

CORDER

AND ASSOCIATES, LLC



Little Muddy Creek Ranch

0 Old Elm Cascade Road, Cascade, MT 59421

Offered at \$3,750,000



Presented Exclusively by
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EXCLUSIVE PARTNER OF
LANDLEADER.



Property Information

Acres: 3,647.77 Deeded

Taxes: \$4,350.00 (2020)

Legal: Request from listing agent

Water: Little Muddy Creek; Artesian well; 1 drilled well with solar pump; 4 developed springs; Additional springs on property that could be developed

Utilities: Power on property

Fencing: Perimeter and cross fenced; 6 separate pastures

Outbuildings: Corral with ramp built in 2015

Access: Public road access

Elevation: 3,370'

CCRs/HOAs: None

Hunting District: 421; Several 80"+ antelope have been harvested on this land, including one that is top ten Pope and Young for Montana in bow hunting records!



*Scan the code for a
virtual tour
experience!*



Executive Summary

Among the squares of farm ground patched together constructing a quilt of the high productive, grain producing countryside. Little Muddy Creek flows through 3,647 alluring acres! The wonderous wetlands are located between Ulm and Cascade. The land is free of covenants and restrictions providing wide open space to roam, farm or ranch. With plenty of luscious grasses, the fairly flat land is ideal to open up grazing to your livestock. Watch the calves gain weight daily as they are enriched with the incomparable nutrient-dense native grasses that flourish along the lush riparian zones of North Central Montana. Unload and load cattle with the ramp on the corral. The land can sustain 250+/- cow calf pairs or more with proper land management and grazing practices. The perimeter is conveniently fenced with cross-fencing creating 6 separate grazing pastures. The summers of Montana allow for grazing. Lease out the ground for an income of upwards of \$10,000 per month or approximately \$60,000 per year. Life-giving water is abundant on the acreage as Little Muddy Creek navigates its way across the property. In addition, there is an Artesian well, 1 drilled well operated by a solar powered pump and 4 developed springs. There are additional springs that could be developed so water is no issue. Water rights will transfer with the sale. The fertile soil can be utilized for farming on a portion of the property for food plots. The last crop harvested was wheat in 1999. Access is offered from the old Ulm/ Cascade Road and the Sun River/Cascade Road. The county road provides easy access to I-15 and is perfect for shipping grain and cattle.

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The cattails and native grasses create an environment that attracts antelope, deer, upland game birds, grouse, waterfowl and migratory birds. Geese and ducks find solace on Little Muddy Creek. The migratory birds heading for warmer wintering lands follow the Pacific Flyway from their breeding grounds. Bird watchers can find different species of songbirds and the frequent game birds that include pheasants, sharp-tailed grouse and Hungarian partridges. The property lies in Hunting District 421. For bow hunting records, an 80+ point antelope is in the top ten for Pope and Young for Montana! Several antelope that scored 80" or more have been harvested from the property. It is also excellent deer hunting. Set up hunting camp, build a cabin or pitch a tent to experience nature at its finest. Spend hours hiking the country terrain and taking in the scenery. Cover more ground in all-terrain vehicles or dirt bikes. The Missouri River is close by that provides excellent fishing, floating and recreating opportunities.

Cattle

Montana's economy is bolstered by agriculture. Annually, agriculture contributes more than 2.4 billion dollars to the state. Of that colossal number, livestock contributes almost half. The wide-open plains and grazing land of Montana supports 2.6 million beef cattle and 18,000 dairy cows. To put that into perspective, that is ultimately 3 head of cattle for each human in the state! It's no wonder that Montana is ranked 6th for the total number of beef cattle and is considered the world's hub for seedstock, registered cattle used for breeding. In addition to beef and milk production, cattle also provide important by-products such as leather, soap and cosmetics. The cow-calf operation is popular among ranchers where a herd of cattle is kept for breeding and producing calves. Because of a cow's digestive system encompassing four stomachs, they can digest plant material and thus thrive on grasses and other vegetation.



Local Area

Follow the Missouri River out of the vast, grand mountains until it flows out to the rolling plains, and there, you'll find the delightful fishing town of Cascade, Montana. There are unlimited opportunities to enjoy the great outdoors here including wildlife viewing, fishing, and hunting. Should you need a bite to eat or some bait, Cascade retains a grocery store, gas station, post office, couple lively bars, and fun hardy folks! Get out and about and notice the numerous public fishing access spots along the mighty Missouri River. Cascade serves as a popular location to start a float down the river. Additionally, Eagle Island or Hardy Bridge also offer day use for river access. If you want a short escapade, take the day trip to the Crown Butte Preserve that is located halfway between Cascade and Simms. Hike to the flat-topped buttes and revel in the natural grassland vegetation 1000 feet above the great plains below. If you're in the mood for some history, stop by the Cascade Senior Center and Museum for a taste of local history.

Great Falls, MT is located in the central part of the state and straddles the mighty Missouri River. The seat of Cascade County is referred to as the “Electric City” because of its numerous dams and power plants. Great Falls includes many recreational activities for you and your family to enjoy together such as the C. M. Russell Museum that displays famed artist Charlie Russell’s works and home. Get outside and enjoy the crystal-clear waters of Giant Springs State Park or float and fish the Missouri River. The city boasts the Lewis and Clark Interpretive Center. The center provides displays and exhibits that trace the explorers’ journey! Great Falls holds one of the most prestigious medical facilities in the state and offers an International Airport. Great Falls International Airport offers flights of Alaska, Allegiant, Delta and United, with direct flights to Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, Seattle and Chicago (seasonally). With too much to list, Great Falls awaits exploration, and you are sure to cherish the memories that you will make!

Ulm, Montana is a small community comprised of mostly ranchers and farmers 12 miles southwest of Great Falls off I-15. Historically, Ulm came to be as a result of the Great Northern Railway coming through in 1887. The railroad provided a local shipping point for wheat, cattle, and other agricultural commodities.

Area Attractions

First Peoples Buffalo Jump State Park

This buffalo jump is considered to be the largest bison cliff jump in the United States. The native people utilized the jump for at least two thousand years before Lewis and Clark ventured through on their expedition through Montana. The park has an interpretive trail, picnic tables, and a protected black tailed prairie dog town.

Freezeout Lake Wildlife Management Area

The Freezeout Lake Wildlife Management Area is located between Fairfield and Choteau and is known for the massive snow geese and tundra swan migrations that take place in the spring and fall.

Benton Lake National Wildlife Refuge

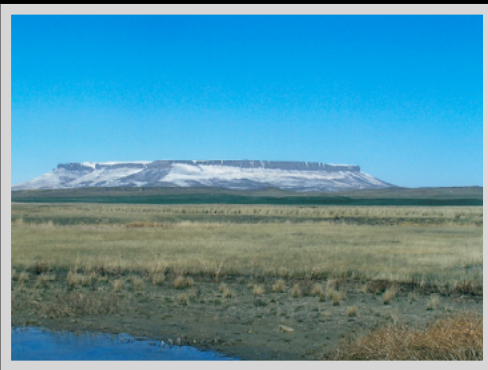
This shallow basin was left as a result of the last glacier in the area. It covers over 5000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.

Smith River

Each February a drawing is held to designate 9 lucky entries permits to float. The river’s popularity is a result of the various terrains and spectacular sights that are cherished throughout a float trip. The Smith River begins near White Sulphur Springs and twists and turns for more than 100 miles. The stretch of river from Camp Baker Access to the Eden Bridge is the most popular stretch. The fishing throughout is exceptional with populations of brown and rainbow trout ranging in sizes from 13-16 inches long. The larger brown trout scatter in the deep pools or hover along undercut banks.



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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! 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.

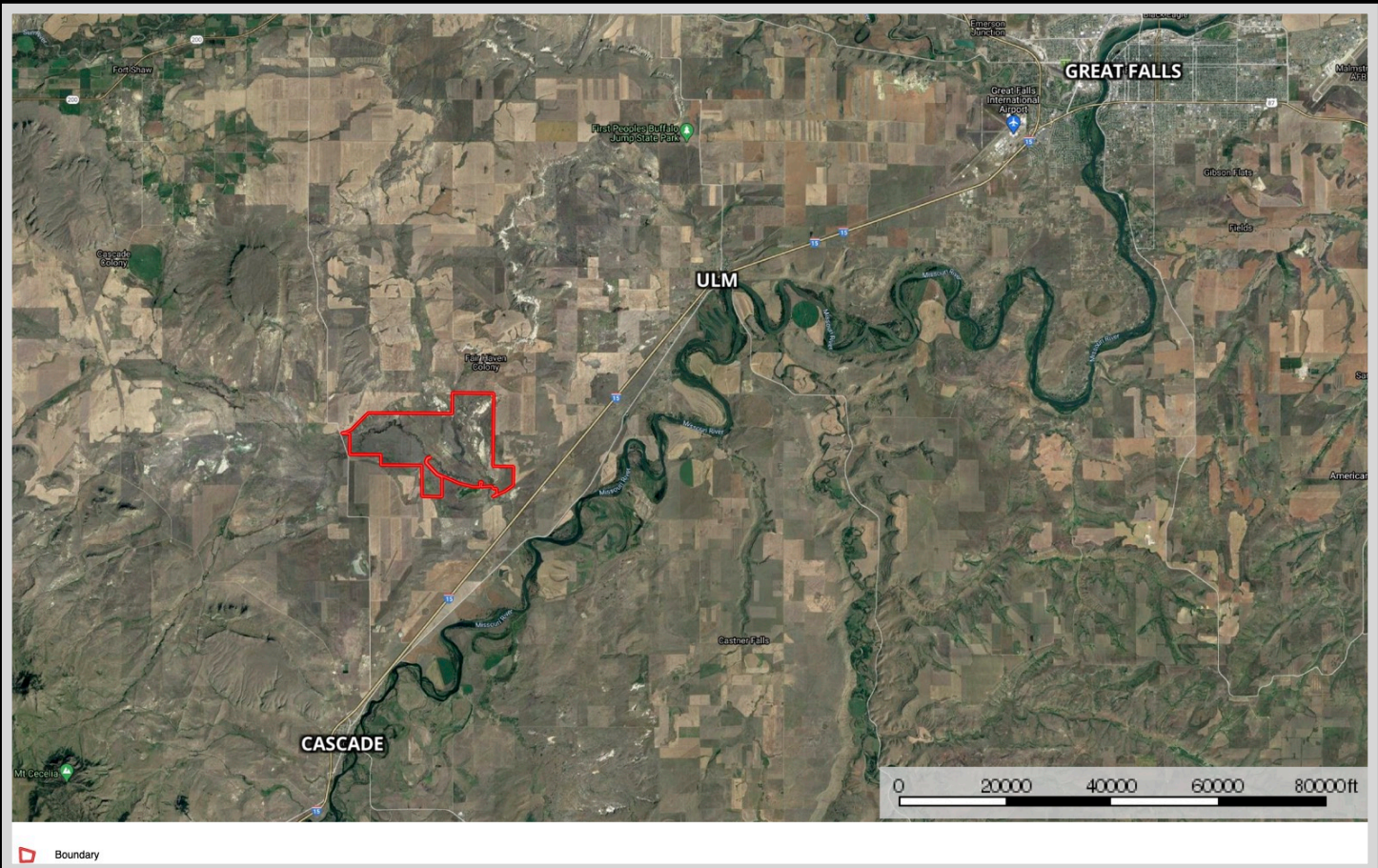
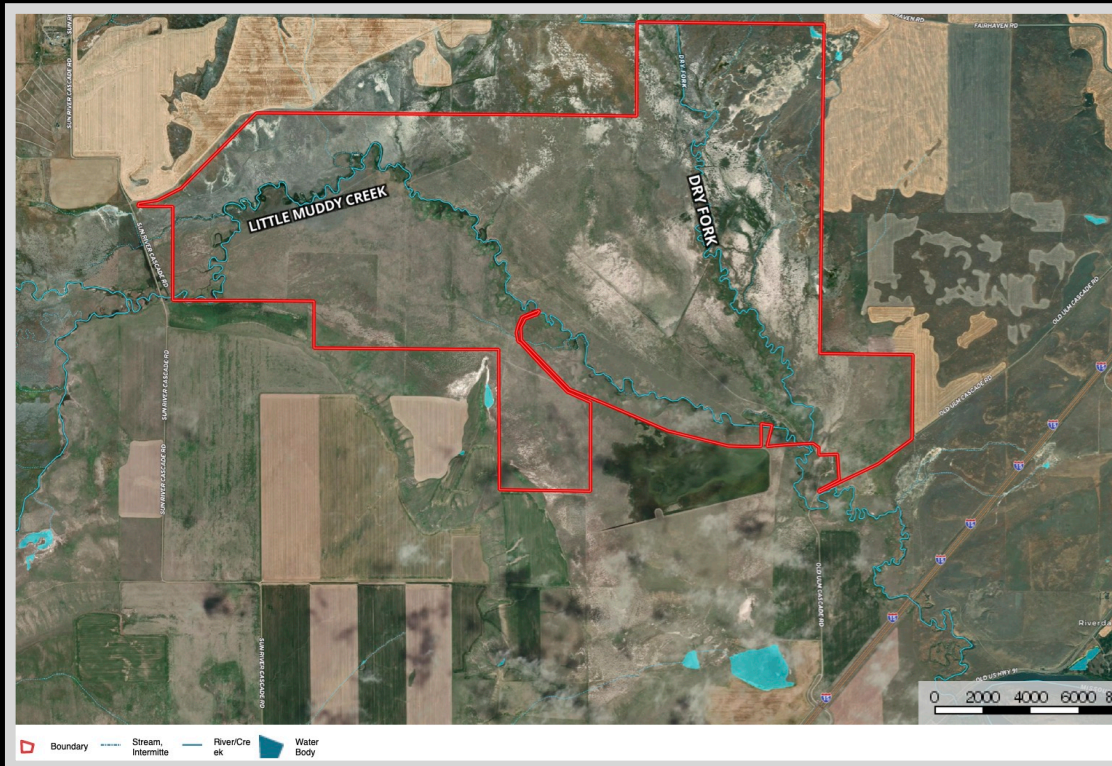
The central location puts you in the middle of tremendous hunting opportunities. Montana offers millions of acres of public lands for which to roam and hunt on as well as diverse habitats providing homes to the many different species of wildlife. The avid hunter can pursue big game animals including white-tailed and mule deer, elk, antelope, big horn sheep, mountain goats, mountain lions, and black bear. Upland birds and waterfowl also provide excellent prospects.



Pronghorn scoring 80 points

- *No significant weaknesses*
- *Slightly above average horn length – both measuring over 16 inches each*
- *Average prong length – both over 5 inches*
- *Average mass – bases both over 6 inches and third quarter measurements at 2-4/8 inches*

Property Maps



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