

# CORDER

AND ASSOCIATES, LLC



## *Missouri River Valley Reserve*

NHN Novak Creek Lane, Cascade, MT 59421

*Offered at \$1,250,000*



*Presented Exclusively by*

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# Property Information

**Lot Size:** 272.19 deeded acres

**Taxes:** \$92.92 (2024)

**Legal:** S11, T16 N, R02 W, IN E2, E2W2 MK 11; S11, T16 N, R02 W, IN NE4 MK 5

**Utilities:** None

**Fencing:** Fencing along the freeway only

**Covenants/HOAs:** None

**Hunting District:** 445

**Elevation:** 4,000 ft.

**Access:** Road access

## Executive Summary

Bright yellow wildflowers sway across open meadows, while dramatic rock outcroppings shape fantastic landforms and stunning cliffs. Towering, forested trees frame the horizon, etched against a brilliant blue sky. From the top of this vast 272.19-acre property, panoramic views of the Missouri River winding through the valley offer a breathtaking sight. Nestled within the rugged beauty of the Adel Mountains, this untamed land is where nature still reigns. Rocky Mountain bighorn sheep—tracked by Montana Fish, Wildlife & Parks—call this land home, alongside thriving populations of elk and deer that graze its meadows and roam its forests. Two seasonal springs course through the property, offering crystal-clear waters and enhancing the area's appeal for both wildlife and recreation. While the land boasts exceptional recreational opportunities—ideal for hiking, hunting, and wildlife viewing—it also holds potential as prime grazing ground for cattle or horses. Located in the sought-after Dearborn Valley, renowned for its world-class fishing and hunting, this property is a rare opportunity to own a piece of Montana's wild heart.



Experience this  
property virtually!



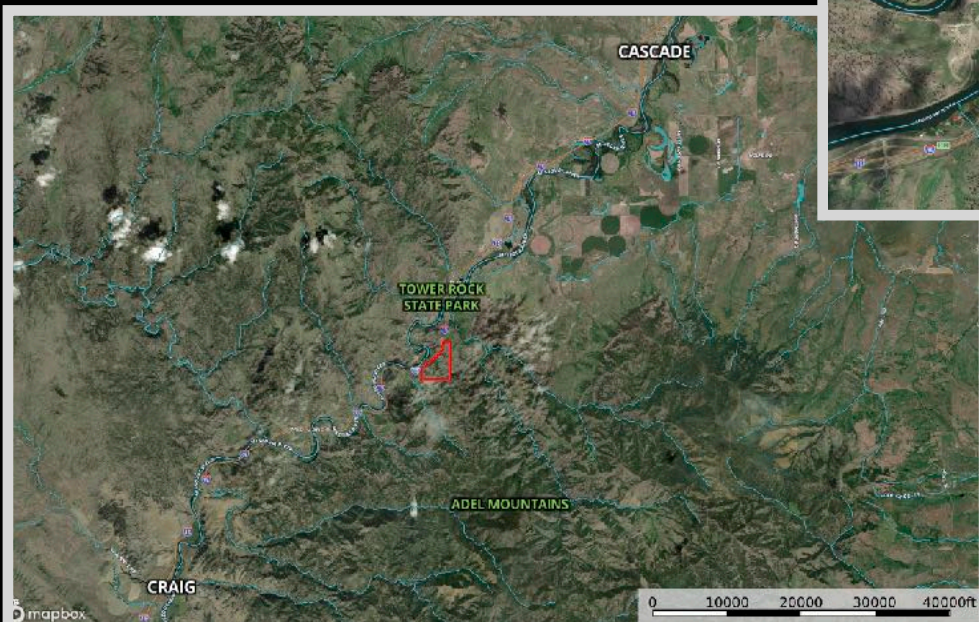
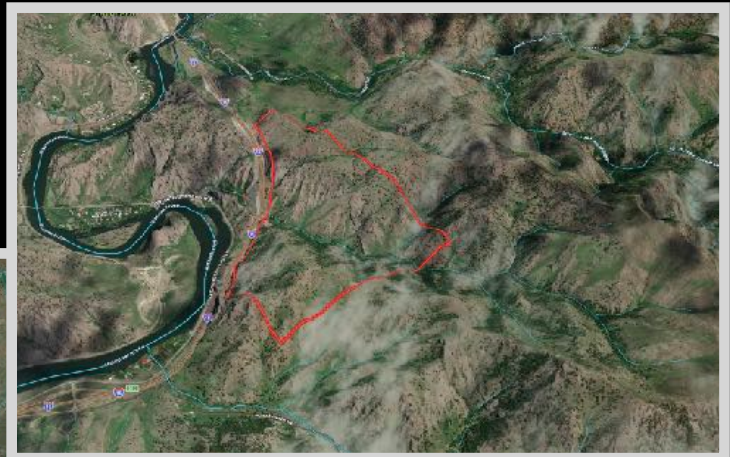




## *Local Area*

Follow the Missouri River out of the vast, grand mountains until it flows out to the rolling plains, and there, you'll find the delightful fishing town of Cascade, Montana. There are unlimited opportunities to enjoy the great outdoors here including wildlife viewing, fishing, and hunting. Should you need a bite to eat or some bait, Cascade retains a grocery store, gas station, post office, a couple of lively bars, and fun hardy folks! Get out and about and notice the numerous public fishing access spots along the mighty Missouri River. Cascade serves as a popular location to start a float down the river. Additionally, Eagle Island or Hardy Bridge also offers day use for river access. If you want a short escapade, take the day trip to the Crown Butte Preserve which is located halfway between Cascade and Simms. Hike to the flat-topped buttes and revel in the natural grassland vegetation 1000 feet above the great plains below. If you're in the mood for some history, stop by the Cascade Senior Center and Museum for a taste of local history.

The fishing mecca of Montana is often referred to as Craig, Montana. Craig is located in southwest Montana on the Missouri River, one of the world's premier trout streams! Fishing guides, lodges, bait shops, and fishing access sites are all abundant. The banks of the Missouri River are easily accessible from Craig since it sits just off Interstate 15. The community strives to ensure the waters stay clean. It's safe to say the town has more drift boats than people!





## *Area Attractions*

### **Dearborn River Area**

*The emerald-green and blue waters of the Dearborn River begin in the Scapegoat Wilderness and gently flow for more than sixty miles to the confluence with the Missouri River near*

*Craig, MT. This area is all about fishing as it should be when located on one of the world's premier trout streams. Fishing guides, fishing lodges, and fishing shops stipple the valley where there are more drift boats on the water than people in the community! In this area, you will find miles of forested wilderness giving a home to varieties of wildlife and activities such as hiking, camping, birdwatching, photography, scenic drives, and outdoor adventure!*



### **Premier Fishing and Hunting**

*The Montana Fish, Wildlife, and Parks stocks Holter Lake annually with a significant number of rainbow trout. To catch a sizable trout, you will need to take a boat out and sink lines deep. Spin fishing is the most popular method used on the lake because of the various depths. Large spoons or live bait are used to catch the bigger fish. In addition to rainbow trout, Holter Lake also has mountain whitefish, brook trout, brown trout, pike, walleye, and yellow perch. Fly fishing is less popular on the lake but below the dam is where the blue ribbon stretch of the*

*Missouri River begins. There is one entity that draws thousands of visitors from all around the world to this area and that is the fishing. These waters are filled with nutrients from the cold tailwaters from the bottom of Holter Dam creating a smorgasbord of feed for those finicky fish. As a result, the population of rainbow and brown trout surged averaging at about 7000+ fish per mile of river. These fish are frequently greater than 10 inches in length! The river is a playground offering year-round fishing. In addition to the plethora of fishing access sites along Interstate 15, there are numerous streams and creeks in the area to tackle. From Holter Lake, Hauser Lake and Canyon Ferry Lake also provide excellent fishing and boating.*



*The central location puts you in the middle of tremendous hunting opportunities. Montana offers millions of acres of public lands for which to roam and hunt as well as diverse habitats providing homes to the many different species of wildlife. The avid hunter can pursue big game animals*

*including white-tailed and mule deer, elk, antelope, bighorn sheep, mountain goats, mountain lions, and black bear. Upland birds and waterfowl also provide excellent prospects.*



### **Holter Lake**

*The emerald-green waters of the spanning lake stretched out in front of the property provide the difference between country living and utterly wonderful recreation and lake living! The lake is formed by Holter Dam on the Missouri River. Holter Lake is popular for its fishing and its water recreational attributes. Many visit the lake to camp, boat (non-motor and motorized), water ski, surf, wakeboard, swim, tube, float, hike, photograph, and view wildlife and birds. With boundless recreation opportunities, the lake makes a busy spot in the summer months among locals. The lake is a moderate-sized reservoir at 3660 acres. Access to the lake is wonderful.*

*(Holter Lake cont.)*

*Several boat ramps exist along the shore with several designated fishing access sites. Located in the west-central portion of the state near Helena, Montana, there are also well-maintained campgrounds available. The lake is surrounded by rugged and majestic mountains and sparsely wooded hills. This area is also rich with history as Lewis and Clark made their famous trek through this area 200 years ago. You'll be stunned by the views of the Sleeping Giant Wilderness Study Area and the Gates of the Mountains is a beloved trip via watercraft.*



### **Adel Mountains**

*The Lewis and Clark Expedition passed through the canyon near what is today Cascade, Montana in July of 1805. They were greatly impressed by the Adel Mountain Volcanics, the eroded pile of volcanic rocks more than 40 miles long and 20 miles wide. The volcanics mostly consist of fragments—blocks, cinders, ash—from violent, explosive eruptions that blasted magma out of the earth and into the air. The eruptions occurred about 75 million years ago and continued for several million years.*



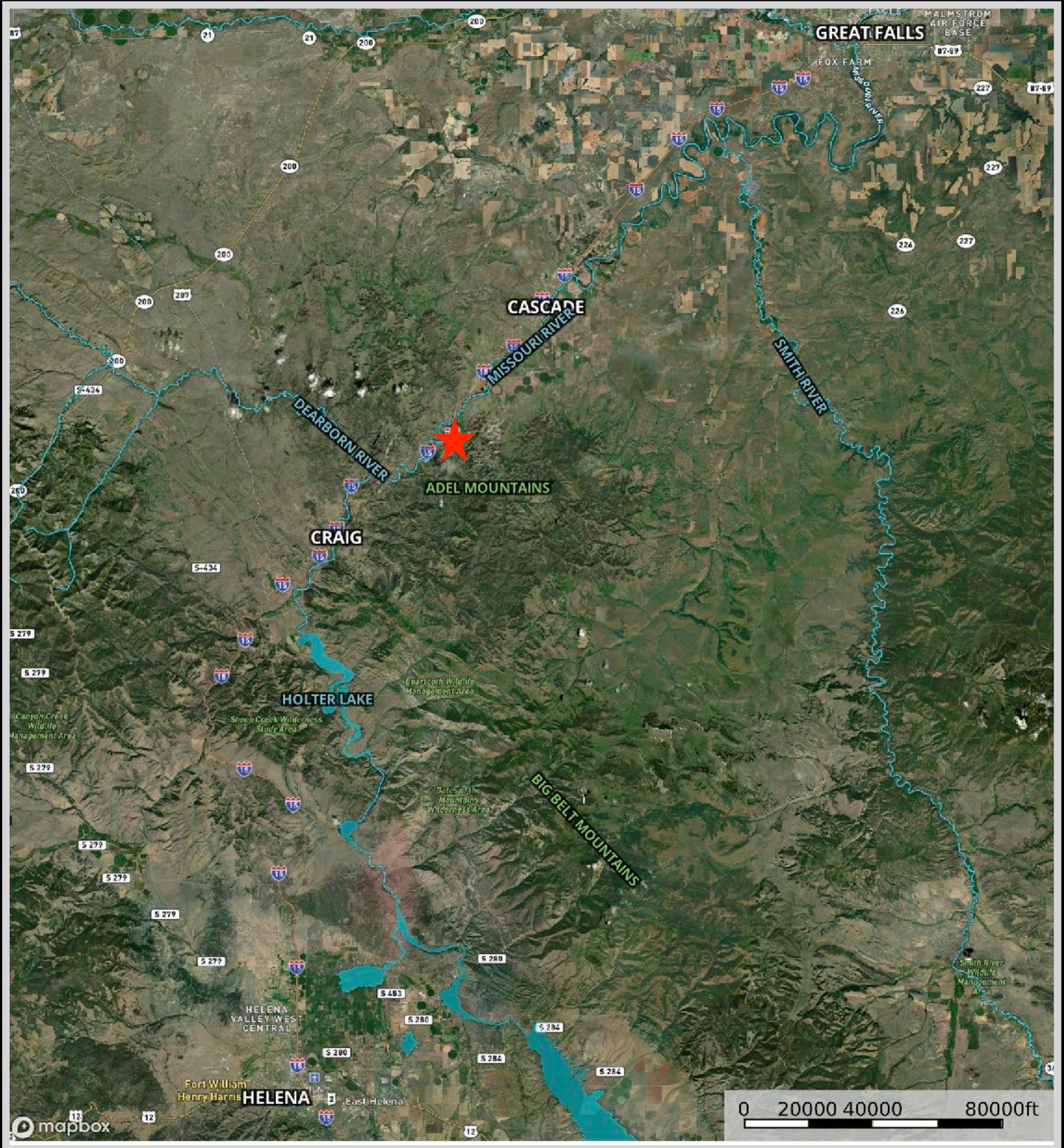
### **Tower Rock State Park**

*Tower Rock was a landmark for native tribes, the Corps of Discovery, fur trappers, traders and many more that followed in their footsteps. The 400-foot-high igneous rock formation lies in a 140-acre site along the stretch of the Missouri River. Now a state park, visitors can learn about the geology and history of the site with five interpretive panels located at the trailhead. The trail to the base of the saddle is maintained for a quarter mile. Tower Rock State Park is a day-use only park. Many Native American tribes used the rock as a landmark when they were*

*entering and leaving the rich buffalo grounds of today's north central Montana.*



# Property Maps



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