

CORDER

AND ASSOCIATES, LLC



Stimulating Sun River Valley Views

Parcel 1 Jackson's Corner Road West, Choteau, MT 59422

Offered at \$1,400,000



Presented Exclusively by
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LANDLEADER.



Property Information

Acres: 1,629.83 Deeded (1,206.97 Grazing acres; 422.857 Fallow acres)

Additional Income: CRP (Conservation Reserve Program): 491.54 acres profiting \$21,404.32

Easement: Conservation Easement

Taxes: TBD

Legal: Request from listing agent

Water: Spring fed concrete water tank on Clemons Coulee; 200' solar well on north end; 2 reservoirs

Utilities: Power

Fencing: Perimeter and cross fenced

Hunting District: 450



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virtual tour
experience!*



Executive Summary

The undulating hills gently roll toward the rising mountains dressed in evergreens. The Rocky Mountain Front creates a bold silhouette against the endless blue sky. The breeze lightly tickles the grassland bowing to the crowns of snow-white capped peaks. The air is pure giving life on the prairie. The hardy grazing ground provides nourishment and sustenance to the wildlife and livestock. Power poles through the middle of the parcel encourage dreams of a farmhouse in the midst of the herds. The scenic area would make for a brilliant place to construct a cabin or vacation home. Water is plentiful on the property. Near the northern boundary of the parcel is a 200 foot solar well. Additionally, there are two reservoirs and an irrigation canal on the southern end of the acreage. The Stimulating Sun River Valley Views ranch consists of 1,629.83 boundless acres. There are 491.54 acres in CRP (Conservation Reserve Program) that supply additional income of \$21,404.32. The spread is surrounded with perimeter and cross fencing. The land can sustain or summer graze upwards of 100+/- cow/calf pairs. Take advantage of the bordering acreage of state land for personal recreating or for your livestock. The riparian zones supply the soil with nutrients allowing the native grasses to nourish and fatten up calves. A functional catch pen awaits the next sorting process. The town of Choteau is northeast of the property while Augusta is just 17 miles southeast. Each town is agriculturally based and has all the basic amenities. Travel just over an hour to reach the nearest international airport in Great Falls, MT that offers direct flights all over the US. Fishing is excellent at nearby Pishkun Reservoir. The contours make the property a superb location for hunting. The Stimulating Sun River Valley Views ranch puts you in close proximity to Glacier National Park and all of its wonders. The condition of the open range has been kept up as a result of the current landowner's outstanding stewardship of the Montana prairie, a tradition that he hopes to pass along.

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.



Pishkun Reservoir

Consisting of 1,550 surface area, this off stream storage reservoir was formed by eight earth fill dikes ranging in heights from 12 to 50 feet and spanning a length of 9,050 feet. Take advantage of the 13 miles of shoreline to engage in superb game fishing for Kokanee Salmon, Northern Pike, Yellow Perch and Rainbow Trout. The reservoir is located in a scenic area that is easily accessed with camping and a picnic shelter. The Montana Fish, Wildlife, and Parks stock the reservoir annually with trout.

Clemons Coulee and Sun River

On the southern portion of Parcel 1, Clemons Coulee can be found. There is a concrete water tank that is spring fed. The coulee collects surface water and lies near the Sun River. The Sun River is one of Montana's most scenic rivers. The river begins in the mountains at the confluence of the North and South fork of the Sun River on the eastern edge of the Bob Marshall Wilderness Complex. The river winds through Sun River Canyon and passes through two dams, Gibson Dam and the Sun River Dam. This isolated and wild river provides pleasant fishing away from other heavily fished rivers in the state. It provides great trout fishing and Mountain Whitefish. This property allows access for several private fishing escapes!

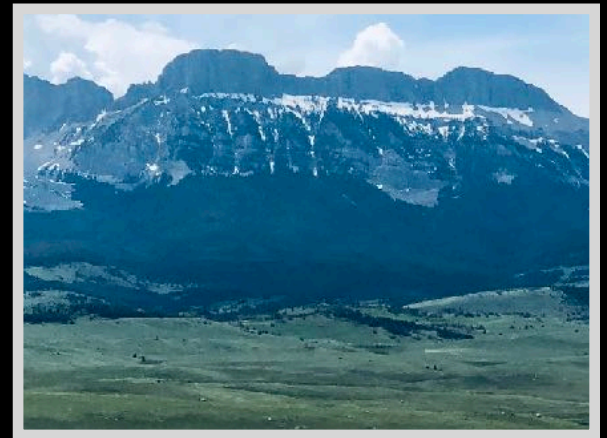
Sun River Canyon

The Sun River Canyon is a recreational canyon full of rugged natural beauty. The same giant slabs of shifting and faulting rock created the canyon. Two dams, Gibson and Sun River, lie within miles of each other and create impressive white waters between them. The refreshing spray from the glacial waters mist the songbirds and the cottonwoods. The resounding sound of crashing horns of bighorn sheep colliding designate this area where each November sheep rams from one of the largest herds in the country gather to demonstrate their prowess and power. This area also offers hiking, camping, picnicking and wildlife viewing. Pull outs serve as an opportunity to scan the meadows and hillsides for herds of elk and deer in the winter. As the heart of the chinook belt, the meadows here display some of the earliest wildflower blooms east of the Rockies. Complimented by radiant flowers of yellows, fuchsias, and violets, the Sun River Canyon is just as elegant as it is rugged.



Rocky Mountain Front

This portion of Montana has a greater diversity of fish and wildlife than any other state in the US. With protection from the altering contours of the land and ample food from the surrounding farm fields, wildlife and birds alike flourish making this area a coveted destination during the hunting and fishing seasons. The area provides year-long habitat for mule and white-tailed deer, elk, mountain goat, bighorn sheep, and antelope. In addition, other furbearers such as beaver, mink, muskrat, otter, weasel, badger, coyote, lynx, bobcat and mountain lion can all be found within a 100-mile radius. White-tail and mule deer maintain a healthy population here as it is a wintering destination for the species. Mule deer are often open-country deer offering those with farm ground or acres such as these a treasure trove of delicious tasting, large, beautiful bucks. Mule deer are not as shy as whitetails and are content with little cover or sparse brush. They have the distinctive large ears that stick out like a big V against a hillside. However, these big bucks, ones with a 30 inch inside antler spread, are quite challenging to track down. They prefer the rugged areas such as badlands and breaks. Glorious long walks through fields and up and down draws can reward you with a big mule deer buck. The open country can also provide the added challenge of bagging the swift antelope. These speed goats are all over the countryside, so the challenge is waiting for your acceptance. The property is located in hunting district 450 and FWP Region 4. The drainages and foothills provide cover, coulees, and water for superb mule and white-tailed deer hunting. The area offers some of the



(Rocky Mountain Front Cont.)

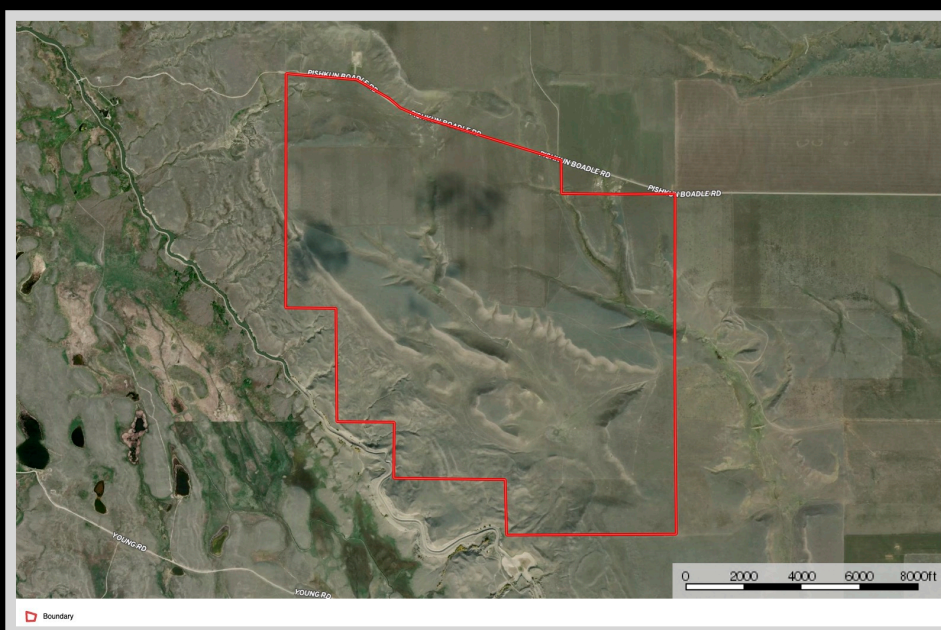
most prime bow hunting for white-tailed hunting in the entire state. There are also plenty of pheasants, Hungarian Partridge, Rough Grouse, Blue Grouse, and Spruce Grouse. Bird watchers can revel in seeing Calliope, Rufus Hummingbird, Bluebird, Cassin Finch, Red Crossbill, Ferrungus Hawks, Pine Grosbeak and Western Tanager.



Local Area

For many Montanans, Augusta is the gateway to the rugged back country of the immense Bob Marshall Wilderness. The Bob Marshall is the fifth largest wilderness area in the US. The Bob Marshall Wilderness Complex, made up of the Great Bear, Bob Marshall and Scapegoat Wildernesses, provides 1.5 million acres of the most completely reserved mountain ecosystems. The rugged peaks, alpine lakes, and grassy meadows allow hiking, camping, fishing, and hunting. For the locals, Augusta is known as the “Last Original Cow Town in the West.” Its western flair feels nostalgic reminiscent of when Lewis and Clark traveled through this area and camped for several nights in early 1806. It also lies on the shortest route from Yellowstone National Park to Glacier National Park.

Choteau, Montana is located in Montana's heartland at the foothills of the Rocky Mountain Front. This charming destination has remarkable recreational opportunities such as camping, swimming, hiking, skiing, wildlife viewing, fishing, hunting, shopping, golf and dinosaur digging! The area around Choteau was used by dinosaurs as a breeding ground millions of years ago! Egg Mountain is 12 miles west of Choteau. The mountain has supplied more information about the biology of dinosaurs from the Cretaceous period than any other paleontology dig in the world!



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.

Area Attractions

Glacier National Park

The coveted area nicknamed the “Crown of the Continent” for obvious reasons offers gems and views of gold in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged and tenacious mountains and spectacular sparkling lakes. Visit the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier carved peaks and valleys, set your binoculars on a diverse range of wildlife of big horn sheep, mountain goats, deer, elk, ptarmigan, and both black and grizzly bear. This highway to heaven is a tough one to ever forget.

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. Flying all the way from the gulf states, as many as 300,000 snow geese and 10,000 tundra swans gather at the lake to rest before continuing on to the arctic coast of Canada.



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