

# CORDER

AND ASSOCIATES, LLC



## *Prairie Road Mountain Vistas*

o Patterson Prairie Rd., Helmville, MT 59843

*Offered at \$2,350,000*



*Presented Exclusively by*  
**Trampus Corder, Broker/Owner**

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## *Property Information*

**Lot Size:** 401.9 deeded acres

**Taxes:** \$696.60 (2024)

**Legal:** S23, T14 N, R10 W, ACRES 101.9,  
TRACT IN NW4-SW4-SE4; S14, T14 N, R10 W,  
ACRES 300, SW4NE4, SW4NW4, NW4SW4,  
S34SW4, S2NE4SW4, W2SE4, SE4SE4

**Utilities:** Underground power and fiber optics

**Water Rights:** Yes

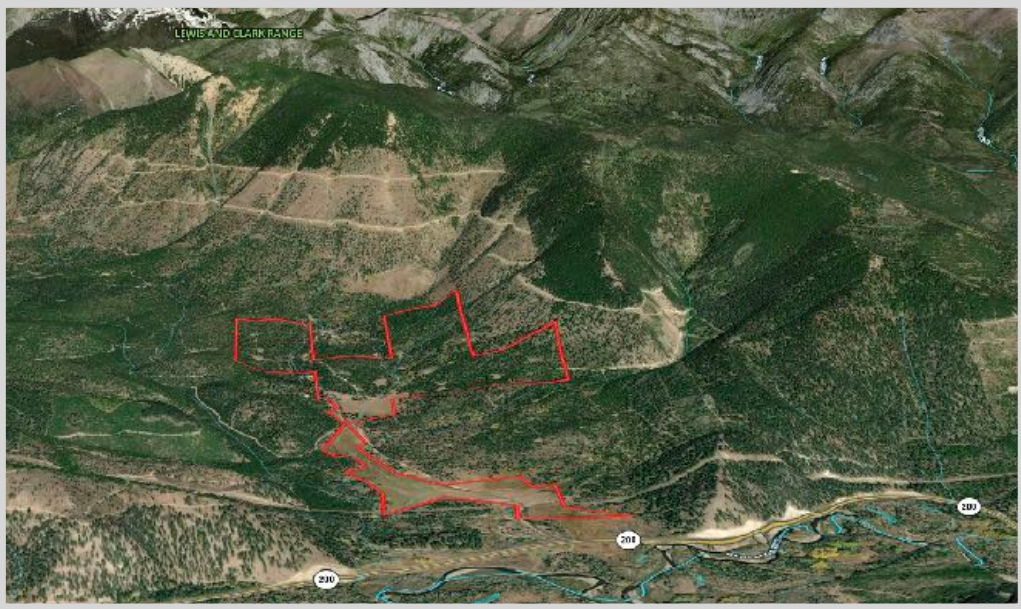
**Covenants/HOAs:** None

**Access:** Legal access via Hwy 200

**Elevation:** 4,500 ft.

**Hunting District:** 281

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



*Adventure Awaits!*



## *Executive Summary*

*For the serious hunter or outdoor enthusiast, this 401.9-acre stretch of raw Montana wilderness offers the ultimate escape. Located just seven miles west of the timber town of Lincoln, this private mountain property lies in a prime wildlife corridor near the Continental Divide—renowned for its trophy game and unmatched backcountry access.*

*Whether you're chasing the bugle of a rutting bull elk in September or tracking deer through the timber come rifle season, this land delivers. Elk, whitetail and mule deer, black bear, mountain lion, and other species are known to roam this area heavily. Game trails crisscross the property, and the terrain varies from rolling meadows to dense timber—ideal habitat and great visibility for glassing or setting up blinds.*

*A gravel road traverses the property, offering easy access for trucks, side-by-sides, or snowmobiles, so you can hunt or scout without limits. No covenants or HOAs are restricting your use, giving you the freedom to build a hunting cabin, park a camper, or establish a base camp for year-round recreation.*

*In the off-season, ride your ATV, snowmobile, or horse through the forested trails, or forage for huckleberries and mushrooms. Fishing and floating opportunities await just across Highway 200 on the legendary Blackfoot River.*

*The land comes with water rights for stock water and sits between Missoula and Great Falls—both with international airports—making travel and resupply easy.*

### *Highlights for Hunters & Recreationalists:*

- ❖ *401.9 acres of prime habitat in a known wildlife corridor*
- ❖ *Elk, deer, bear, mountain lion, and upland birds*
- ❖ *Gravel road access throughout the property*
- ❖ *No HOA, no covenants – build your hunting lodge or set up camp*
- ❖ *Water rights included*
- ❖ *Near the Blackfoot River for fishing and floating*
- ❖ *Easily accessible from Missoula or Great Falls*
- ❖ *Borders 2,900 acres of BLM on the west property lines*
- ❖ *Borders thousands of Helena National Forest on the east*



*If you're looking for a rugged, untamed slice of Montana where the wild still rules and the adventure never ends, this is it.*

## *Local Area*

*Helmville, Montana is a small, unincorporated community nestled in the scenic Garnet Range of the Rocky Mountains in Powell County. Located at the confluence of Nevada Creek and the Blackfoot River, it has long served as a hub for local farmers and ranchers. The town was named after Henry Helm, a pioneering settler who established a ranch in the 1860s. In 1872, he applied for a post office, and the settlement was officially designated Helmville. Recreational opportunities in the area are plentiful, drawing outdoor enthusiasts to enjoy the region's natural beauty. Activities include hiking, fishing, camping, and off-road exploration in the surrounding forests and valleys. One of the town's most beloved traditions is the Helmville Labor Day Rodeo, proudly known as the "biggest little rodeo in Montana." This annual event draws visitors from across the state for two days of bull riding, team roping, steer wrestling, and community celebration. Despite its modest size, Helmville is rich in history, culture, and outdoor adventure, offering a genuine slice of Montana life.*

*Lincoln, Montana is a well-known recreational mining town as gold discoveries in 1860 brought miners to the area. Historically, it has roots dating back to 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 enjoy activities such as hiking, biking, fishing, hunting, birdwatching, wildlife spotting, horseback riding, or snowmobiling. 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.*



### **Helena-Lewis and Clark National Forest**

*Perhaps the greatest diversity of any national forest in Montana is found within the Helena-Lewis and Clark National Forest. Spanning almost 2.9 million acres from the Big Snowy Mountains of Central Montana to the alpine peaks of the Continental Divide, it is comprised of island mountain ranges and segments of the Northern Rockies. It is managed by way of six ranger districts, spanning 17 Montana counties. From deep-rooted history to seemingly unlimited outdoor recreation opportunities, the landscapes within the forest have much to offer. Two previously independent national forests make up the current forest. The Helena portion was established in 1908 and initially covered the landscape around the state capital of Helena. The Lewis and Clark National Forest spans land to the north and east of Helena including the Rocky Mountain Front. It was established in 1906 and was named after the leaders of the Corps of Discovery who passed through the area in 1805 and 1806. In 2015 the forests were combined. With its incredible span, it contains unique landscapes. Wilderness areas provide some of the most*

*(Helena-Lewis and Clark National Forest cont.)*

*Wilderness areas provide some of the most pristine habitats in Montana. Hundreds of miles of trails wind through every landscape. The Continental Divide National Scenic Trail snakes through much of it and carries hikers across the watershed of the continent. Miles of rivers and countless lakes provide some of the best fishing opportunities in the state, and hunting in the forest draws hunters from across the state and nation. Regardless of where one travels, the awesome scenery and landscapes are sure to impress. From the rise of the Rocky Mountain Front to the forested hills of the Elkhorns, the Helena-Lewis and Clark National Forest has something to offer for everyone.*



### **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!*



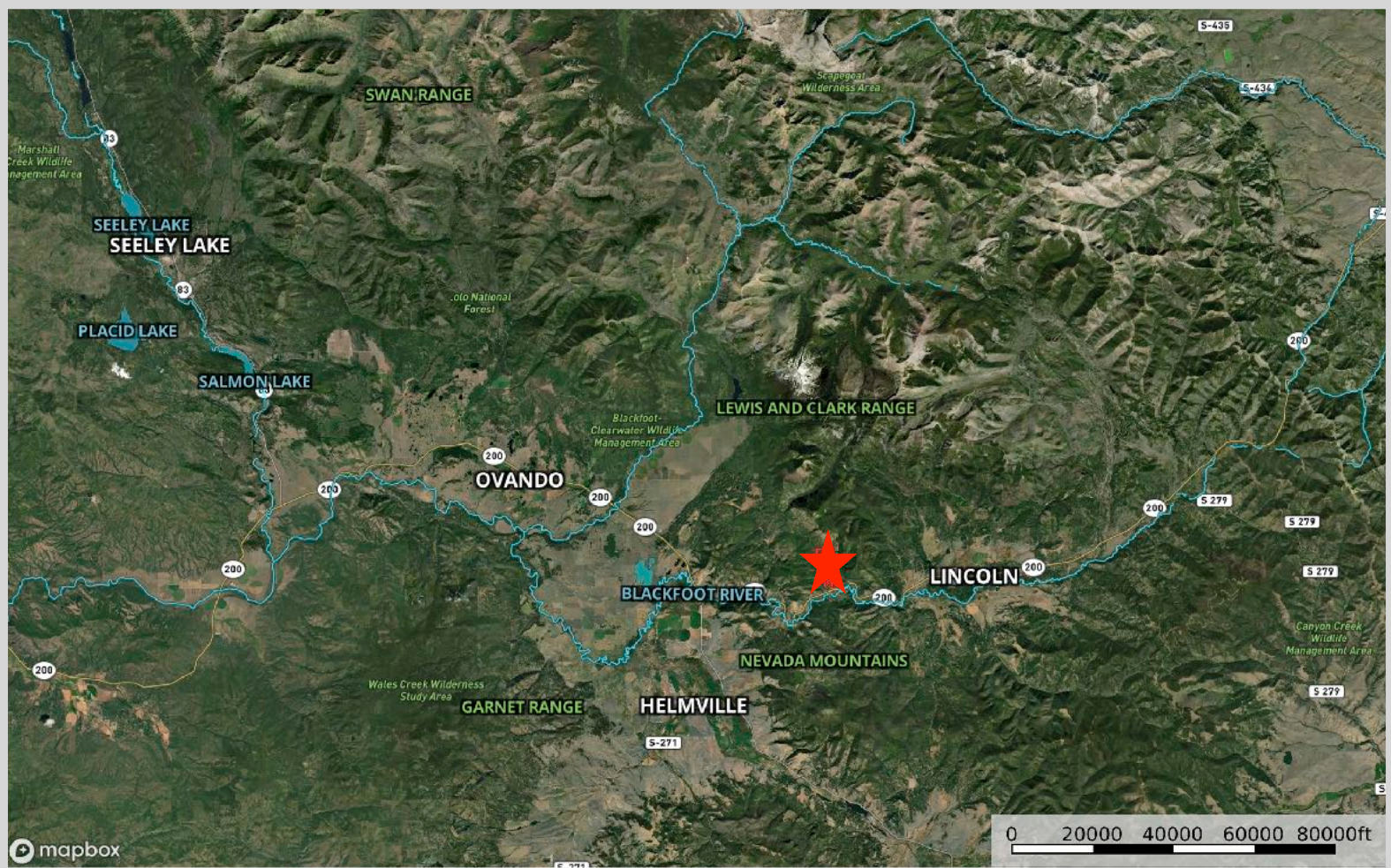
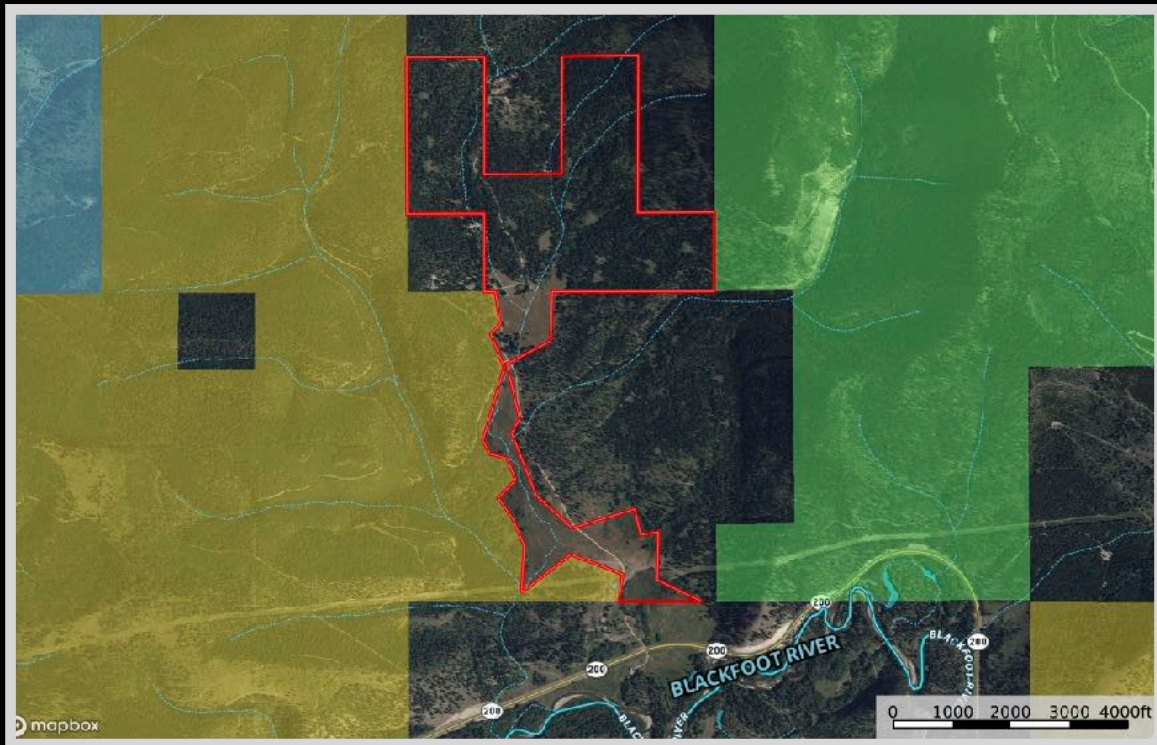
### **Garnet Ghost Town**

*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.*

# 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.