

# CORDER

AND ASSOCIATES, LLC



## *Peaceful Prairie Living*

49 Windy Lane, Sunburst, MT 59482

*Offered at \$475,000*



*Presented Exclusively by*  
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## *Property Information*

**Lot Size:** 20 deeded acres

**Taxes:** \$4,154.00 (2024)

**Legal:** S22, T36 N, R01 W, W2NW4NE4; S22, T36 N, R01 W, 1979 18X76 GALLATIN

**Year Built:** 1940

**Bed/Bath:** 4 Bed/1.75 Bath

**Square Footage:** 3,426

**HVAC:** Gas forced air

**Water/Sewer:** Community water well; Private septic

**Appliances/Personal Property:** Refrigerator, oven, dishwasher, microwave, washer & dryer, deep freezer; Basketball hoop; Picnic tables

**Special Enhancements/Extras:** Handmade resin kitchen counter; Handmade pool table; Irrigation for lawn provided by onsite pond/well house

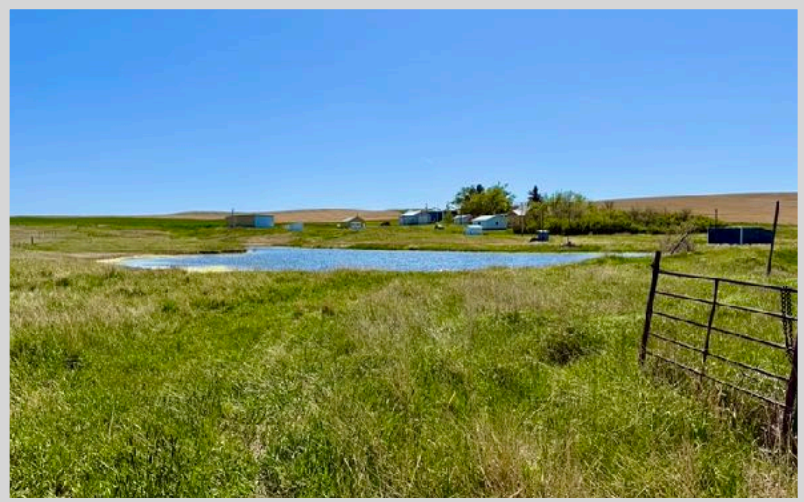
**Outbuildings:** 3 large garage/shops; Barn; Storage building; Chicken coup; Tack shed; 1979 single wide 3 bed/2 bath trailer on permanent foundation

**Water:** Reservoir

**Covenants/HOAs:** None

**Access:** Gravel

**Hunting District:** 401



*Experience this property virtually!*

## *Executive Summary*

Among farm fields and coulees, this expansive 20-acre property in Toole County offers a spacious 4-bedroom, 1.75-bathroom home that spans 3,426 square feet. The residence features dry storage in the basement, a laundry room, and unique touches like a handmade resin kitchen counter, all complemented by beautiful hardwood floors that enhance its rustic charm. The onsite pond provides irrigation for the lawn via a well house, and the property includes three large garages/workshops, a barn, a chicken coop, and a tack shed, making it perfect for those who wish to bring their horses or other animals to enjoy rural Montana living. In the farmyard, there is a single wide on a permanent foundation that may need some attention. Located just 10.5 miles from Sunburst, Montana, this area is renowned for excellent hunting opportunities, including birds, antelope, and deer, with elk and other wildlife roaming the Sweet Grass Hills. Consider taking the scenic 66-mile drive for a breathtaking day trip, or head to Lake Elwell for fantastic fishing. Plus, Sunburst serves as the gateway to Canada, offering even more adventures! Golf in Shelby or take a drive to Glacier National Park! This property offers water, outbuildings, and opportunities abound!



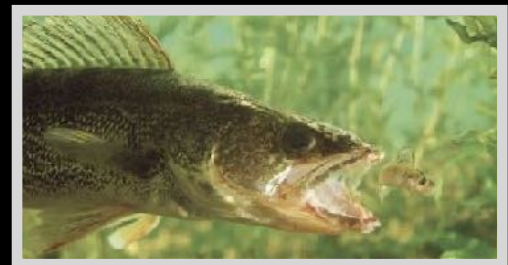
## *Local Area*

Sunburst began as a farming and ranching community, experiencing significant population growth following the oil boom of the 1920s. During the peak of oil production, the Texas Company (later known as Texaco) established a refinery in the town, leading to a population surge of nearly a thousand residents at one point. However, after oil activities ceased in the 1970s, Sunburst reverted to its agricultural roots. The local high school honors this heritage, with students proudly referred to as the Sunburst Refiners. Located approximately 30 miles north of Shelby, Sunburst is also close to the Canadian border.

## *Area Attractions*

### **Tiber Dam-Lake Elwell**

Hidden away like a prize just east of Shelby, Montana lies a versatile recreational area that provides a place to make golden memories and enjoy Montana scenery and leisure. Tiber Dam-Lake Elwell boasts year-round angling for Walleye, Northern and Sauger Pike, native Trout, Ling, Perch, and others. Try out bow fishing for carp that frequently exceed 20 pounds! Along with many campgrounds and picnicking areas, there are over 178 miles of shoreline to appease swimmers and boaters alike. Five well-maintained boat ramps make it convenient and easy to get your boat in the water. Take in the spectacular windblown sandstone formations and one of the largest earthen dikes in the world over three miles long! Relish in the surrounding area's excellent hunting for Mule and White-Tailed deer, antelope, upland game birds, waterfowl, and varmints. Birdwatching is a popular activity as well. Experience some of Montana's best at the Tiber Dam-Lake Elwell marina!





## ***Fishing the Marias River***

*The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber Reservoir. Walleye is the most abundant game fish, and every summer, there is a fishing tournament to declare the Sweet Grass Hills best fisherman. Walleye use the upper portion of the Marias for spawning thus the population remains in the river throughout the summer. Cold-water game fish such as Rainbow Trout and mountain whitefish inhabit this portion of the Marias but are lower in numbers. Northern pike, yellow perch, and burbot are other fish species that anglers seek. The non-game fish that inhabit these waters include common carp, Flathead chub, lake chub, emerald shiner, fathead minnow, longnose dace, and Rocky Mountain sculpin.*

## ***Sweet Grass Hills***

*Located in north-central Montana along the Canadian border, the Sweet Grass Hills is an isolated mountain range that invites hiking and wildlife viewing of deer, antelope, elk, fox, golden eagles, and grouse! The Sweet Grass Hills comprise three buttes: the West Butte, Middle Butte, and East Butte. Hardly hills, these towering peaks reach 3,000' in elevation! The Hills are a result of igneous activity that occurred about 50 million years ago. Take the Sweet Grass Hills Backcountry Drive for 66 miles of remote and unique scenery.*



## ***Fishing and Hunting on the Rocky Mountain Front***

*This area is home to the Rocky Mountain Front where wildlife and fish species are more diverse than in any other state. The ideal habitat sees grizzly and black bears, elk, mule and white-tailed deer, and antelope. The drainages and foothills provide cover, coulees, and water for superb mule and white-tailed deer hunting. The area offers some of the most prime bow hunting for white-tailed hunting in the entire state.*

*The waters in the lakes, ponds, rivers, and streams attract waterfowl species as they migrate along two routes in this area. Expect to see ducks, geese, and swans. Commonly hunted are pheasants, Hungarian Partridge, and sharp-tailed grouse. Upland game birds such as Rough Grouse, Blue Grouse, and Spruce Grouse can be found on National Forest land.*

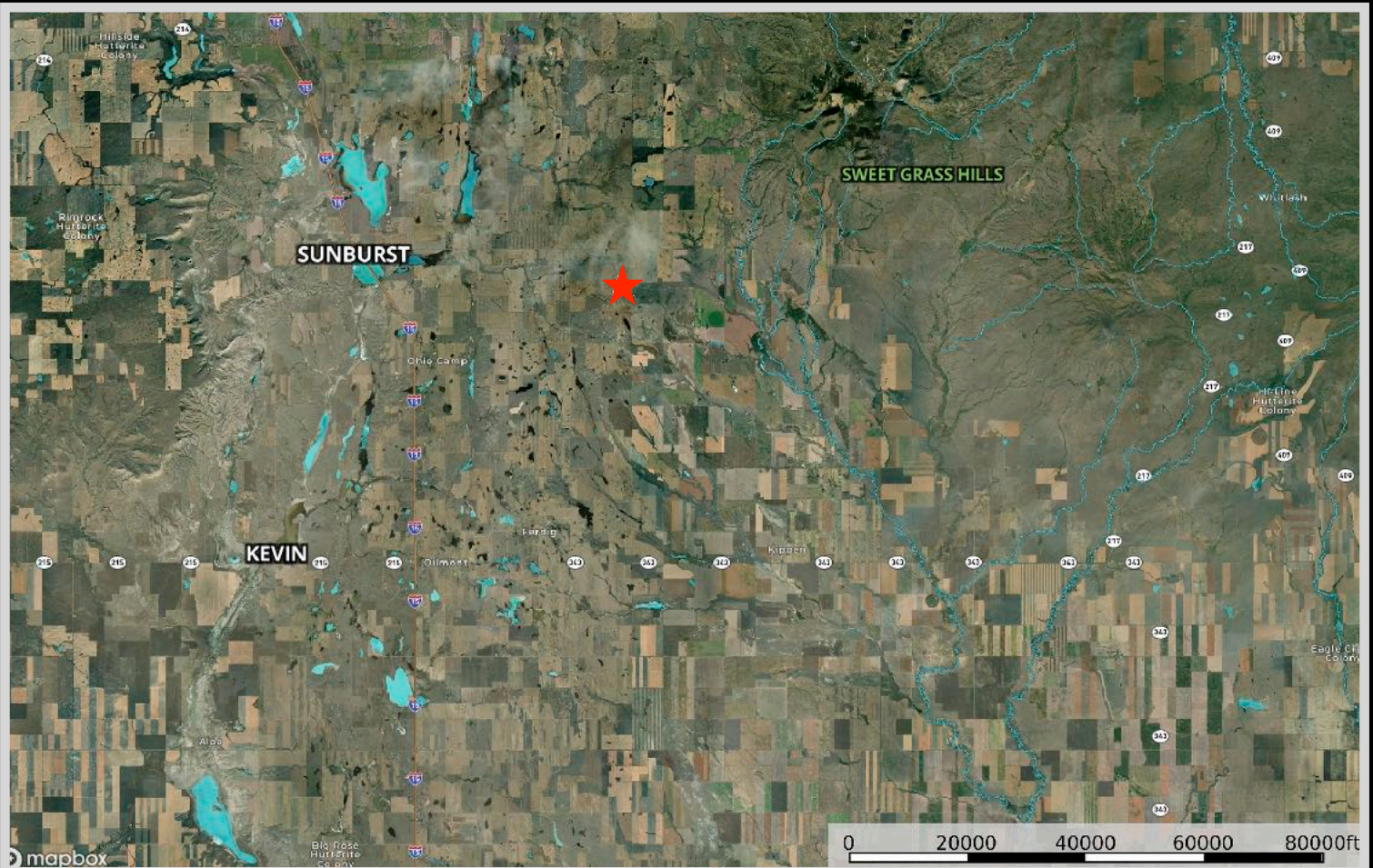
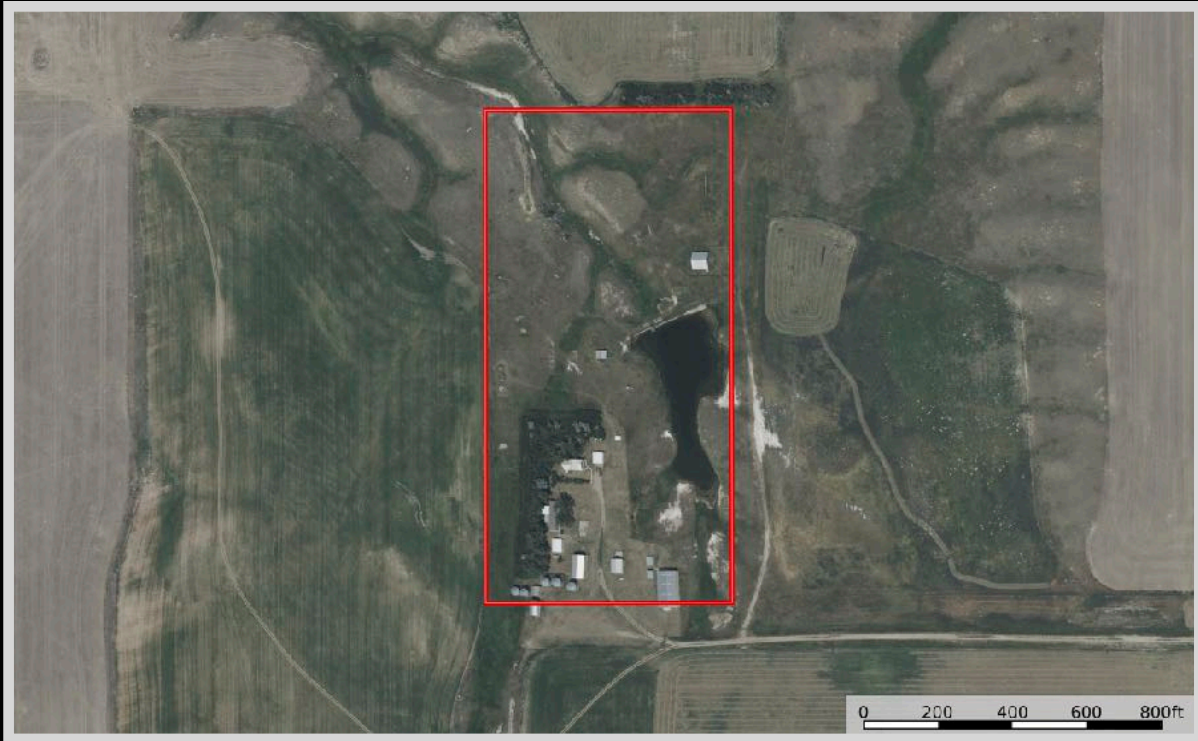


## ***Glacier National Park***

*The coveted area nicknamed the "Crown of the Continent" for obvious reasons offers gems and views of gold in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged and tenacious mountains, and spectacular sparkling lakes. Visit the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier-carved peaks and valleys, set your binoculars on a diverse range of wildlife of big horn sheep, mountain goats, deer, elk, ptarmigan, and both black and grizzly bears. This highway to heaven is a tough one to ever forget.*



# Property Map



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