

CORDER

AND ASSOCIATES, LLC



Waterfront Wealth

2520 MT Hwy 80, Fort Benton, MT 59442

Offered at \$1,000,000



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: \$4,998.93 (2024)

Legal: Lengthy; Available upon request

Water Rights: Yes

Covenants/HOAs: None

Outbuildings: Detached 36' x 36' x 16' shop;
8' x 10' shed; 2 story Lodge 2,576 sq. Ft.

Access: Legal access via MT Hwy 80

Elevation: 2,600-2,800 ft.

Hunting District: 405

Closest Airport: Great Falls International
Airport servicing Alaska Airlines, Allegiant Air
LLC, Delta Airlines, and United Airlines — 46
miles

Tour the property!



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.

The House

Year Built: 1970

Bed/Bath: 2 Bed/1.5 Bath

Square Footage: 1,203

HVAC: Electric baseboard

Water/Sewer: Well; Septic

Garage: Attached 2 stall



The Lodge

Year Built: 1960

Bed/Bath: 3 Bed/1 Bath (His and Her's Bath with Exterior Entrance)

Square Footage: 2,576

HVAC: Electric baseboard

Water/Sewer: Well; Septic



The Historic Walking Bridge

When railroads replaced steamboats, Fort Benton's importance as a trade center declined. In response, Fort Benton businessmen formed the Benton Bridge Company to construct a bridge across the Missouri River to capture the trade of the rapidly developing Judith Basin. The first steel bridge across the Missouri River in Montana made it possible for ranchers and farmers to ship their livestock and grain from the Fort Benton railhead. It thus preserved Fort Benton's significance to regional trade. On completion, the newspaper declared the 825-foot, six-span, pin-connected, through-truss bridge "as strong and durable as it is handsome." It cost pedestrians 5 cents and a horse and buggy 25 cents to cross. Each head of cattle cost 12.5 cents, with special rates for large droves. The county purchased the structure in 1892. Vehicles continued to cross the Missouri over "the Great Iron Bridge" until 1962. Today, the historic bridge is only a walking bridge connecting this property with downtown Fort Benton!



Executive Summary

Step into the heart of Montana history with this unique 80-acre riverfront property located just outside the charming and historic town of Fort Benton, known as the birthplace of Montana. Here, the rhythm of the river sets the pace. Floaters, canoers, and anglers frequent these waters, while bald eagles soar overhead and deer wander through the fields. Cotton drifts on warm June breezes painting the scene of the sun setting behind the bluffs. Set against the backdrop of the "Mighty Mo," the land offers direct river access and borders public BLM land, making it a prime location for outdoor recreation, tourism, and hospitality ventures.

The property includes several well-positioned structures: a charming 3-bedroom, 1-bath homestead, a thoughtfully constructed two-story lodge built to accommodate guests or campers, a large shop, and a shed for storage or operational use. The lodge features separate outdoor bathroom access—ideal for use as a base for an outfitting or guiding business, or as a central hub for an RV park or glamping site. With multiple wells already in place and room to expand, the property is well-suited for development.

Bordering BLM lands, this location is ideal for launching or expanding a recreational business. Opportunities include guided fishing and hunting services, canoe or kayak rentals, eco-tourism, or establishing a full-scale RV park or campground. Fort Benton, just across the bridge, adds charm and convenience with restaurants, museums, and a golf course—all within easy reach for guests.

Whether you're seeking a private river retreat with passive income or envisioning a fully operational outdoor recreation business, this property offers unmatched potential in a high-demand corridor of Montana's tourism and recreation economy.



Experience this property virtually!



Local Area

The small town of Fort Benton, MT has the charm to leave a big impression on the hearts of many. For example, Forbes named Fort Benton one of the fifteen prettiest towns in America, and National Geographic Travelers warns tourists not to miss Fort Benton.

Community cordiality is a recurring theme in the town known as the Birthplace of Montana, so you can expect a friendly wave from the passerby. History is rich in this area, and history buffs often seek the information that the local museums, trails, and monuments have to offer.

Fort Benton is a living tribute to the days when the West was wild where you can walk in the footsteps of Lewis and Clark! Additionally, Fort Benton is located on the banks of the mighty Missouri River giving it a unique and spectacular perspective of wildlife and views. Here you can walk on the same riverbank as Lewis and Clark and the Corp of Discovery did two hundred years ago. Float the majestic Missouri River, stroll Front Street, shop the accommodating stores, hit up a landmark event, or relax and journey back in time at the historic Grand Union Hotel. This fascinating region defines Big Sky Country with its brilliant blue sky overhead, the Majestic Rocky Mountains awaiting in the distance, and the friendliest people you will find in the state.



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.

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.

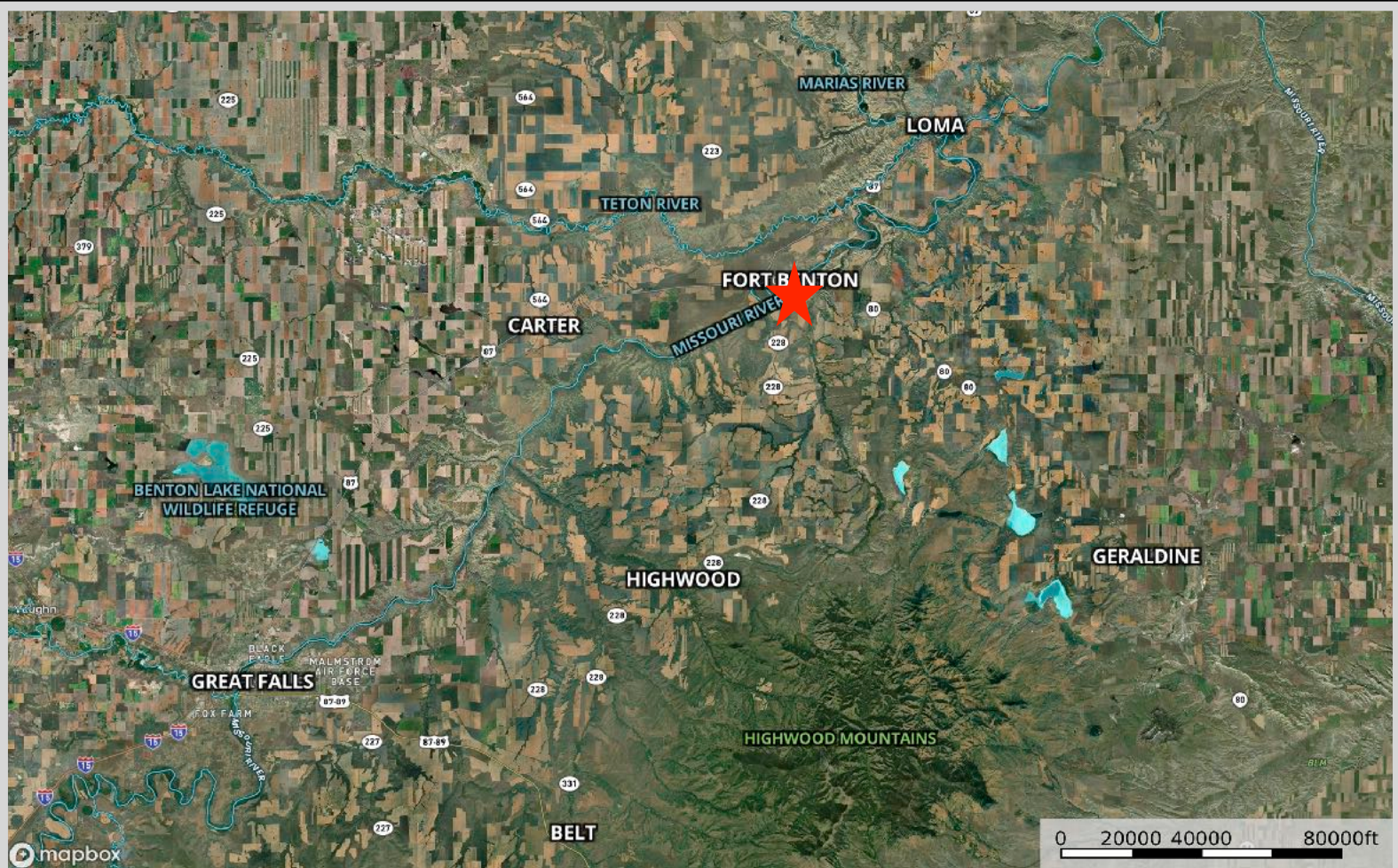


Upland game bird licenses, including licenses for pheasants, may be purchased over the counter along with your conservation license. Hungarian Partridge and several varieties of grouse are common in Central Montana. Turkey licenses are also sold over the counter except for special spring and fall turkey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



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.