

CORDER

AND ASSOCIATES, LLC



Rural Residence and Acreage

33919 US HWY 87, Fort Benton, MT 59442

Offered at \$175,000



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



*Presented
Exclusively by*
April Stene,
Broker/REALTOR®,
CELA



406-231-8515 cell
Trampus@Corderland.com



406-564-8442 cell
April@Corderland.com

Property Information

Lot Size: 15 deeded acres

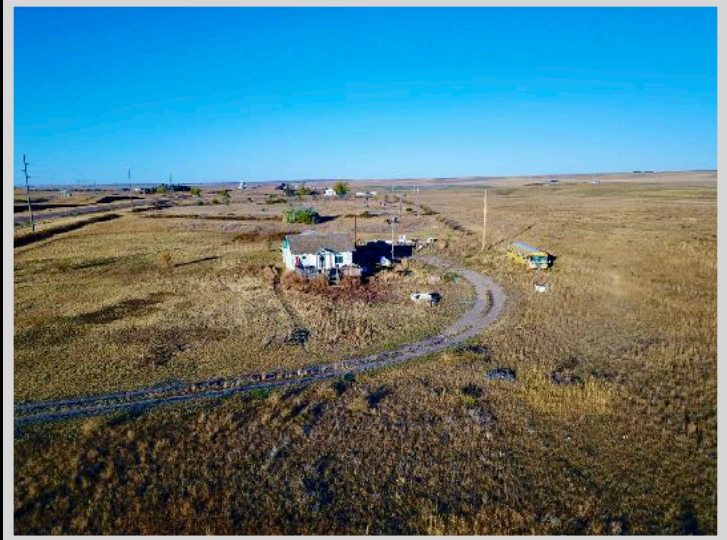
Taxes: \$1,026.85 (2023)

Legal: S27, T24 N, R07 E, PT S2NE; S26, T24 N, R07 E, PT. SW4NW4, PT. SE4NW4

Water/Sewer: 20,000 gal. cistern; Septic

Fencing: No

Legal Access: From Hwy 87 to gravel driveway



Executive Summary

Set along Highway 87, this 15-acre property offers views of the Highwood Mountains and a landscape that perfectly captures the beauty of rural Montana. The land's gentle terrain and open farm fields make it ideal for building your dream home, adding a spacious shop, or expanding on what's already here. A residence sits on the property, providing a place to live full-time or an excellent rental opportunity for supplemental income. Practical amenities include a substantial 20,000-gallon concrete cistern, giving you a head start on infrastructure. Beyond the property line, adventure awaits in every direction.

Anglers will appreciate the easy access to the Teton, Marias, and Missouri Rivers—each offering world-class fishing for trout, walleye, and more. Hunters will find abundant opportunities for mule and whitetail deer, upland birds, and small game in the surrounding coulees and nearby mountain ranges. The Highwood and Bears Paw Mountains are just a short drive away, inviting exploration through hiking, camping, scenic drives, and both archery and rifle hunting. With convenient access to Fort Benton and Great Falls, this property blends peaceful country living with everyday accessibility.



*Experience this property
virtually!*

Local Area

Small town Fort Benton, MT has the charm to leave a big impression on the hearts of many. For example, Forbes named Fort Benton one of the fifteen prettiest towns in America, and National Geographic Travelers warns tourists not to miss Fort Benton. Community cordiality is a reoccurring theme in the town known as the Birthplace of Montana, so you can expect a friendly wave from the passerby. History is rich in this area and history buffs often seek the information that the local museums, trails, and monuments have to offer. Fort Benton is a living tribute to the days when the West was wild where you



Fort Benton



can walk in the footsteps of Lewis and Clark! Additionally, Fort Benton is located on the banks of the mighty Missouri River giving it a unique and spectacular perspective of wildlife and views. Here you can walk on the same riverbank as Lewis and Clark and the Corp of Discovery did two hundred years ago. Float the majestic Missouri River, stroll Front Street, shop the accommodating stores, hit up a landmark event, or relax and journey back in time at the historic Grand Union Hotel. This fascinating region defines Big Sky Country with its brilliant blue sky overhead, the Majestic Rocky Mountains awaiting in the distance, and the friendliest people you will find in the state.

Area Attractions

Central Montana features some of Montana's best representation of the rolling plains and rugged mountain ranges. Recreational and cultural opportunities display Montana's western past and illustrate the beauty of its present.

Missouri River

Get swept away on this majestic river that offers up memorable float trips and big fish! From Fort Benton to the North Dakota border, the Missouri River flows through beautiful scenery and peaceful environments. Access to this portion of the river is limited due to the towering canyons with fascinating rock formations and large arid buttes. This allows floaters and anglers the peace and serenity they long for. The Missouri River is a large part of the area's history. Its blue waters offer anglers the opportunity to catch huge Northern Pike, Walleye, Catfish, and Smallmouth Bass. The high nutrition of the water allows fish to get big...and the stories are even bigger! Longer float trips on this portion of the river are popular and can be scheduled with local outfitters.

Canoeing and kayaking are part of the activities that locals and tourists partake in all while casting in a line to try their luck. Further down the river, the Missouri River Breaks astonish floaters and historians dropping their jaws in sheer awe at the unique and formidable landscape.



Highwood Mountains

In Chouteau County near Belt and Highwood, Belt Creek and Highwood Creek provide Brook Trout fishing. The deep pools along the cliffs and rock formations are great for fly fishing or for catching bigger trout. The isolated island range of the Highwood Mountains is a popular destination for camping, fishing, ATV-ing, horseback riding, hiking, and enjoying a fantastic scenic drive. There is a campground with maintained sites and a scenic mountain drive that takes you through several creek crossings, mountain meadows, and gorgeous forests until you reach Geyser, Montana. The Highwood Mountains are located in Cascade, Chouteau, and Judith Basin counties. National Forest System land covers much of the range. The landmasses range from foothill grasslands to Missouri Breaks and unglaciated high plains. Wildlife is abundant as you drive past farm fields and ranches. It isn't uncommon to meet a cattle drive! Moose, black bear, bald eagle, fox, coyote, white-tailed and mule deer, and mountain lion are some animals you can catch glimpses of.



Hunting

Hunting is a Montana tradition. Central Montana still lives up to that tradition. Residents and nonresidents alike enjoy hunting a variety of big game animals and upland game birds. For non-residents, the permit application deadline for deer and elk hunting in Montana is April 1. Antelope hunting license deadline is early June. The Montana Fish, Wildlife and Parks website has forms and more information about licenses. The Highwood Mountains are excellent elk hunting. The grain fields that encompass this region supply food for antelope, white-tailed and mule deer, and game birds. The coulees are essential cover for game as they are going to and from the river for hydration and lush vegetation.

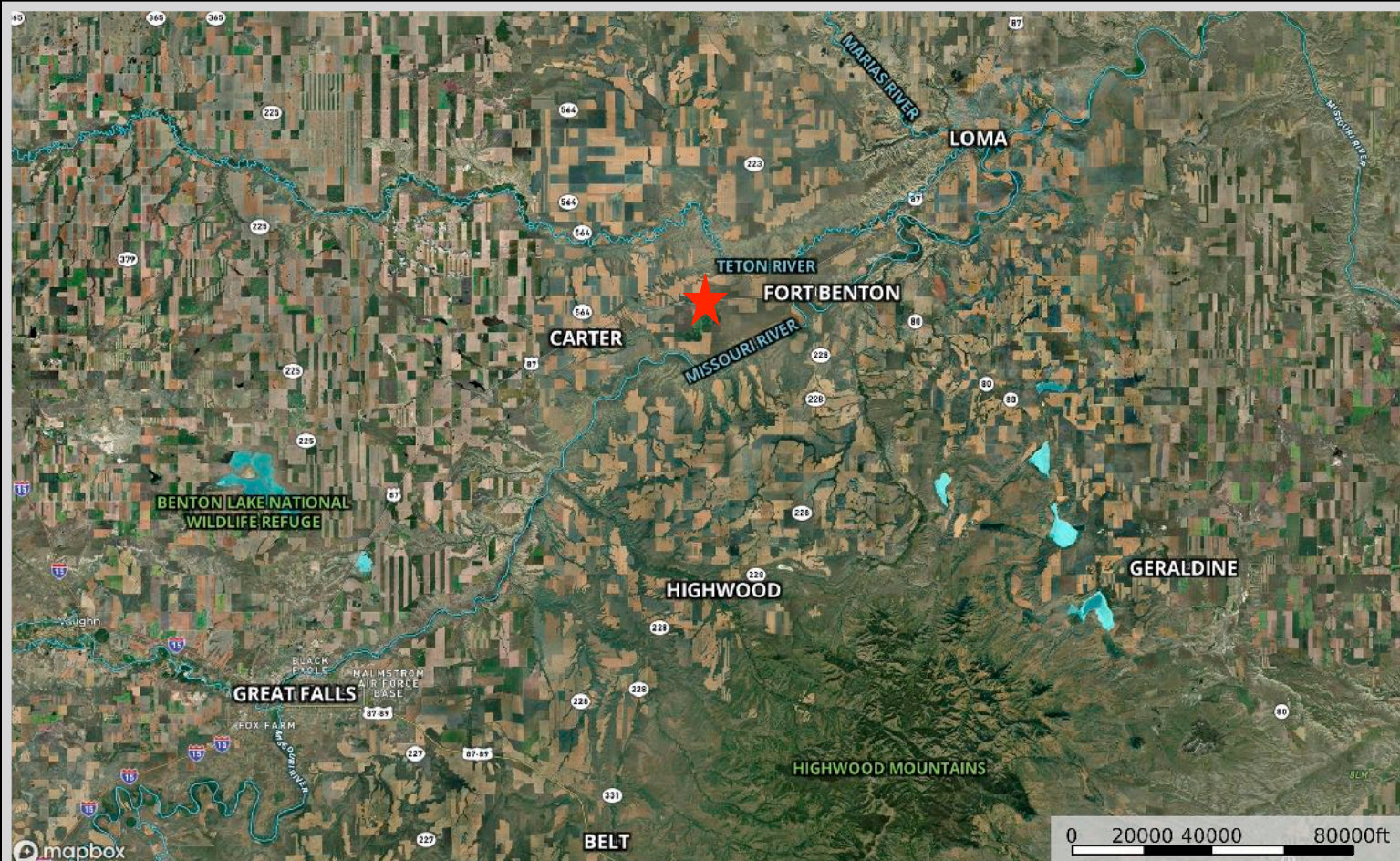


If you are a bow and arrow hunter, be sure to check archery requirements. A bow license, in addition to the proper hunting license, is required during Archery Only Season for any species or to archery hunt in an Arch-Equip-only area or hunting district.

Upland game bird licenses, including a license for pheasants, may be purchased over the counter along with your conservation license. Hungarian Partridge and several varieties of grouse are common in Central Montana. Turkey licenses are also sold over the counter except for special spring and fall turkey hunts. Hunting for Montana migratory birds requires a Montana migratory bird license and a federal waterfowl stamp.



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.