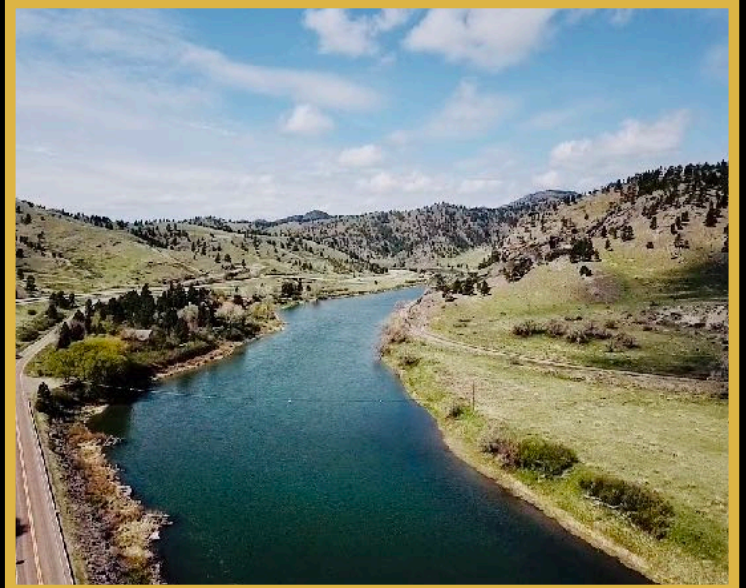


# Mountain Riverfront Palace

40.69 Acres, Cascade, MT

\$450,000



Presented Exclusively by  
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## CORDER

AND ASSOCIATES, LLC

1312 Front Street, Fort Benton, MT  
CorderandAssociates.com





## Property Information

**Acres:** 40.69      **Taxes:** \$170.72 (2018)

**Legal:** S11, T16 N, R02 W, LOTS 3-4-6 E/RR MK 4

**Power/Telephone:** Available.

**Well/Sewer:** To be installed by buyer

## Executive Summary

Enjoy the sound of the water gently lapping at the shoreline that stretches over a mile on this parcel of Missouri River frontage. In this place, the sun glistens off the crystal waters of the Missouri River, the fishing is world class, and the scenery is spectacular. This 40+ acre property provides access to the coveted Dearborn Canyon and to Blue-Ribbon Trout fishing. Wildlife is abundant in the area should you want to hunt big game or just shoot it with your photographic lenses. Watch animals such Big Horn Sheep, Mule and White-tailed Deer, and Black Bear roam the property or come down for a quick drink. Take advantage of the exclusive chance to hunt duck, geese, pheasant, turkey and other waterfowl and upland birds. Because it is accessible only by boat, you can rest assured that your experiences will be secluded and tranquil with only the chirping of birds and the screech of eagles to be heard echoing through the canyon. There are some level building sites should you want to intensify your haven with power and telephone available to the property. Just imagine a place you can row up to in your boat and spend a week in peaceful solitude fixating on the beautiful surroundings and the snow-covered Rocky Mountains in the distance.



## Dearborn River Area

The emerald green and blue waters of the Dearborn River begin in the Scapegoat Wilderness and gently flows for more than sixty miles to the confluence with the Missouri River near Craig, MT. This area is all about fishing as it should be when located on one of the world's premier trout streams. Fishing guides, fishing lodges, and fishing shops stipple the valley where there are more drift boats on the water than people in the community! The property is specifically about 38 miles southwest of Great Falls and 52 miles north of Helena, MT. In this area, you will find miles of forested wilderness giving home to varieties of wildlife and activities such as hiking, camping, birdwatching, photography, scenic drives, and outdoor adventure!

## Premier Fishing and Hunting

There is one entity that draws thousands of visitors from all around the world and that is the fishing. This section of the Missouri is known for its blue-ribbon trout fishing. These waters are filled with nutrients from the cold tail-waters from the bottom of Holter Dam creating a smorgasbord of feed for those finicky fish. As a result, the population of rainbow and brown trout surge averaging at about 7000+ fish per mile of river. These fish are frequently greater than 10 inches in length! The river is a playground offering year-round fishing. In addition to the plethora of fishing access sites along Interstate 15, there are numerous streams and creeks in the area to tackle. Holter Lake is a short 15-minute drive up above Holter Dam and is home to the "Gates of the Mountains." From there, Hauser Lake and Canyon Ferry Lake also provide excellent fishing and boating.



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.