dams, Gibson and Sun River, lie within miles of each other and create impressive white waters between them. The refreshing spray from the glacial waters mists the songbirds and the cottonwoods. The resounding sound of crashing horns of bighorn sheep colliding designates this area. Every November bighorn sheep rams from one of the largest herds gather to demonstrate their prowess and power. This area also offers hiking, camping, picnicking, and wildlife viewing. Pull-outs serve as an opportunity to scan the meadows and hillsides for herds of elk and deer in the winter. As the heart of the chinook belt, the meadows here display some of the earliest wildflower blooms east of the Rockies. Complimented by radiant flowers of yellows, fuchsias, and violets, the Sun River Canyon is just as elegant as it is rugged.



Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.