

CORDER

AND ASSOCIATES, LLC



A Montana Masterpiece
7220 2nd St. NW, Havre, MT 59501

Offered at \$790,000

*Presented
Exclusively by*
Trampus Corder,
Owner/Broker



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Exclusively by*
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Property Information

Lot Size: 1.02 deeded acres

Taxes: \$774.53 (2024)

Legal: BEAVER CREEK ESTATES, S04, T32 N, R15 E,
BLOCK 002, Lot 004, 453393

Year Built: 2023

Bed/Bath: 3 Bed/2 Bath

Square Footage: 1,680

HVAC: Gas forced air; Navian Boiler System (heats home from under floor); Central air conditioning

Water/Sewer: Well with cistern; Septic

Garage: Attached 3 car

Outbuildings/Structures: 42' x 60' x 18' shop with heated floor; 10' x 20' cistern building; 30' x 35' storage building

Appliances & Personal Property Included: Stainless steel appliances: double side refrigerator, gas stove, dishwasher, microwave; Front loading washer and dryer

Special Enhancements/Extras: On demand water heater; 12' x 25' deck covered with a 14' x 10' gazebo; BBQ area with two stainless power vented hoods with composite flooring and rubber under equipment; Maintenance free landscaped yard; Water treatment system comprised of RO and water softener; Built in vacuum system; Gas fireplace; Granite countertops; Shop has bathroom and shower area with set up for kitchen or laundry area if needed

Covenants/HOAs: Yes; No HOAs



Take the virtual home tour!



Executive Summary

Experience refined Montana living in this stunning estate designed for both elegance and function! This property offers a seamless blend of high-end finishes, expansive living spaces, and exceptional amenities that elevate everyday living into a lifestyle. Step inside the 1,680 sq. ft. home, where an open-concept floor plan creates a bright, inviting atmosphere. The kitchen showcases granite countertops, a spacious island with seating, and stainless-steel appliances, while the adjoining living room features a cozy gas fireplace. The primary suite offers a walk-in closet and spa-like bathroom, complete with a walk-in shower. Two additional bedrooms, a full bath, a large laundry area, and radiant in-floor heating throughout ensure comfort in every season. Park your vehicles out of the elements in the attached three-car garage with radiant floor heat. Need some sunshine therapy? Outdoor living is just as inviting, with a covered deck and gazebo, a dedicated BBQ area with stainless vented hoods, and low-maintenance landscaping—ideal for both year-round enjoyment and seasonal living.

(Exec. Summary cont.)

Beyond the home, this property boasts a remarkable 42' x 60' heated shop, insulated to R50, complete with a bathroom, shower, mezzanine loft, and deck with views of the Bears Paw Mountains. Whether used as a workshop, man cave, or guest space, the shop expands the property's versatility. A 30' x 35' storage building provides additional room for boats, RVs, or recreational gear. A 10' x 20' sealed building houses the cistern, while mature trees are fed from water from a pumping system in the shop.



Located in the heart of Montana's Hi-Line, this estate is a gateway to adventure. The nearby Bears Paw Mountains offer endless recreational opportunities—from hiking, fishing, and hunting to skiing and exploring. Whether you're seeking a full-time residence or a low-maintenance retreat, this Havre property is a rare opportunity to enjoy luxury living with unmatched access to Montana's great outdoors.



Experience this property virtually!

Local Area

Havre has it! Havre, Montana is the county seat of Hill County and is the 8th largest city in Montana. As the center of Montana's "Hi-line," Havre is the retail and business hub of the area with a nice downtown area complete with restored buildings. Although it is mostly a rural agricultural community, the city offers many cultural draws such as concerts, live theatre, museums, shops, galleries, numerous sporting activities, and more. Havre is home to the only college in the Hi-line area, the University of Montana Northern. There is also a wide array of recreational activities ranging from skiing at the Bear Paws Ski area, hunting the Bear Paw Mountains for elk and deer, or fishing for trout in Beaver Creek, Bear Paw Reservoir, or the Milk River. If you are up for a short ride, Fresno Reservoir is 15 miles northeast of town and is excellent for catching Northern Pike.



Area Attractions

Bears Paws Mountains

There is also a wide array of recreational activities ranging from skiing at the Bear Paws Ski area, hunting the Bear Paw Mountains for elk and deer, or fishing for trout in Beaver Creek or the Bear Paw Reservoir. Hike, camp, float or enjoy the scenic drive.

Hi-line Hunting and Fishing

Hill County claims a portion of the Golden Triangle, an area known for its robust grain production. The rolling fields provide cover and habitat for upland game birds, pheasant, Hungarian Partridge, and waterfowl. Montanans flock to the Hi-Line in the fall for its quality bird hunting opportunities. In addition to the bird hunting, big game hunting in this area attracts locals and tourists from afar looking to take down a trophy white-tailed or mule deer or elk. The Bears Paw offers world-class elk hunting but you will have to put in for a tag as it is only a special draw for this area. The Bears Paw were formed by volcanic activity 50 million years ago.



Fishing on the Hi-Line attracts anglers looking to enjoy a wide variety of bodies of water and species. The Milk River flows through the open prairies and is a wonderful place to achieve serene solitude. It is by and large a warm-water fishing river where Smallmouth Bass are abundant. Catfish, Sturgeon, Whitefish, and Pike are also common in these waters. The Milk River makes for a perfect floating river for kayaks and canoes. Check out these other local areas that are well known for reeling in various fish species: Reser Reservoir, Bailey Reservoir, Ross Reservoir, Fresno Reservoir, and Beaver Creek Park.



Reser Reservoir is best known for catching Big Bass. Large trout can be found roaming the waters as well. Looking for a place where kiddos can count on being entertained by a frequent tug on their lines? Bailey Reservoir is a great spot because something is always biting here. For a Cutthroat Trout haven, check out Ross Reservoir; it is a fly fisherman's paradise. If it's Walleye that you want, stop at Fresno Reservoir. It is one of Montana's number one warm-water fisheries. The Milk River feeds into this reservoir. Lastly, Beaver Creek Park is known as the mountains in the prairie. The lake is a no-wake lake and provides excellent fishing.

Charles M Russell National Wildlife Refuge

The CMR National Wildlife Refuge displays badlands, cottonwood river bottoms, forested coulees, and sprawling prairies. The Refuge provides over one million acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor activities. The area spans about 125 miles along the Missouri River, from the Fort Peck Dam west to the boundary with the Upper Missouri River Breaks National Monument. If you're looking to observe game in its natural habitat, this refuge shall reward you. It is the second-largest refuge in the continental US. In September and October, locals and tourists from all over gather to watch the bull elk bugle and battle for the cow's attention at Slippery Ann Wildlife Viewing Area. Miles of parked cars can be seen while people sit on lawn chairs and watch for hours the wild display of the elk present. Herds of deer, red foxes, and coyotes can also be observed. Bird watchers can delight in spying mountain bluebirds and black-capped chickadees. Osprey, spotted sandpipers, and white pelicans can be found along the coast of the reservoir.



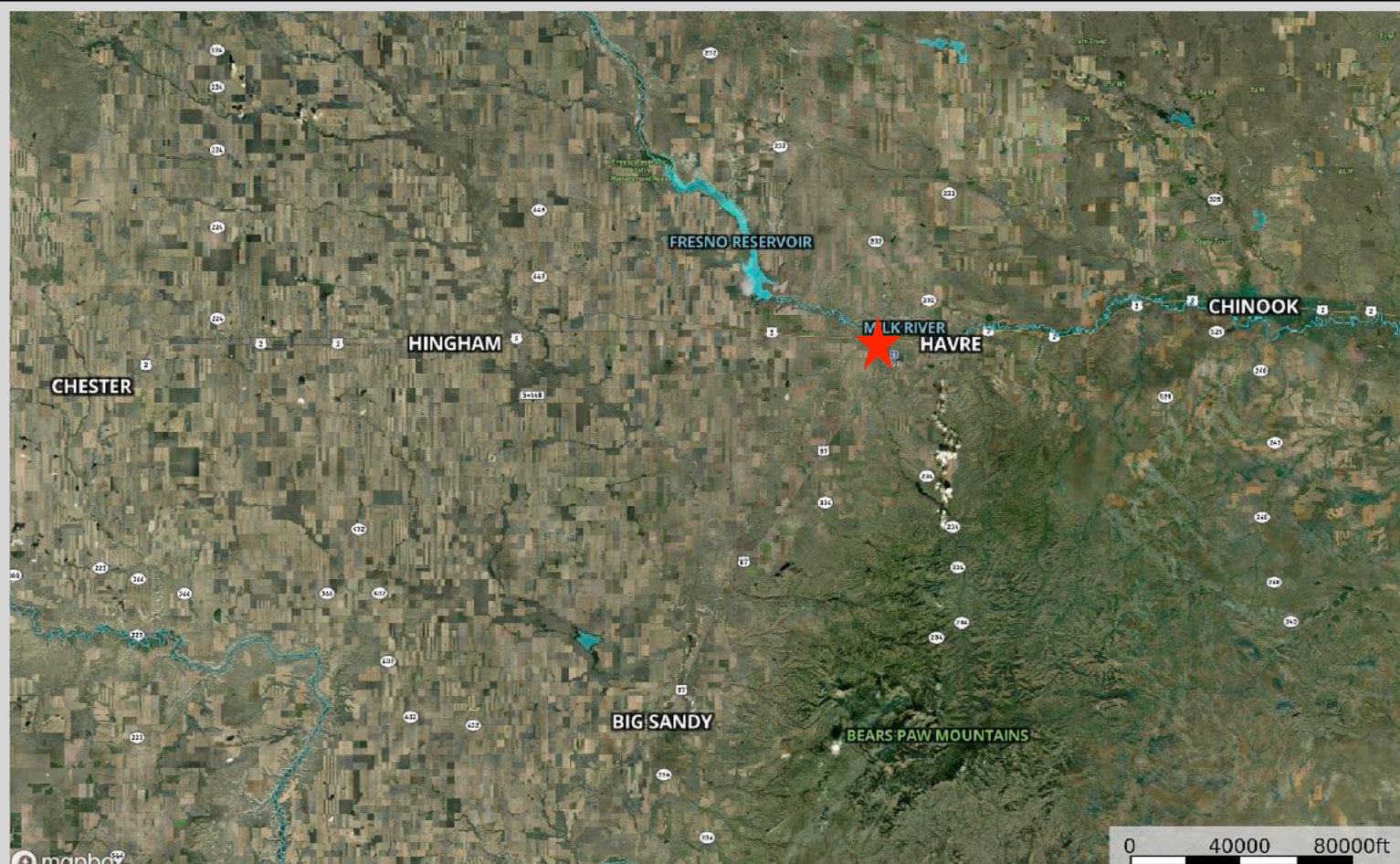
Sleeping Buffalo Hot Springs

Soak in the only hot springs in the northern tier of Montana. Coming from a 3,200-foot deep well, 900 gallons of 108-degree water pumps through per minute to continuously heat a natural and chemical-free pool. The spring water contains beneficial minerals such as silica, sulfate, calcium, magnesium, sodium, potassium, and iron all advantageous for healing and health.

The Milk River

Forty-one different species of fish swim in the milky waters of the Milk River. One of prominence is the Channel Catfish. On May 8, 1805, the first "tourists" to this region, the Lewis and Clark Expedition, camped at the confluence of the Milk and Missouri rivers, about 18 miles southeast of present-day Glasgow. After exploring the river, Lewis called it "Milk River" because of its color resembling that of a "cup of tea admixture of a tablespoon full of milk."

Property Maps



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