

# CORDER

AND ASSOCIATES, LLC



## *Roots and Horizons on Productive Land*

2408 E 1 Rd., Ballantine, MT 59006

*Offered at \$1,000,000*



*Presented Exclusively by*  
**Trampus Corder, Broker/Owner**  
**CLHA, CBA, CELA, CHS, CREN**

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## *Property Information*

**Lot Size:** 174.79 deeded acres

**Taxes:** \$2,478.57 (2024)

**Legal:** S01, T02 N, R29 E, UNIT D OR LOT 4 & SWNW, NWSW & N2SWSW & S2SWSW 174.79 ACRES

**Utilities:** Power and water (well)

**Water Rights:** Water shares from Huntley Irrigation District \$1,604/yr.

**Irrigation:** Flood irrigation on approx. 40 acres

**Income Potential:** Property is leased for hay and livestock

**Outbuildings:** Corrals, barn, old home

**Covenants/HOAs:** None

**Access:** Gravel/dirt road

**Easements:** Unwritten railroad easement

**Hunting District:** 590



*Experience this property virtually!*



## Executive Summary

Escape the noise and discover wide-open Montana living on this 174.79-acre property just outside Ballantine. With productive irrigated ground, this land offers excellent income potential through hay production and livestock grazing, as it is currently leased out. The property is equipped with power and a well, giving you a strong foundation to build your dream farmhouse and establish a true legacy homestead. Here, you'll find the rare combination of opportunity and tranquility. The land provides room to grow, space to breathe, and separation from the hustle and bustle of city life—all while remaining within reach of nearby amenities. Beyond the fence lines, the surrounding area is rich with recreation and agricultural community charm. From hunting, fishing, and exploring the great outdoors to enjoying the welcoming communities of the Yellowstone Valley, there is no shortage of things to do. Build your dream home, invest in property, or run your cattle, the land is as versatile as it is beautiful!



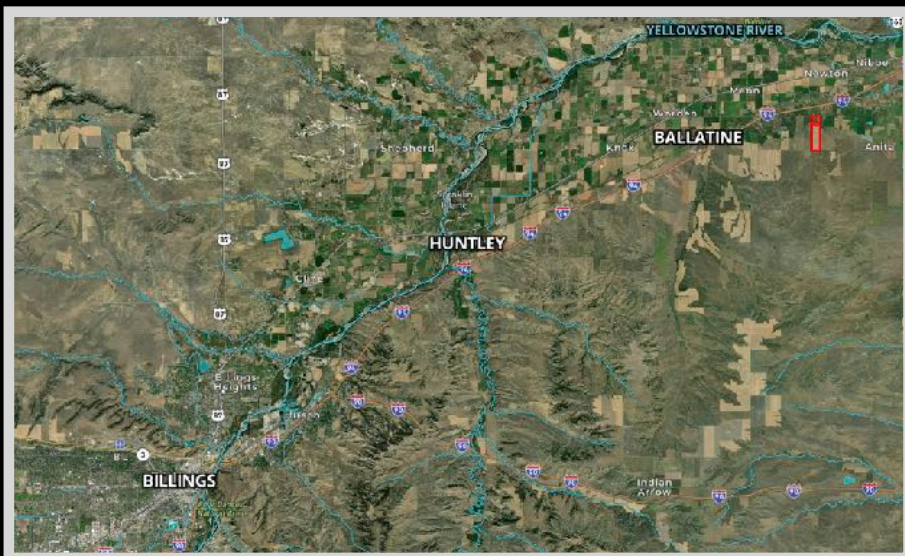
Tour the Property  
Virtually!



## *Local Area*

Ballantine traces its origins to 1907, when it was established as a townsite within the Huntley Project—land that had once been part of the Crow Indian Reservation. With the arrival of irrigation, the sagebrush-dominated landscape was gradually transformed into productive farmland, supporting crops such as sugar beets and alfalfa. The community grew steadily, attracting many European immigrants who helped shape its cultural and social fabric. Religious life was an important part of early settlement, with both Catholic and Lutheran services held in the area. A Congregational Church was also built to serve local families. Just southeast of Ballantine, the Anita Dam and Reservoir project was completed in 1937 by workers from the Civilian Conservation Corps, further supporting agricultural development. The town's story, however, began even earlier. In 1896, the Burlington & Missouri River Railroad established a station here, naming it after local homesteader E. P. Ballantine. By 1907, the Chicago, Burlington & Quincy Railroad had assumed control of rail operations, and Ballantine had a post office to serve its growing number of homesteaders.

Huntley, Montana is perched in Yellowstone County 10 miles north of Billings along the mighty Yellowstone River. What originally was a predominantly agriculturally based town, Huntley today is primarily thought of as a suburb of the big city of Billings, offering a slower-paced and more peaceful alternative to the hustle and bustle. A mere 15 miles from Billings allows residents to still enjoy the conveniences and amenities of the city as well as a feasible commute. Furthermore, the cost of living is lower than in Billings which is a likely contributor to a growth of 50% since 2000.



The booming city of Billings, Montana is rapidly growing making sure to keep the title of the largest city in Montana. As the county seat of Yellowstone County, it is considered to be the trade and distribution center for much of the state, east of the Continental Divide, northern Wyoming, and western portions of North and South Dakota. Billings has superb shopping, delicious dining, and boisterous breweries. The city offers a range of recreational activities with 45 miles of multi-use trails for biking, hiking, or dog walking. The city itself is situated in a beautiful area carved out by the Yellowstone River and surrounded by majestic Rims. Billings truly has all the amenities and is immersed in history.

## *Area Attractions*

### **Pryor Creek Golf Course**

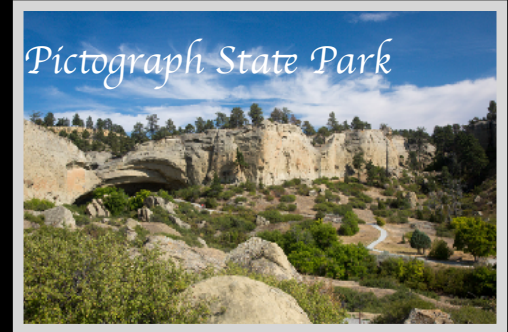
This hidden gem is one of only two 36-hole courses in the state. While challenging yourself with a golf game, enjoy the natural beauty the course illustrates winding throughout the Pryor Creek Valley.

### **Pompey's Pillar**

*The Expedition of Lewis and Clark gives us a historical account of their journey through Montana, and at Pompey's Pillar, you can view William Clark's signature carved in stone. It is the only physical evidence left of the Expedition and will leave a lasting impression on you as well!*

### **Pictograph Cave State Park**

*Come to contemplate the origins of humankind when they were prehistoric hunters. The three main caves, Pictograph, Middle, and Ghost, display hundreds of pictographs or rock paintings with the oldest rock art being over 2000 years old!*



### **Zoo Montana**

*Zoo Montana is a zoological/botanical garden, accredited arboretum, and educational facility in Billings Montana. Their mission is to educate on the conservation of wildlife throughout Montana. The zoo cares for over 80 animals including Amur Tigers, Grizzly Bears, Wolverine, River Otters, Takin, and Canada Lynx, among others, most of which are rescues.*



### **Little Bighorn Battlefield**

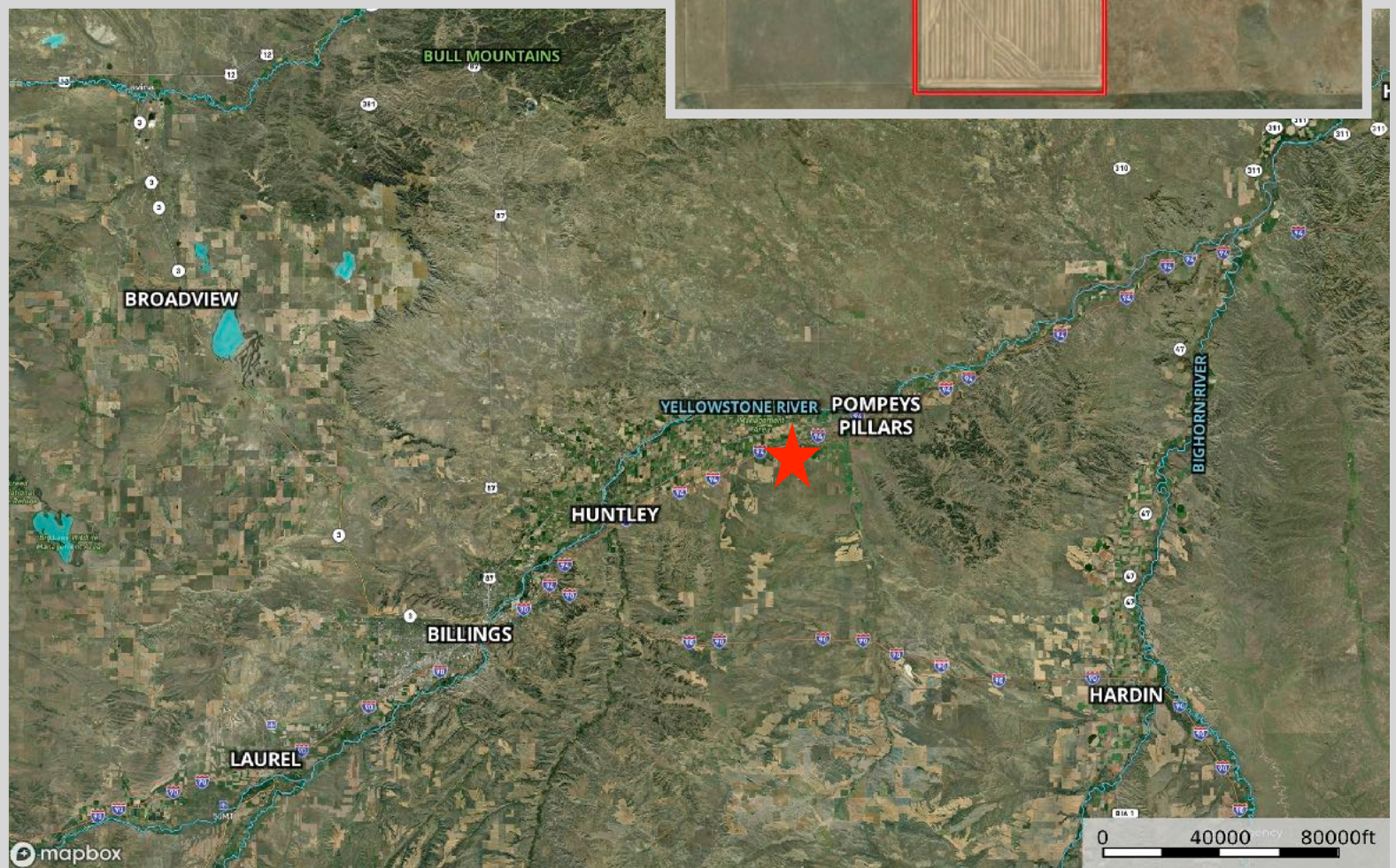
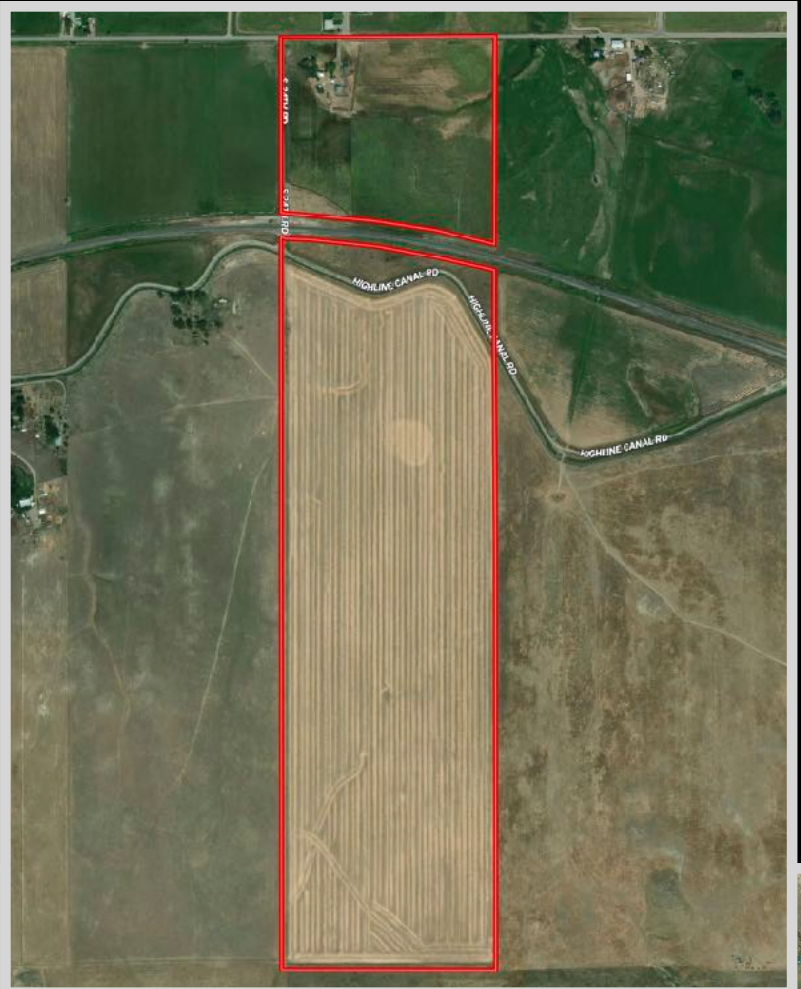
*This national monument is 15 miles southeast of Hardin, Montana and is famously where Custer took his last stand.*

### **The Yellowstone River and Premiere Blue-Ribbon Fishing**

*This constant, unwavering river flows throughout the Yellowstone River corridor just as it has for centuries: in its natural state. It has not been dammed nor tamed and is the longest, free-flowing river as such in the lower 48 states. It meanders through a variety of scenery and various topographies from steep canyon walls to lazily flowing through farm country. Its fresh, clean waters provide fishing, floating, swimming, and rafting. The nutrient-rich areas surrounding the river are a paradise for wildlife making hunting especially good as well. Enjoy viewing wildlife such as bald eagles, elk, white-tailed deer, and black bears. Certainly, you will want to take advantage of the world-class fishing known internationally. These premier trout waters produce an abundance of big trout and native Yellowstone cutthroat trout. In the upper half of the river, species found are cutthroat trout, rainbow trout, large whitefish, and brown trout. In the lower half or warmer waters, species found are large walleye, catfish, and sturgeon. The beauty of fishing the Yellowstone River is its length and ample space. Anglers are not crowded with others and have the length of the river to spread out. The beautiful landscape encompassing the banks enhances the whole experience. Dry fly fishing is excellent as well as sub-surface fishing with nymphs and streamers.*



# 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.

# Soil Map



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# Soil Report

## I All Polygons 169.58 ac

| SOIL CODE | SOIL DESCRIPTION                                | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------|-----------|-------|-----|-------|------|
| Ye        | Yegen sandy loam, 4 to 10 percent slopes        | 57.24     | 33.76 | 0   | 26    | 4e   |
| Yd        | Yegen sandy loam, 1 to 4 percent slopes         | 37.68     | 22.22 | 0   | 26    | 4e   |
| Ya        | Yegen sandy loam, 0 to 1 percent slopes         | 32.74     | 19.31 | 0   | 26    | 4e   |
| Wh        | Wanetta-Larim clay loams, 0 to 1 percent slopes | 14.51     | 8.56  | 0   | 19    | 3e   |
| Wf        | Wanetta clay loam, 0 to 1 percent slopes        | 12.52     | 7.38  | 0   | 20    | 3e   |
| Yt        | Yegen and Toluca soils, 7 to 15 percent slopes  | 9.86      | 5.82  | 0   | 23    | 4e   |
| Wk        | Wanetta-Larim clay loams, 1 to 4 percent slopes | 4.91      | 2.9   | 0   | 19    | 3e   |
| Wg        | Wanetta clay loam, 1 to 4 percent slopes        | 0.12      | 0.07  | 0   | 20    | 3e   |
| TOTALS    |                                                 | 169.58(*) | 100%  | -   | 24.58 | 3.81 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## I Boundary 35.18 ac

| SOIL CODE | SOIL DESCRIPTION                                | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------|----------|-------|-----|-------|------|
| Wh        | Wanetta-Larim clay loams, 0 to 1 percent slopes | 14.51    | 41.27 | 0   | 19    | 3e   |
| Ya        | Yegen sandy loam, 0 to 1 percent slopes         | 7.52     | 21.39 | 0   | 26    | 4e   |
| Wf        | Wanetta clay loam, 0 to 1 percent slopes        | 7.02     | 19.97 | 0   | 20    | 3e   |
| Wk        | Wanetta-Larim clay loams, 1 to 4 percent slopes | 4.91     | 13.96 | 0   | 19    | 3e   |
| Ye        | Yegen sandy loam, 4 to 10 percent slopes        | 0.73     | 2.08  | 0   | 26    | 4e   |
| Yd        | Yegen sandy loam, 1 to 4 percent slopes         | 0.37     | 1.05  | 0   | 26    | 4e   |
| Wg        | Wanetta clay loam, 1 to 4 percent slopes        | 0.12     | 0.34  | 0   | 20    | 3e   |
| TOTALS    |                                                 | 35.18(*) | 100%  | -   | 20.93 | 3.25 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## I Boundary 134.4 ac

| SOIL CODE | SOIL DESCRIPTION                               | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|------------------------------------------------|----------|-------|-----|-------|------|
| Ye        | Yegen sandy loam, 4 to 10 percent slopes       | 56.51    | 42.05 | 0   | 26    | 4e   |
| Yd        | Yegen sandy loam, 1 to 4 percent slopes        | 37.31    | 27.76 | 0   | 26    | 4e   |
| Ya        | Yegen sandy loam, 0 to 1 percent slopes        | 25.22    | 18.76 | 0   | 26    | 4e   |
| Yt        | Yegen and Toluca soils, 7 to 15 percent slopes | 9.86     | 7.34  | 0   | 23    | 4e   |
| Wf        | Wanetta clay loam, 0 to 1 percent slopes       | 5.5      | 4.09  | 0   | 20    | 3e   |
| TOTALS    |                                                | 134.4(*) | 100%  | -   | 25.53 | 3.96 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is