

CORDER

AND ASSOCIATES, LLC



Supreme Mountainside Getaway

4603 US Hwy 89, Monarch, MT 59463

Offered at \$175,000



Presented Exclusively by

Aerik Reilly, REALTOR®

406-622-3224 office

406-570-5853 cell

Aerik@CorderLand.com



Property Information

Lot Size: 6.02 acres

Taxes: \$426.81 (2023)

Legal: S23, T15 N, R07 E, A TRACT
IN E2NE, E/HWY

Utilities: 200 AMP service panel

Water: Spring at northeast corner

Convenants/HOAs: None

Elevation: 4,855 ft. at build site

Hunting District: 413

Access: Legal access via Hwy 89; Gravel drive

Executive Summary

Transform your dream of living in the stunning Little Belt Mountains into a reality with this prime 6.02-acre property near Monarch, Montana! The land includes a designated build site allowing you to enjoy the surrounding natural beauty. Enter the build site through a secure steel gate. Enjoy breathtaking panoramic views of the majestic mountains, adorned with beautiful trees and lush greenery. This region is renowned for excellent hiking, hunting, fishing, skiing, and snowmobiling opportunities. Additionally, the property shares a border with public Forest Service land along most of its eastern edge, providing even more space to explore. Great Falls is just 45 miles away, ensuring a convenient commute, and it features an international airport if you plan to use the property for vacations. Belt Creek flows across Highway 89, adding to the great outdoors' peaceful ambiance.

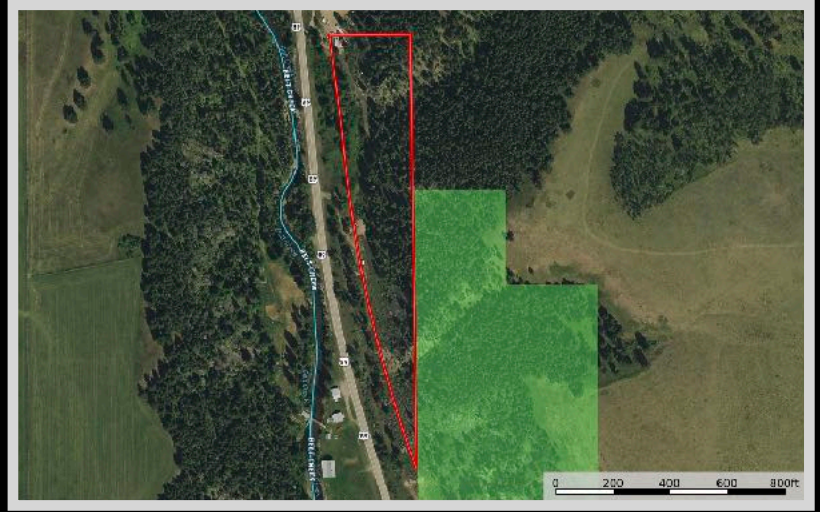


Experience this
property virtually!

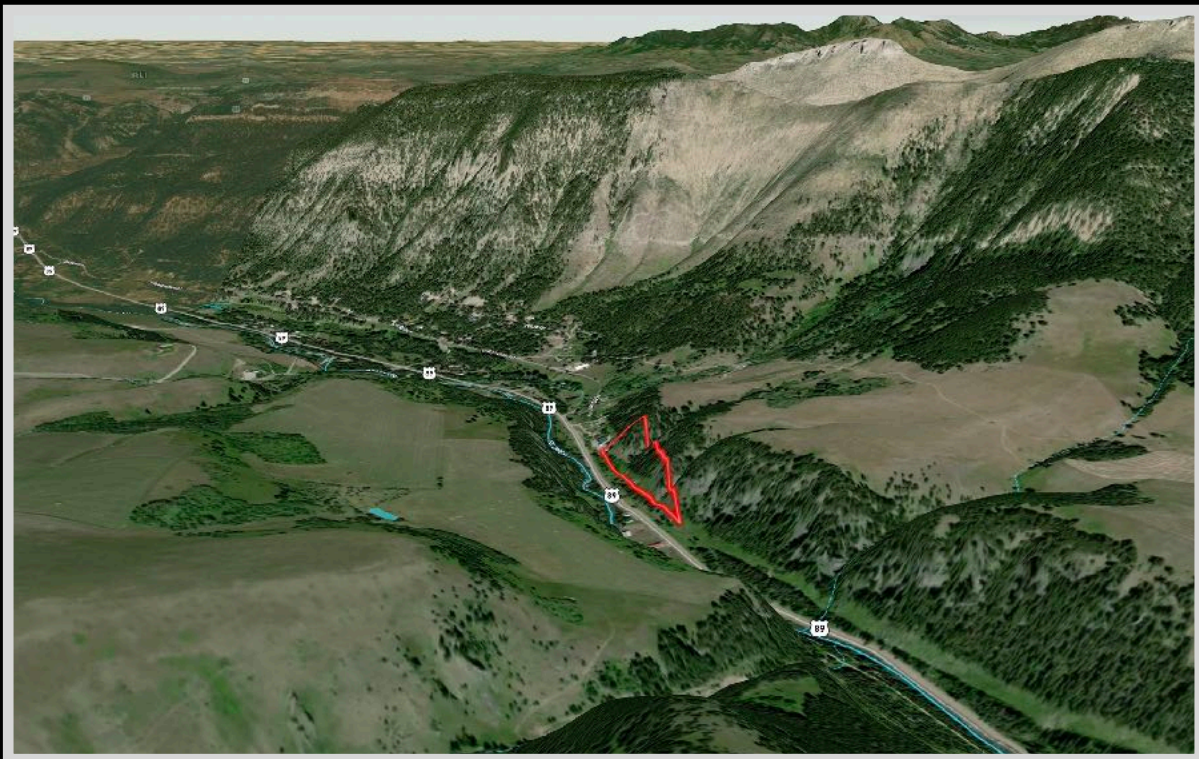


Local Area

Nestled snugly in the cozy embrace of the Little Belt Mountains, Monarch, Montana, is a beautiful community with cliffs and meadows blending seamlessly 45 miles southeast of Great Falls. Born in 1889 due to mining activity near Hughesville, this community is a playground for outdoor enthusiasts, encircled by the majestic Lewis and Clark National Forest. Positioned along the scenic King's Hill Byway on US Highway 89, adventurers can dive into a smorgasbord of activities like off-roading, hiking, camping, mountain biking, hunting, skiing, and snowmobiling.



Nestled in the scenic Little Belt Mountains, Neihart, Montana boasts a rich history that dates back to the late 19th century. As one of the region's prominent mining camps, this charming town is a true gem waiting to be explored. Visitors can wander through its streets lined with well-preserved historic buildings, each telling a story of the town's vibrant past. The legacy of Neihart's mining heritage can still be felt today, with remnants of old mines and mining equipment scattered throughout the area, serving as a reminder of the town's bustling mining days. For those with a thirst for adventure, hiking trails crisscross the surrounding mountains, offering breathtaking views and a glimpse into the area's natural beauty. Neihart's warm and welcoming community, coupled with its picturesque setting, makes it a must-visit destination for history buffs, nature enthusiasts, and anyone looking to experience the unique charm of Montana's mining towns. Whether you're exploring the town's historic sites, embarking on a scenic hike, or simply soaking in the tranquility of the mountains, Neihart is sure to leave a lasting impression on all who visit.



Area Attractions

Belt Creek

One of Montana's many hidden gems, Belt Creek flows through the central portion of the state. Perhaps one of the most beautiful sections of the creek is the Sluice Box Canyon section. It is an 8-mile stretch that displays stunning limestone formations with sheer cliff walls that climb for hundreds of feet. In the deep pools, fish for rainbow or brown trout. You can also catch cutthroat or brook trout. Willow, cottonwood, chokecherry, and wild roses grow along the banks while the scenery unfolds and captivates.

Little Belt Mountains

The Little Belt Mountains are a section of the rugged Rocky Mountains. They lie mostly in the Lewis and Clark National Forest. The unspoiled nature is used for logging and recreation. The mountains have been mined for silver since the 1880s and for sapphires since 1896. The famous Yogo sapphire is mined near Yogo Creek. The highest peak of the range is Big Baldy Mountain towering at 9,175 feet. Ponderosa pines and Douglas-firs predominantly fill the forest providing cover for black bear, elk, white-tailed, and mule deer. Rifle and archery hunting is excellent, and during the fall, hunter's orange can be spotted trekking up the trails. The hum of motorized vehicles can often be heard as it is a popular sport here as well.

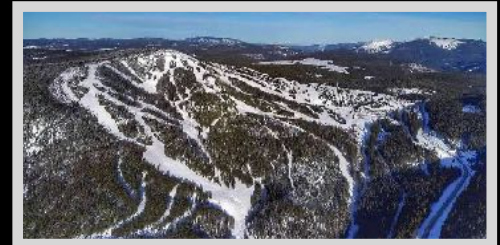


Memorial Falls

Surrounded by impactful cliffs and forest, Memorial Falls is an easy hike for all ages just outside of Neihart, Montana. A quarter mile up the trail is the first lower falls and then a little farther up is another waterfall. The colors and contrasts are a photographer's dream and the mist from the waterfalls seems to be transformational. It is one stop you'll want to make time for!

Showdown Ski Area

Ski in the heart of Montana at Showdown Ski Area and the Silver Crest Nordic Trail System which consists of weekly groomed trails for cross-country skiing or snowshoeing. The Kings Hill Snowmobiling System is considered to be one of the finest in Montana and has over 200 miles of marked and groomed trails.

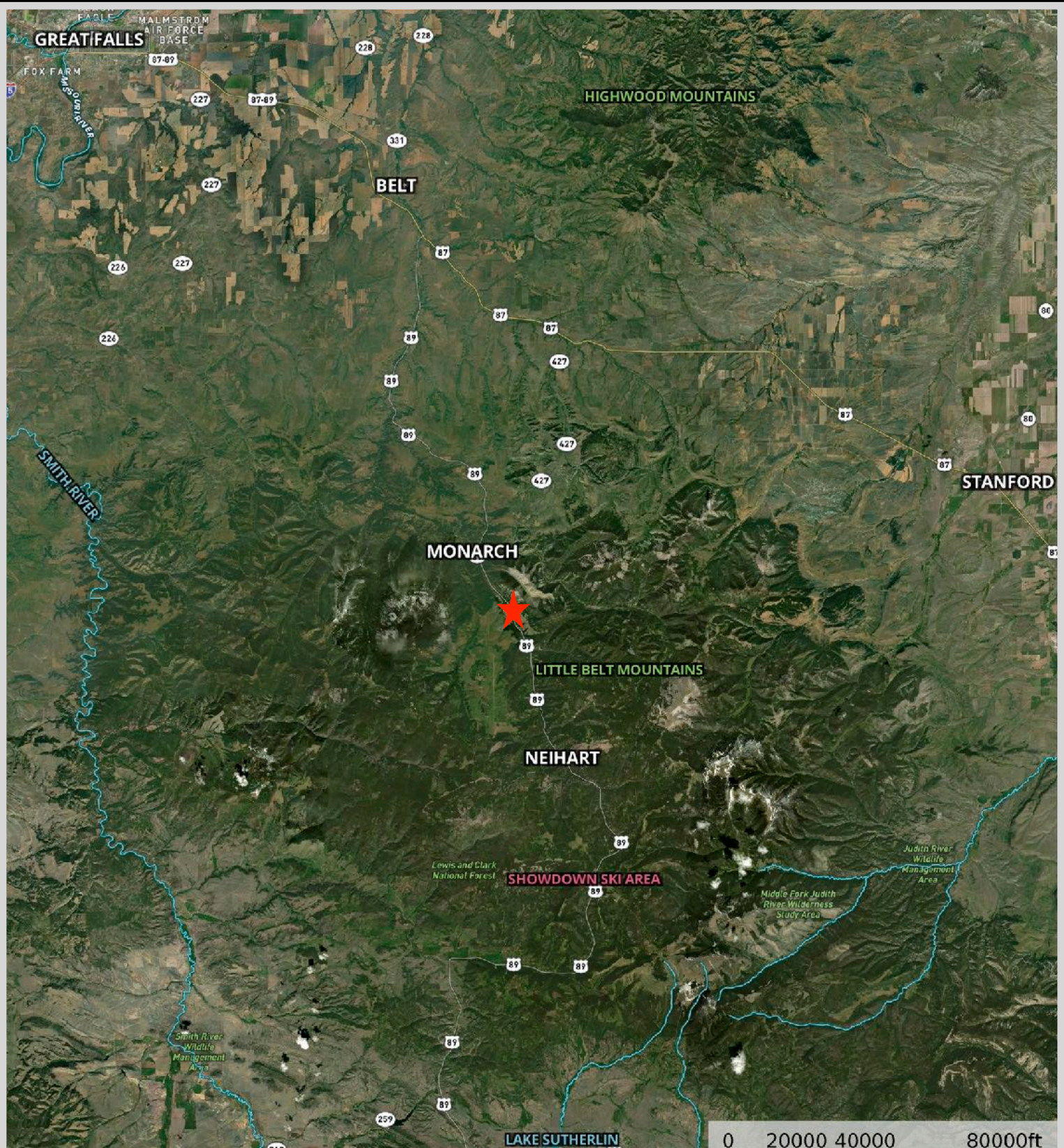


Hunting

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. All applications are submitted online. The antelope hunting license deadline is early June. The Montana Fish, Wildlife and Parks website has forms and more information about licenses. The property is located in Hunting District 413. The Highwood Mountains are excellent for 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.

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.