

CORDER

AND ASSOCIATES, LLC



Peaceful Plains Hunting Retreat

NHN W Fork Combest Creek Rd., Plains, MT 59859

Offered at \$949,000



Presented Exclusively by
Brady Bergstrom, REALTOR®

406-622-3224 office
406-544-0540 cell
Brady@CorderLand.com



Property Information

Lot Size: 312.96 deeded acres

Taxes: \$822.64 (2024)

Legal: S06, T19 N, R26 W, C.O.S. 3940, ACRES 312.96, PLAT C, E2SW, TRACT 1

Utilities: None

Outbuildings: Dry cabin

Covenants/HOAs: None

Elevation: 3,300 ft.

Hunting District: 124

Access: Legal access via gravel road

Easement: An easement will need to be negotiated with seller to grant access to his property that is adjacent



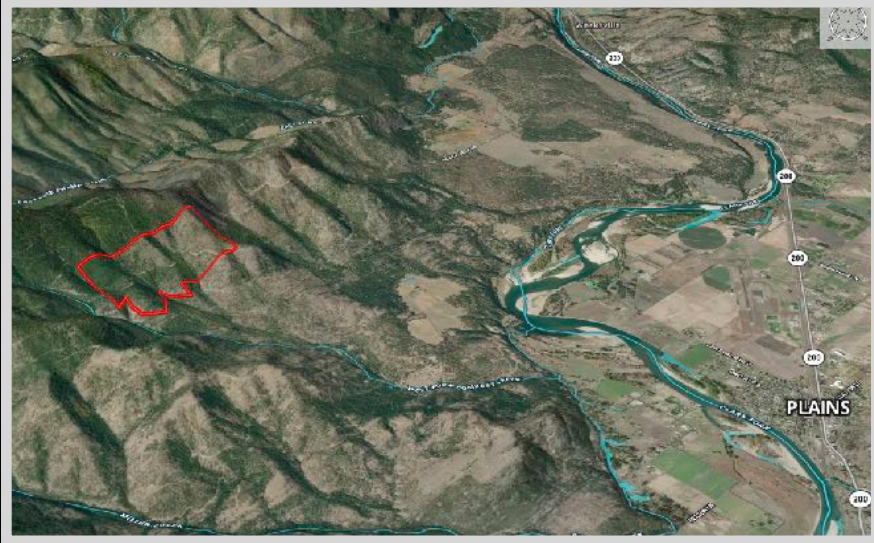
Executive Summary

Where the treetops reach toward the vast Montana sky, this 312.96-acre retreat offers peace, privacy, and panoramic views of the breathtaking Paradise Valley. Bordering millions of acres of the Lolo National Forest, the property provides endless opportunities for recreation, exploration, and hunting in the rugged Rocky Mountain wilderness. A fully finished dry cabin allows you to settle in and enjoy the crisp mountain air, the scent of pine, and the serene sounds of nature. With the simple addition of a generator, you can bring modern convenience to this rustic escape. Wildlife is abundant, and the rolling terrain invites adventure on foot, horseback, or ATV. Just a short drive below, the town of Plains offers essential amenities, while the Clark Fork River winds through, calling to anglers and boaters alike. Whether you seek a hunting basecamp, a private getaway, or a long-term investment in Montana land, this property delivers the best of mountain living.



Local Area

If you want a genuine Montana experience, the Plains area represents the beautiful mountain majesty well. In 1907, the town was founded as Horse Plains due to locals wintering here and allowing their horses to feed on the grass. National Forest land covers much of the region providing over 2,500 miles of trails specifically in the Lolo National Forest. This valley is a popular spot to view bighorn sheep as there is a Koo-Koo-Sint Bighorn Sheep Viewing Site that provides six interpretive signs about the natural history of the sheep and their habitat.



Area Attractions

Flathead River

This enthusiastic river is made up of three branches: North Fork, South Fork, and Middle Fork. The waters are cold as the river flows uniquely as a glacial river. The Middle Fork is well known for its captivating white waters and originates in the Bob Marshall Wilderness. The Middle Fork brings kayakers, rafters, and anglers seeking the white caps and the low pressure for fishing. The river has a healthy number of Cutthroats up to 16 inches. If you are looking for a scenic area to fish that is quiet and not overcrowded with fishermen, the Flathead River is ideal. Fly fishing is excellent through the deeper pockets and pools along the river.

The Clark Fork River

The Clark Fork River is one of the longest rivers in Montana meandering more than 280 miles paralleling I-90. There are many access points, and its diverse terrain makes certain that no two trips down its waters are the same. It originates in the Silver Bow Mountains with many tributaries contributing to its reputation as one of the most popular destinations for fly fishing in the United States. The river offers recreation such as floating, rafting, kayaking, river surfing in addition to its epic fishing. The best fishing waters are found between the origin and the confluence with the Flathead River near the Paradise-Plains area. Fish caught in these waters range in size but some can be from 14-20 inches. Northern Pike can be 40 inches or more! Species thriving here include the Clark Fork native Westslope Cutthroat and world-class brown and rainbow trout as well as smallmouth bass.





Quinn's Hot Springs Resort

Quinn's Hot Springs Resort features five natural flowing-through hot springs pools ranging in temperatures from 100 to 106 degrees Fahrenheit. Take the cold plunge if you dare at 55 degrees! Also offered are two salt-treated pools available to swimmers of all ages. Even if you are just passing through, call in advance and stop in for a day swim. The resort offers fine dining and entertainment.

Flathead Lake

Flathead Lake is a popular destination in Western Montana with over 200 square miles of water to kayak, boat,

paddleboard, canoe, swim, fish and recreate on. The vast lake spans 30 miles and measures a depth of 300 feet. It is the largest natural freshwater lake on this side of the Mississippi! Stop at one of the many roadside stands in the summer months to purchase fresh and locally grown cherries, apples, plums, and other produce. Cabins, campgrounds, vacation rentals, and hotels are scattered along the shoreline offering superb lodging. This hotspot is surrounded by the Mission, Salish, Swan, and Whitefish mountains making it a beautiful vacation destination.

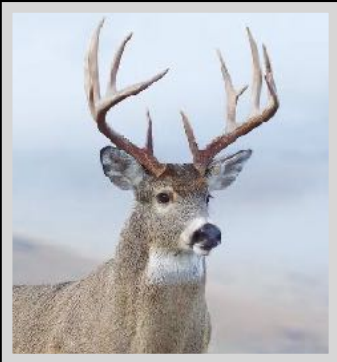
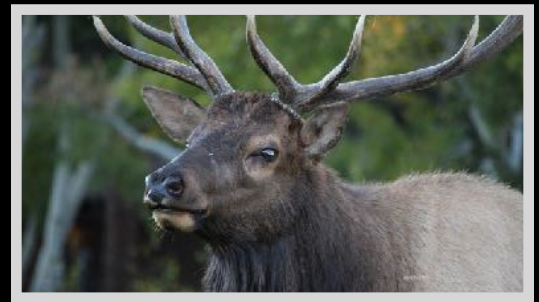
The National Bison Range

As one of the oldest wildlife refuges in the nation, this spread allows one of the most significant remaining American bison herds to roam safely. It was established in 1908 to protect the bison and sustains nearly 300 to 500 bison across the 19,000 acres of timberland and grassland. The range includes an informative visitor center, an auto tour, and a picnic area. You can also find white-tailed and mule deer, elk, bighorn sheep, pronghorns, and at least 200 species of birds that call the range home.

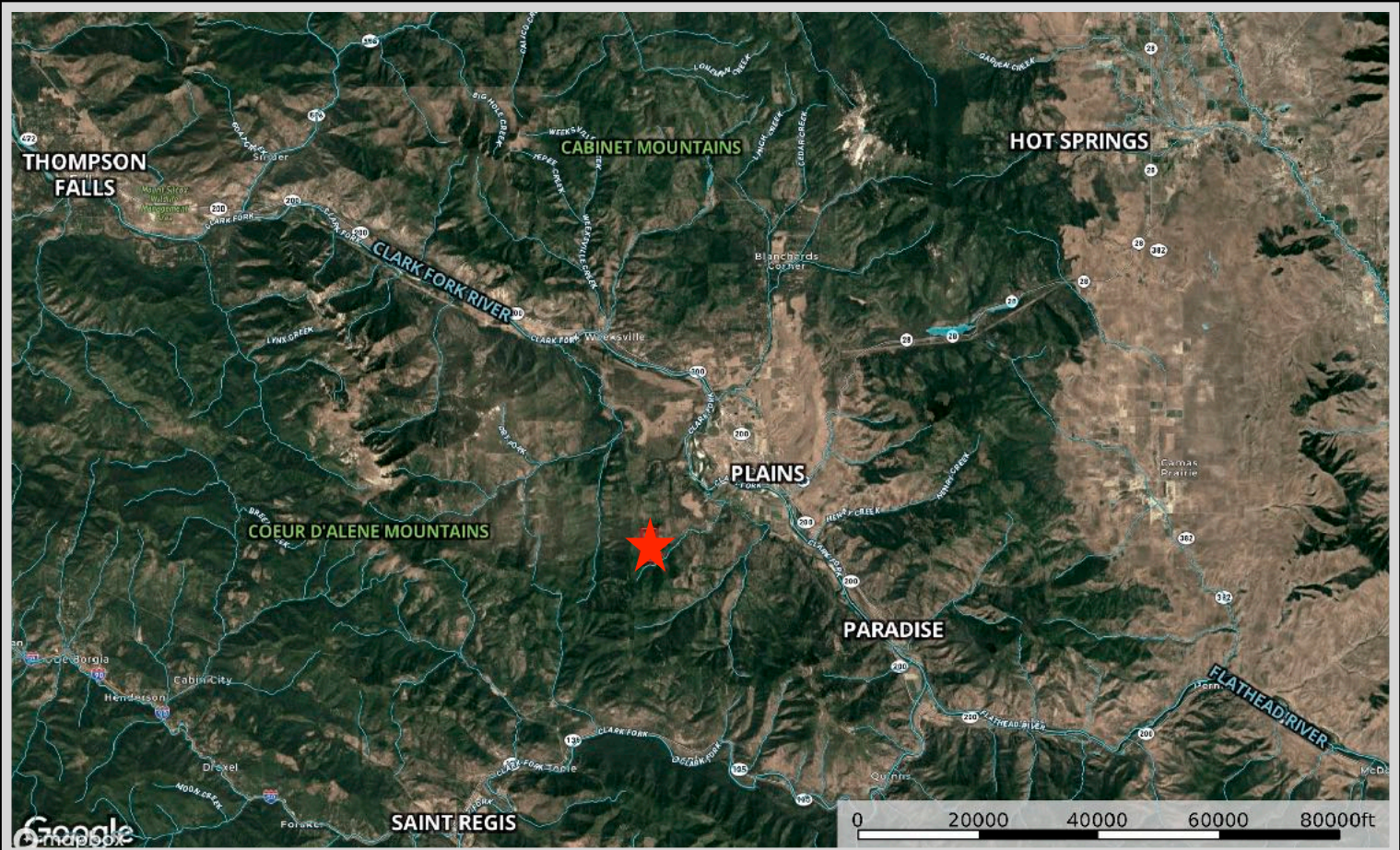
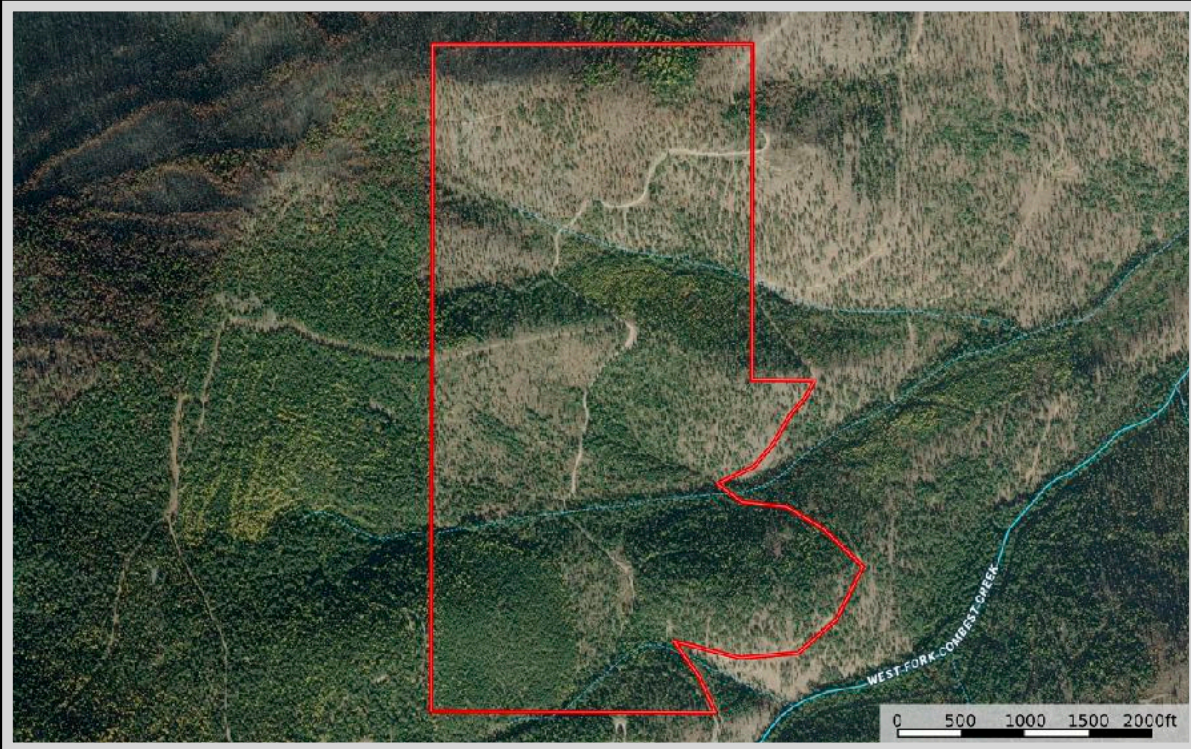


Hunting

Where the game is as big as the sky, Montana offers hunting as no other state can. This area has a spectacular bighorn sheep population. Whether it is a bow or rifle that you are aiming with, big game ranges from moose, mountain goats, and elk to white-tailed and mule deer. There are also wild turkeys, mountain lions, and bears.



Property Map



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.