

CORDER

AND ASSOCIATES, LLC

Living The Life We Sell



LANDLEADERTM
FARM, RANCH & RECREATIONAL REAL ESTATE

SUMMER 2021

Rose Martin

The LandReport

2011-2020
AMERICA'S

BEST
BROKERAGES

MONTANA | WYOMING | COLORADO

While I suggest diversifying your investments in your portfolio, there is no better place to park your money than investments you can live in and enjoy! When you invest in your surroundings, you invest in yourself! Investing in real estate can offer several advantages over other types of investments. For example, over time, real estate has the ability to increase in value and produce cash flow from rental income. Furthermore, owning and managing a ranch provides much more than an investment; it provides a rewarding experience in which you can thrive in the wide-open rural spaces and participate in the simplistic farm and ranch lifestyle. Ranch and farmland appreciate at a higher rate and can even bring in profits from the products produced by livestock raised on the land.

Investing in Real Estate

An investor can help you find ways to protect yourself against significant losses by including asset categories with investment returns that move up and down under different market conditions. In such cases, when one asset category does well another tends to have average or poor returns. History supports the idea that the returns on the three major asset categories, stocks, bonds, and cash, have not moved up and down at the same time. Thus, by investing in various asset categories, you can counteract your losses in one category with better investment returns in another asset category.

Because real estate is a bankable asset, you can always use it as leverage providing you with more movement and opportunity in investing. Investing in real estate does not tie up a lot of cash. You can put down as little as 10% and then utilize the bank's money to grow your investment. With today's low interest rates, it is not only smart but an easy way to make money. Unlike the stock market where many factors are out of your control, your investment in real estate cannot disappear overnight. There is an inherent demand for real estate as well whether the land produces a product such as coffee or supports a home or an apartment building. No matter what business you have, you will always need land to put it on.

Building wealth by investing in real estate is a solid resolution while maintaining an understanding of the market. Those that lose money in real estate do so because of purchasing at the height of the market and then selling at the wrong time. You can also risk poor return by taking too much equity out of their home and leaving no profit margin for when they sell. It does often take time to see large appreciations, but if you hold on to your investment in real estate until the time is right, you will see profitable returns and make your investment worth it. Many millionaires still agree today that owning real estate was what gave them the cash assets to build their fortune.



CORDER

AND ASSOCIATES, LLC



EXCLUSIVE PARTNER OF

LANDLEADER
FARM, RANCH & RECREATIONAL REAL ESTATE

A personal message from our brokers/owners

Choosing Corder and Associates to represent you and your aspirations is a decision that we sincerely value. Selling farms and ranches is our profession but building relationships with our clients to show our devotion and dependency is where we transcend other companies. It is important for us to impart our background and story, especially if you choose to make us a part of yours.

The many years that we have operated in the agricultural industry have given us authentic, first-hand experiences, those that we could have never obtained from any text-based material. We are passionate about the standard that we live the life we sell and strive to hire agents that do as well. This gives us the insight and understanding of how emotional the decision to sell can be. It also helps us to understand the market and the customers' needs entirely. We know that industries are constantly undergoing change, so we find it important to continue to educate ourselves in addition to our Bachelor of Science Degrees that we each have.

Our unsurpassed marketing platform is at the forefront of our success, but the less obvious and perhaps more important reasons include our mission to meet the needs of the customer and providing them with a trusted expert in this industry. We have the highest regard for our employees, agents, and all of our customers and believe that if you do the right thing every day, the right results will happen.

One of the most significant and exciting things we as a company participate in is contributing a portion of all professional fees earned to civic organizations in the communities that we serve as part as our "Give Back Program." With an attitude of gratitude, we feel called to participate in acts of service such as these.

Thus, should you sign on as one of our clients, you can expect to be taken care of throughout the entire process. It is a critical piece of our company's mission to devote time to establish open communication with our clients to be sure we have a clear indication of who you are, what it is you are wanting to accomplish, and how you would like to do just that. We want to work with you well past the sale and deliver what we promise. Let us put our knowledge from our agricultural background to work for you. We bleed farm and ranch; it is who we are. Let us help you become who you want to be!



TRAMPUS & STACI CORDER
BROKERS/OWNERS AND REALTORS®

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- *We are in all the Multiple Listing Services (MLS) in the state for maximum exposure*
- *We are Signature Level in the top 3 land marketing websites: LandWatch, Lands of America, and Land and Farm providing maximum exposure for your property*
- *Listings are featured on the home page of our company website, Corderland.com*
- *Corder and Associates' newsletters provides market conditions and other relative information distributed regularly via email*
- *Members of Local, State and National Associations of REALTORS®*
- *Professional flyers promoting properties with high resolution photography*
- *Leading technology with 360° pictures of various map vantage points so buyers can get the best views of your property*
- *Extensive Google search engine optimization and pay per click campaigns that drives prospects to our websites*
- *Our Brokers/Agents participate in non-required/additional education to increase productivity and learn cutting-edge marketing trends*
- *Social Media feeds including Facebook, YouTube, Twitter and Instagram*

» ABOUT LANDLEADER®

//THE MISSION
Marketing Exclusive Properties

LandLeader® is an innovative real estate marketing company aimed at providing national advertising, strategic marketing, cooperative media buys, and cutting edge real estate listing services for participating brokerage members.

By implementing this unique platform, our real estate brokerages can offer their clients the best land marketing in the country to supplement their own local real estate marketing and expertise.

In short, LandLeader® helps our exclusive members sell more land.

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MONTANA MARIAS RIVER RANCH

TOOLE COUNTY, MONTANA

MLS# 22006452 | 9171± Acres | \$6,450,000



This ranch lets you breathe in your own air on over 9000+ acres. Twenty-five miles from Conrad, the property spans in the shadows of five mountain ranges—Sweet Grass Hills, Rocky Mountain Front, Bear Paw Mountains, Highwood Mountains, and Belt Mountains. This distinct area gives you the opportunity to adventure all different kinds of land: the prairie, mountains, and corridors of the Marias River. It comes with a VIP pass to outstanding fishing, hunting, and recreating, all at your fingertips. In addition, the habitat and perfectly placed Marias River nourishes the land and vegetation making it excellent grazing land for cattle. In fact, 3 developed springs, 7 reservoirs and 10 water tanks have been strategically placed across the property allowing hydration for the cattle without having to journey too far.



ROCKY MOUNTAIN CASH COW

TETON COUNTY, MONTANA

MLS# 22103403

5653± Acres

\$4,700,000



The Rocky Mountain Cash Cow ranch consists of 5,653.15 acres spanning over the foothills of the Rocky Mountains and the prolific prairie. Sixty-nine acres are leased through the state and 233 acres are leased through the BLM. The property borders several sections of State and BLM land that allows for additional acreage for adventuring and recreating or hunting on. The property has 1,141.63 acres enrolled in CRP that supplies an additional income of \$49,065.42.



YELLOWSTONE TRAIL INVESTMENT (163 LOTS) YELLOWSTONE COUNTY, MONTANA

MLS# 22002908 | 1744.38± Acres | \$4,300,000



Build your wealth with a rewarding investment! Purchasing this large piece of already subdivided plots in Huntley comes with the potential to earn over 6% return on investment! There are 163 lots total, and some have already sold for \$70,000; when you do the math, that is quite the profit! A lower portion consisting of 61 of these lots is available for separate purchase and consists of generous grazing ground that can earn you supplemental income while you are acquiring buyers for the lots! The lots make beautiful homesites that give a buyer the selection of terrain and view. Some lots overlook the valley and mountains and others view more of the city front. Pryor Creek Golf Course is just moments away so jump in the cart and enjoy the sunshine and a quick round of golf! Covenants do not allow for any modular or manufactured homes.



LITTLE MUDDY CREEK RANCH

CASCADE COUNTY, MONTANA

MLS# 22104079

3647± Acres

\$3,750,000



Wrangle up the cattle and roam the 3,647.77 acres of rangeland. This ranch located in the “Last Best Place” of central Montana has fertile soils, flat, level fields and abundant water availability. Virtually untouched, the region is valued for its consistent high-quality grain production and nutrient-dense grasses. Free and clear of all restrictions and covenants, the versatility of the land presents opportunity for the discerning buyer that is interested in making an investment in a unique property. There are numerous ways of producing income and possibilities for a cattle operation. The grassland can be leased out for grazing to yield income. The property is currently leased out and has been for the last several years generating \$122,800 per year of income.



POIGNANT PISHKUN RANCH			TETON COUNTY, MONTANA		
MLS# 22103394		4023± Acres		\$3,500,000	



The Poignant Pishkun Ranch consists of 4,023.32 boundless acres with some in CRP for additional income. State and BLM leases will also convey with this sale. The property also borders several sections of additional State and BLM land that allows for bonus acreage for adventuring and recreating or hunting on. There are four tanks on the property that feed off a well. The area can sustain or summer graze upwards of 250+/- cow/calf pairs. 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. The acreage is a mixture of benches and slopes all with sweeping views of the Rocky Mountain Front looming in the distance with its breathtaking formations and diverse ecosystems.



HEAVENLY HARPER PUCKETT ROAD RANCHETTE

GALLATIN COUNTY, MONTANA

MLS# 22109022

20± Acres

\$3,149,000



Snow-capped mountains rise against the Big Sky in the distance from this desirable home with 20 acres. The property provides suitable space for horses or livestock and is only 5 minutes from the Gallatin Airport in Bozeman, Montana. Currently, the land supports 40 cow/calf pairs demonstrating its versatility. The amazing Aajker Creek flows through the property year round. In addition, 50 inches of water rights from the East Gallatin River convey with the sale and are delivered through the Lower Middle Creek Supply Ditch. Thus, if you are looking to invest and subdivide the property, those water rights are significant! The historic home was built in 1895 providing a firm foundation for the several remodels and updates that have been done since.



Preserving Your Real Estate Equity

Your farm or ranch represents your life's work. It can be hard to put it up for sale, even when you and our family are ready to retire. Now that you have made that decision to sell, you need to be sure you do it the smart way, preserving the equity you've built and securing a solid financial future for you and your family.

One of the biggest challenges you will face when selling your farm or ranch is knowing the price point. The timely sale of your land is often burdened by poor pricing strategies during the initial stages of the selling process. Emotion, subjectivity and personal preference can lead to errors or overpricing.

It is extremely important to find a competent, experienced and honest land brokerage to value your land accurately. If your goal is to sell your land for the most money possible, you have to put your emotions aside and get the expertise and advice from experienced and knowledgeable land agents.

Listing with a brokerage that provides an inflated value to your farm or ranch just to acquire a listing is one of the most difficult tasks you will face as a seller. If you price your land accurately from the beginning, you will have a much better chance of selling for a fair market value or even above that value.

There is a bubble of purchasers that meet the "buyer profile" which is called "The Market". It is extremely important to successfully build a detailed listing package and then distribute your listing to where the buyers are searching. When you as the seller

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Our "Give Back Program"

Annually, we contribute a portion of all professional fees earned to non-profit organizations in the communities in which we serve as a part of our "Give Back Program".



DIVERSIFIED YELLOWTAIL FARM & RANCH

BIG HORN COUNTY, MONTANA

MLS# 21917588

5642± Acres

\$2,900,000



Everything is big out here in Montana—the majestic mountains, the blue Big Sky, the whopping wildlife, and the vast cultivated fields. Montana is a special place in that its economy in agriculture feeds the people of the world and its scenic and recreating opportunities entertains them. It is an incredible feeling to watch a steady stream of semitrailers navigating the back roads of Big Horn County to the piles of sugar beets for collection. Consider this rare opportunity to own a well-established and turn-key farm and ranch located near Hardin, Montana in Big Horn County. The 1833+ deeded acres include irrigated, grazing, and dry-land tillable tracts. In addition, there is potential for earning income via leased ground, which the sellers will assist in transferring all eligible leases to a new buyer.



YELLOWSTONE TRAIL INVESTMENT (102 LOTS) YELLOWSTONE COUNTY, MONTANA

MLS# 22003002 | 1131.18± Acres | \$2,800,000



102 subdivided lots are available for developers to profit from. A larger parcel including these 102 lots is also available as an option for purchase. Some parcels have already sold for \$70,000; when you do the math, that is quite the profit! This group of parcels consist of generous grazing ground that can earn you supplemental income while you are acquiring buyers for the lots! Instead of leasing out grazing ground, you could also harvest the hay. Previous owner reports having harvested 1,000 bales of hay weighing 1,200 pounds each. Water is strategically placed throughout the property that adequately supplies the property with ample water. The lots make beautiful homesites that give a buyer the selection of terrain and view. Covenants do not allow for any modular or manufactured homes. Pryor Creek Golf Course is just moments away!



EXQUISITE HUNTLEY HOME

YELLOWSTONE COUNTY, MONTANA

MLS# 22100819

50.63± Acres

\$2,750,000



It is almost dreamlike as you enter the property through the sturdy metal gates and drive along the paved, tree-lined driveway up to the captivating home. The home sits among 50.63 acres of rolling prairie blanketed with grasses. A large deck allows you to take advantage of the spanning views. The custom built log home has 3 bedrooms and 2.5 bathrooms. The 6,603 square feet of home mimics that of the eastern Montana prairie: wide open. The majestic home is full of unique features like the luxurious indoor pool house that accommodates a heated exercise pool and shower! There is plenty of room for vehicles, boats, campers, or tractors in the two large shops on the property. Attached to the home is an oversized three stall garage. In addition, there is an oversized detached single stall garage as well.



STIMULATING SUN RIVER VALLEY VIEWS

TETON COUNTY, MONTANA

MLS# 22103384 | 1629± Acres | \$1,400,000



The Stimulating Sun River Valley Views ranch consists of 1,629.83 boundless acres. There are 202.67 acres in CRP (Conservation Reserve Program) that supply additional income of \$8,564. 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 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.



IRRIGATED MISSION MOUNTAIN RANCH

LAKE COUNTY, MONTANA

MLS# 22103262

200± Acres

\$1,000,000



This versatile 200 acres lies in the beautiful Mission Valley. Build your dream home, allow your livestock to roam the lush terrain and feed on the nutrient dense native grasses or harvest it for hay. In years past, a portion of the property was used for alfalfa production. The property is currently set up for flood irrigation with the irrigation canal feeding multiple ditches running through the property. The main line pipe has been buried allowing for the possibility of installing two large pivots for sprinkler irrigating. Power runs to the property at the loafing shed, post and rail corrals. The acreage is surrounded by perimeter barbed wire fencing and has some cross-fencing. There is the option of developing a pond to draw more waterfowl.



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LOWER RIVER ROAD - ALL LOTS

CASCADE COUNTY, MONTANA

MLS# 22012760

| 12.93± Acres |

\$990,000



Opportunity is in the air on Lower River Road. River frontage and level, these 12.93 acres come equipped with a septic permit and a Sandpoint well. At the buyer's expense, city water and sewer tap is also offered. The surrounding area is beautiful with the blue-ribbon trout fishing Missouri River steadily flowing by. Great Falls and all of its convenient amenities is a mere minute's drive. Build a home or just have some space for riding an atv or riding a horse. You won't have to think hard on what to do with such pursued bare land in a coveted part of the Great Falls outskirts!



PARADISE PHEASANT ACRES

McCONE COUNTY, MONTANA

MLS# 22015024

1,548± Acres

\$900,000



If 1548 acres aren't enough for prominent hunting and adventuring, this large chunk of Montana is bordered by state and BLM acres to the north and to the south of the property. Revere the quality and vastness of the land that seems to span on well into the melting horizon at sundown. In this present day, individuals are flocking to the isolated and quiet escape of bare land. This piece is within range of the needed amenities but removed from the fluster of the city. This land comes with much opportunity and can take your dreams to an actuality! Improved pasture from previous CRP acreage will add nutrients and pack on the pounds to any kind of livestock from cattle to sheep or horses. The ruggedness of the plains challenges the wide-open prospects of the Big Sky of Montana. This acreage can be purchased with an additional 160 acres and an home!



OPPORTUNISTIC ORGANIC FARM

CASCADE COUNTY, MONTANA

MLS# 22105369 | 678.8± Acres | \$795,000



Centrally located in Montana, this organic grain farm offers many different uses! Continue utilizing the nutrient dense soils for farming or seed hay and grass to keep for your own livestock or to sell. The parcel could easily be encompassed to enclose horses, cattle, goats or sheep. The existing outbuildings provide an excellent basis for a farm/ranchette. The 678.8 acres sprawls out 1 mile from a year round and easily accessible interstate. Hauling grain, shipping cows, or bringing in building material for your new dream home is a snap! Electricity runs to the property and the views of gently rolling hills against the big blue sky are remarkable.



PHEASANT HUNTING RETREAT

McCONE COUNTY, MONTANA

MLS# 22015021

160± Acres

\$775,000



Eastern Montana holds spectacular landscapes within its rugged beauty. The same grand scenes greeted the era's first homesteaders making eastern Montana rich with history. Among the rolling plains and the brushed draws lies a 5200 square foot home designed as a functional multigenerational home or as a valuable hunting lodge. The custom home is an impressive sight encompassed in the scenic 160 acres.



CROOKED CREEK RANCH

YELLOWSTONE COUNTY, MONTANA

MLS# 22102380

59.13± Acres

\$749,000



Crooked Creek meanders through the bottom portion of this property and runs year round. Ideal for horses or livestock, this ranch has been diligently taken care of by the same owner for the last 23 years. The picturesque rural setting supplies a serenity and peacefulness that is rarely found close to the amazing amenities that Billings, Montana has to offer. Additionally, the international airport of Billings that is 17 miles away makes access and travel convenient. The property has a 28' x 80' pole barn complete with lean to's on each side and shop/garage for equipment or storage. One of the lean to's has 5 runs each with its own waterer. Thirty acres are irrigated from the majestic Yellowstone River with gated pipe. After a hard day of work, relax on the 730 square foot deck and enjoy the views of luscious trees and rolling fields. The home has new metal roofing and five bedrooms to accommodate residents. The well water is clean and pure as a result of the RO system for the stock tanks. Set your sights on this unique 3,345 square foot home and all of its possibilities!



ELIGIBLE EASTERN MONTANA RANCH

RICHLAND COUNTY, MONTANA

MLS# 22019010

70.09± Acres

\$699,000



This 70.089-acre safe haven is complete with a home, plenty of water, outbuildings & much more. The year-round flowing creek irrigates the lawn & hydrates livestock. Nourish livestock from the ten acres of irrigated ground & the 50 acres of dry ground that remains lush due to the natural subirrigation. Enjoy relaxing in the six-person hot tub. The comfortable 3,027 square foot home has been updated & comes with all appliances. The master suite includes a large walk-in closet & ensuite bathroom. The basement was utilized for canning; thus, a nearly complete kitchen in the basement exists. The property has several outbuildings providing ample storage. Five grain bins allow for grain storage. The 70 acres offer excellent bird & deer hunting opportunities. Just down the county road, there is space for three RVs & a hookup located in front of the home.



PRODUCTIVE TETON COUNTY FARMLAND

TETON COUNTY, MONTANA

MLS# 22105021

400± Acres

\$575,000



These 400 acres of farm ground are 10 miles from Dutton, Montana and lie in the sacred Golden Triangle that stretches from Conrad to Havre and anchors in Great Falls. This region produces more wheat than most other regions in the entire country. The 100% base acres on the farm ground typically yield 76+ bushels per acre of winter wheat. Conservation remains an utmost priority and is demonstrated by the seller's diligent dozer work to eradicate erosion. Power stretches alongside the county road on the eastern border of the property. Springs producing water on the west side of the property could potentially be developed for cattle or livestock. Agriculture represents much of the viability; however, a gravel pit on the property extends further opportunity to generate income.



ST. MARY LOTS 2 & 3

GLACIER COUNTY, MONTANA

MLS# 3181678

359.32± Acres

\$500,000



This exceptional piece of recreational property overlooks spectacular lower St. Mary Lake and breathtaking Glacier National Park. The property is in high grass production and includes water on the property. It is partially fenced along the perimeter and can be used for both grazing as well as recreational purposes. St. Mary Lake is the eastern gateway to Montana's magnificent Glacier National Park. Impressive prairies, majestic mountains and lush forests all converge to create a diverse, rich habitat for plants and animals. The open meadows surrounded by dense forests afford excellent opportunities for wildlife viewing.



Preserving Your Real Estate Equity

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select a "go to market" listing price, a spike in interest will occur within 60-90 days of activating the listing. This will give you the best chance in making a great first impression. If your price is too high, you will be at a disadvantage as a seller.

Your property will become stale after 90 days of launching. The active buyers in the market will move on and all that is left is a seller and an agent praying that a new buyer will occasionally enter the market for some reason. To avoid this situation your brokerage needs to quickly and confidently analyze market activity. The brokerage does this by reviewing web reporting statistics and compiling data including the numbers

of showings and feedback from buyers and their showing agents.

Recently, land investors have become more educated and so the need for accurate pricing is more critical than ever. Investors have more market information available to them through electronic media outlets than ever before. A smart seller will quickly make adjustments by analyzing the information and then adjusting the listing as necessary to find the market value and sell the property at the highest price the market will bear.

Once you have made the important decision to sell your farm or ranch remember it is important to find an experienced brokerage that will spend the time and effort developing a relationship with you and will help you sell your land using their expertise for your benefit.

SUPREME STEVENSVILLE ACREAGE

RAVALLI COUNTY, MONTANA

MLS# 22103792

10.17± Acres

\$500,000



The beauty of the Sapphire Mountains to the east and the Bitterroot Mountains to the west, draw people to Stevensville. This 10.17 acre property is nestled between the mountain ranges and provides scenic views in all directions. The Bitterroot River is within walking distance and considered to be a blue ribbon trout fishery. The Lee Metcalf Wildlife Refuge is just on the outskirts of Stevensville and provides opportunities to observe wildlife and birds. Learn about the many species and photograph the graceful wildlife traveling through. Walk or bike the paved Bitterroot Trail for extraordinary views. Build a dream home or vacation cabin. Split the lot and have a business on the trafficked highway side for ample display! A garage is situated on the property already with electric, a well and septic in place. Water rights available, a must see!



TONGUE RIVER RANCH

CUSTER COUNTY, MONTANA

MLS# 22010491

99.97± Acres

\$499,000



This Tongue River Ranch has a spectacular setting with almost half of a mile or 2100' of river frontage! Location is everything at this riveting river escape! The yard spans out overlooking the river, and across the road awaits over 3000 acres of BLM and state land for recreating. Just under 100 acres enhanced by a dry land hay field and 12 acres of irrigated grass so bring your livestock or horses! Outbuildings include a shop, a small barn, and corrals. The original cabin from the homestead still stands as the base of the home that has been added onto over the years. Exposed logs from that original cabin bring the essence of the historical value, and the home is undergoing some revamping to freshen up for its new owners. The mature trees provide shade and welcome in the wildlife such as white tail deer and pheasants. Call today!



MOUNTAIN RIVERFRONT PALACE

CASCADE COUNTY, MONTANA

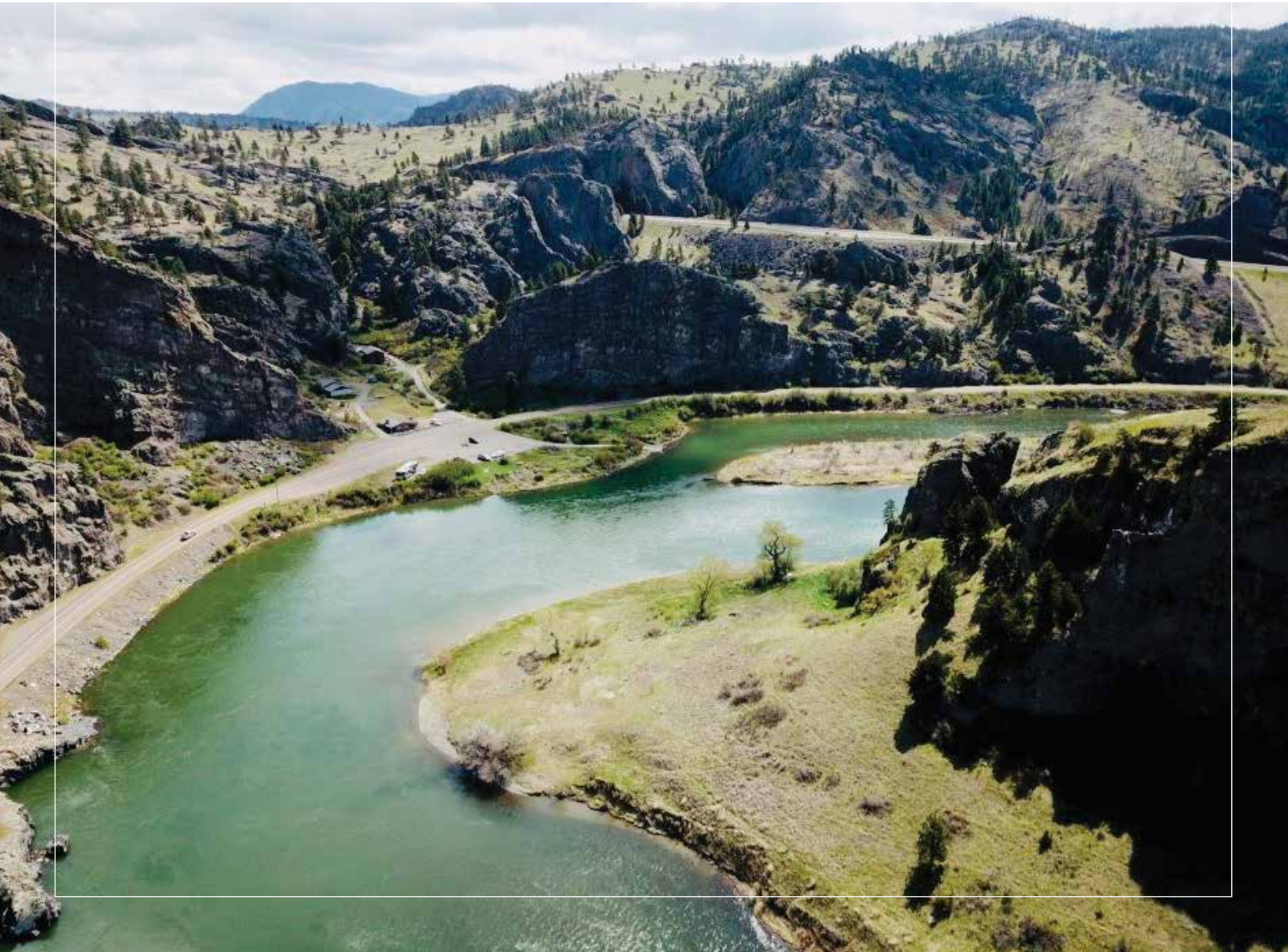
MLS# 21907490

40.69± Acres

\$450,000



In this place, the sun glistens off the waters of the Missouri River, the fishing is world class, & the scenery is spectacular. This 40+ acre property provides access to the coveted Dearborn Canyon & to Blue-Ribbon Trout fishing. Wildlife is abundant should you want to hunt big game or just shoot it with your photographic lenses. Watch animals such Big Horn Sheep, Mule & White-tailed Deer, & Black Bear roam the property or come down for a quick drink. Take advantage of the exclusive chance to hunt duck, geese, pheasant, turkey & other waterfowl & upland birds. Because it is accessible only by boat, you can rest assured that your experiences will be secluded & tranquil with only the chirping of birds & the screech of eagles to be heard echoing through the canyon.



******Thank you, Trampus, for marketing and selling my property so quickly. It was such a pleasure working with you. You always kept me informed from the time you listed my property through loan closing. I would highly recommend to anyone who is thinking of selling or purchasing property and/or home to give you a call!*

You deserve more than five stars!

ANN STOEGER, GREAT FALLS, MT

GETAWAY TRAIL

CARBON COUNTY, MONTANA

MLS# 22012326

16.97± Acres

\$399,999



Escape to this beautiful property safely tucked away in a gated community. The 16.97 acres backs up to forest service land ensuring mother nature's beauty in your backyard for years to come. East Rosebud Creek runs nearby. All community members reserve the right to access the creek for recreating! Fish for trout; go hunting; kayak; golf in Red Lodge. Discover nature's boundless activities all while taking in views of the mountains in every direction. If a private hideaway is what you are longing for, look no further!



TRANSCENDENT GLACIER TIMBERLAND

GLACIER COUNTY, MONTANA

MLS# 22102890

360± Acres

\$399,000



Groves of Aspens, Lodgepole Pines & Engelmann Spruces loom towards the Big Montana Sky on this 360 acre property. The refuge provides & attracts wildlife such as moose, elk, deer, bear, cougar, wolves, wolverines, lynx & a multitude of melodious songbirds. The wooded wonderland sprawls out a mere 5 miles from the east entrance of Glacier National Park & south of the Canadian border. The property has phenomenal views of the prominent Chief Mountain. Hike from the parcel to the peak! The timberland is accessible year round from Highway 17 that bisects the property. Multiple seeping springs create pools year round. The value of the timber is estimated to be \$100,000+/- . Corners are established and marked with brass caps. Power is approximately three miles from the edge of the property.

SOLD



LLOYD ROAD RANCH

BLAINE COUNTY, MONTANA

MLS# 22005373

320± Acres

\$350,000



It's a feeling only some can relate to: the warmth of the sun caressing your face, an outcry from an overhead hawk soaring high to catch a glimpse of his next meal, the antelope quickly raising his head from grazing the native grasses to observe the passersby. For most, it becomes a dream to own land and maintain it as a homestead or acres to roam in search of the prized elk or deer to hunt. The rolling hills consisting of 320 acres have no covenants so let your dreams formulate into a reality. Drive and park your camper for some recreating. Build a hunting cabin. Build a dream home! Bring the horses or invest in raising some cattle. Draw a coveted tag for elk or seize the nearby Missouri River that offers up fishing, floating, or water fun in the sun. Escape to the Bear Paw Mountains and fill up your days with memories of voyages through forests.



FASCINATING FEATURES ON UNTOUCHED LAND

YELLOWSTONE COUNTY, MONTANA

MLS# 22108207

86.22± Acres

\$350,000



Billings, Montana, the largest city in the state, is within five minutes of this untouched terrain. Get out of the bustle of the city for some quiet and profound landscape. This 86.22 acres has hilly terrain and flat bottoms with rock outcroppings and sandstone for an amazing array of contouring features, vegetation and wildlife. With beautiful views of the Yellowstone River, the acreage offers seclusion for excellent horseback riding, hiking or grazing ground. An adjacent property that lies on the other side of Highway 94 is also available for purchase.



OUTLYING SCENIC ACREAGE

YELLOWSTONE COUNTY, MONTANA

MLS# 22108241

86.95± Acres

\$350,000



Spanning land covered in native grasses and shaded with towering Ponderosa Pines lies just outside of Billings, Montana. Have the comforts of the big city a mere five minutes from this remote and peaceful escape. The property is 86.95 acres for horses or livestock to roam or for you to hike and adventure. The property provides stunning scenes of the valley and the Yellowstone River. An adjacent property across Highway 94 is also available for purchase.



LOWER RIVER ROAD - LOT 11B

CASCADE COUNTY, MONTANA

MLS# 22012761

3.6± Acres

\$349,000



Riverfront property with 3.604 acres to go with it! This lot has city water, a sewer tap, a septic permit, and a sand point well already included. Draw up the blueprints and grab your kayak. This plot is right off the paved Lower River Road making access ideal. Watch the deer mosey down to the river for a drink and then rest under the beautiful trees for shade from your dream home's porch. Located just 2.5 miles south of Great Falls, you have the freedom to experience privacy and peacefulness while still being close enough to enjoy all the amenities of town living. Take advantage of the blue-ribbon trout fishing the river provides and the recreation from the river! Adjoining lots for sale.



LOWER RIVER ROAD - LOT 12A

CASCADE COUNTY, MONTANA

MLS# 22012765

3.22± Acres

\$349,000



How about some riverfront property in Montana? This lot consisting of 3.217 acres has city water and sewer tap available at the buyer's expense. The property has everything you could want: level building areas, tall shady trees, and water frontage. Draw up the blueprints and grab your canoe! Located just 2.5 miles south of Great Falls, you have the freedom to experience privacy and peacefulness while still being close enough to enjoy all the amenities of town living. Go fishing in the Missouri River known as blue ribbon trout fishing river. Get away from the crowds of the city and experience that rural feel! Need more space? Adjoining parcels are also for sale.



*****"In looking for a property in the north central area of Montana, I was fortunate to deal with Corder and Associates. Their history and knowledge of the area was crucial to learning the factors I needed to find the right property. I am now the excited owner of a Montana ranch and look forward to getting back to a part of life I miss. They also have expertise in crop management which will be an important part of my ranching experience."

RON WILLIAMS, LOMA, MT

*****"I listed with Corder and Associates after an in-depth interview, during which I found them to be extremely knowledgeable and professional. Their marketing program is very impressive and they responded to my wishes and needs at every turn. They actively promoted my property and kept me informed every step of the way. I have worked with a lot of realtors, and would say Corder and Associates is among the best. I would highly recommend them to anyone who wants a responsive, professional realtor to represent their interests."

BARRY ROCKWELL, CASCADE, MT

HARDY CREEK HIDEAWAY

CASCADE COUNTY, MONTANA

MLS# 22106094

| 184± Acres

| \$325,000



Lush, verdant grass encases the gently rolling hills of this 184 acres in the Dearborn Valley. Through the center, a blue ribbon of Hardy Creek flows toward the sky-punching mountains in the background. Some of the best of Montana hunting and fishing happens in this area. The southern chunk of this property borders state land increasing the opportunity to seek out adventure. There are 3 older shells of cabins on the property that are inhabitable. This parcel is located between Craig and Cascade, Montana in a highly desirable recreational haven. Get back to nature and escape to your own Eden with this mountain paradise.



LOWER RIVER ROAD - LOT 11A			CASCADE COUNTY, MONTANA
MLS# 22012764	6.1± Acres		\$320,000



Get out of the town and away from the crowds! This parcel provides views of the mighty Missouri River and has a sand point well. Get the space you need on this lot of 6.10 acres. There is city water and sewer tap available at the buyer's expense. Rolling, flat terrain offers a perfect building site and access could not be easier with a paved drive down Lower River Road! Located just 2.5 miles south of Great Falls, you have the freedom to experience privacy and peacefulness while still being close enough to enjoy all the amenities of town living. Imagine taking advantage of the room to roam with that rural feel. Need more space? Adjoining lots are for sale by the same owner as well!



COVETED CENTRAL MONTANA LAND			TETON COUNTY, MONTANA
MLS# 22104128	80± Acres		\$240,000



Centrally located in the state of majestic Montana, this parcel of land has the ultimate location. It is situated in a friendly community of farmers and ranchers nine miles from Augusta, Montana. A house once occupied the acreage so the remaining well, septic and power hookups are visible and ready to service your dream home. The property has ample water with a well, a spring and small pond. The native grasses attract antelope and deer. Perhaps the 80 rolling acres can be your hunting hiatus. Upland birds, pheasants, grouse and Hungarian partridge utilize the long grasses for cover and the water for replenishment. Horses or cattle would gladly graze and enjoy the room to wander. Let your country living dreams flow through your imagination, and live where you can see beautiful countryside every day!



ULTIMATE UNINTERRUPTED VIEWS

SANDERS COUNTY, MONTANA

MLS# 22103968

84± Acres

\$210,000



Gorgeous panoramic mountain views stretch in every direction from the property! Bring your blueprints and build a fantastic home with picture windows gazing at the scenery and wandering wildlife. The 84+/- acres provides worry free space to roam but close enough to town to grab a quick bite in a hurry! Bring your animals and ride off into the sunset each night on your noble steed. Build a barn to keep horses here while you get back to town. How about a getaway cabin? The acreage offers up endless possibilities! It's a wonderful property to adventure and ride your all-terrain vehicles or dirt bikes. Hike the contouring terrain and channel the same feelings of the homesteaders headed out west toward a better life. There is a smaller section of 52 acres available. Head into the town of Hot Springs and soak in the medicinal mineral waters.



******Corder and Associates assisted us in the purchase of our ranch in Belt, MT. We found them to be very knowledgable in real estate as well as many other aspects such as business, ranching and farming. They were very professional and a wealth of information. We would highly recommend them for all of your real estate needs whether you are buying or selling."*

TOM AND BARBARA GAYER, ALASKA

IRRIGATED ALFALFA ACREAGE

SANDERS COUNTY, MONTANA

MLS# 22102814 | 40± Acres | \$200,000



Gorgeous panoramic mountain views stretch in every direction from the property! Bring your blueprints and build a fantastic home with picture windows gazing at the scenery and wandering wildlife. The 84+/- acres provides worry free space to roam but close enough to town to grab a quick bite in a hurry! Bring your animals and ride off into the sunset each night on your noble steed. Build a barn to keep horses here while you get back to town. How about a getaway cabin? The acreage offers up endless possibilities! It's a wonderful property to adventure and ride your all-terrain vehicles or dirt bikes. Hike the contouring terrain and channel the same feelings of the homesteaders headed out west toward a better life. There is a smaller section of 52 acres available. Head into the town of Hot Springs and soak in the medicinal mineral waters.



WIDE OPEN SPACES

TREASURE COUNTY, MONTANA

MLS# 22103535

320± Acres

\$185,000



Wide open spaces! This remote 320 acres gives you privacy for an off-grid cabin or an escape from the hustle and bustle! The spanning grazing ground is not too far from the culture and activities of Billings and Hysham, Montana. The Yellowstone River flows nearby for renowned trout fishing or hunt the plentiful antelope, white-tailed and mule deer or upland game birds. Bring your livestock for room to roam under the big sky. The acreage borders state land to the north and south for more opportunities for recreating. Get away from it all and breathe in the freedom of the rural landscape!



******After having my property listed with another real estate company for a year and it not selling, I listed with Corder & Associates because they reached out and were actively interested in finding a buyer. I like how the company advertises widely. The listing went smoothly and my property's listing included plenty of pictures and enticing description. The closing went smoothly and I cannot be happier!*

JENNY

BLUE RIBBON TROUT ACREAGE

CASCADE COUNTY, MONTANA

MLS# 21918022

10.01± Acres

\$180,000



The twinkling Montana stars have aligned to create a flawless opportunity to acquire a 10.01-acre parcel of land located in the midst of the most desirable section of the Missouri River that is world renowned for its exceptional trout fishing. Build a dream home or cabin here as the 10 acres with views of rugged mountains jutting into the vast big sky. The crisp, clear waters of the Missouri River are calm and serene setting the tone for a relaxing float until adrenaline bursts throughout your body when your fishing pole starts tugging implying something large at the other end. Photographs become the sacred proof of the several fish that are netted 10 inches in length or more in a section of river that boasts 7000+ fish per mile. Enjoy the frequent visits from wildlife such as elk, deer, and Bighorn Sheep.



*****"Corder and Associates was proactive from day one. They kept us informed at all times and their guidance through negotiations with prospective buyers was always professional and appreciated. We feel they always went the extra mile to see that we made this sale and to be fair and honest. Should we sell any more property in the future they will be the only Realtors we will use. We are 100% satisfied. This is truly a top notch business with small town principles. Thank you Corder and Associates, LLC!"

CINDY BAACK, CARTER, MT

TILLABLE DRYLAND ACRES

DAWSON COUNTY, MONTANA

MLS# 22019093

160± Acres

\$176,500



Spanning out in eastern Montana under an indefinite sky, this 160 acres is ready to farm! This parcel is only twenty minutes from the amenities of Glendive and can be used as you see fit! Power is nearby. Earn extra income with the lease that is presently established. Grass hay sprouts from the fertile ground and also attracts wildlife such as white-tailed and mule deer, pheasants, grouse and Hungarian Partridge. Grab this 160 acres where the antelope roam while you can!



MISSOURI RIVER RECREATIONAL PARADISE

CHOUTEAU COUNTY, MONTANA

MLS# 22018233

83.64± Acres

\$160,000



Situated minutes from the charming town of Fort Benton, Montana, this 83.64-acre property flaunts the recreational attributes that make it a rare and valuable find. Avail yourself of the half mile of river frontage where the land greets the mighty Missouri River! Not only does the Missouri River set the scene meandering through some amazing rock formations along the canyon walls, but it also attracts wildlife and supplies ultimate waters for fishing. Immerse yourself in the possibility of experiencing solitude and tranquility combined with the opportunity to float, fish, hike, hunt, camp, atv, dirt bike, canoe and kayak on your own piece of paradise. This location is notorious for excellent white-tailed and mule deer hunting and prime habitat for pheasants and other game birds. Access to this property is by rugged hiking or boat only.



HOT SPRINGS MOUNTAIN VIEWS

SANDERS COUNTY, MONTANA

MLS# 22103967

52± Acres

\$130,000



Gorgeous panoramic mountain views stretch in every direction from the property! Bring your blueprints and build a fantastic home with picture windows gazing at the scenery and wandering wildlife. The 52+/- acres provides worry free space to roam but close enough to town to grab a quick bite in a hurry! Bring your animals and ride off into the sunset each night on your noble steed. Build a barn to keep horses here while you get back to town. How about a getaway cabin? The acreage offers up endless possibilities! It's a wonderful property to adventure and ride your all-terrain vehicles or dirt bikes. Hike the contouring terrain and channel the same feelings of the homesteaders headed out west toward a better life. There is additional acreage available for purchase. Head into the town of Hot Springs and soak in the medicinal mineral waters.



*****"With past experience of multiple different real estate transactions with other agents, we found Trampus and Staci Corder to be the best realtors we've done business with. Their communications was top-notch, they are fast to respond to questions, and they provided us with regular activity updates and reports during the entire process of selling our home. They are hard working people with great personalities, basically some self-deprecating humor thrown in with a very obvious high level of knowledge about the business and the state of the local real estate business. I would highly recommend these two, they are very good people to work with.

GARY EVANS, MT

PICTURE PERFECT PARCEL

McCONE COUNTY, MONTANA

MLS# 22104464

80± Acres

\$84,999



Venture out to this picture perfect homesite and explore the endless possibilities! Prospective buyers can discover the rugged beauty of the contouring landscape or choose a building site along the flats. The 80 acres of rolling countryside is situated along a well-maintained county road that provides excellent access. The bold blue sky is reflected in the seasonal creek. The coulees and gullies provide cover for deer and birds. Deer beds can be seen imprinted in the native grasses verifying the presence of game animals. Listen for the repeated crows of the pheasants and watch for their bright colors as they flush from the brush. The Missouri River flows to the north providing fishing, boating and floating. Bring your horses or atvs and really explore! This viable Vida property offers recreational endeavors with endless opportunities!



SAND SPRINGS SECLUSION

GARFIELD COUNTY, MONTANA

MLS# 22014526

51.92± Acres

\$49,000



On a blanket of native grasses and sweeping sage brush is 51.92 acres available for purchase in Garfield County, Montana! The gently rolling hills provide phenomenal views of the vast prairie and surrounding farm ground. This property is located just southeast of Sand Springs and 11 miles south of Highway 200. The limitlessness of the land features the characteristics topping many dreamers' lists: remote, quiet, and isolated. It is a suitable area for stretching out and escaping the noise and craziness of the big cities. The gently rolling terrain would be a fine base for a home or hunting cabin. Power is less than 3 miles away. Watch the wildlife frequently dawdle by. Take advantage of the ideal habitat during hunting season to scope out white-tailed and mule deer, antelope, and upland birds as well as varmints.





CATTLE DRIVE ESTATES

CASCADE COUNTY, MONTANA



- 20 acres
- CCRs: Unknown
- No HOA
- Highly visible commercial land
- MLS #22018014

\$250,000



HIGH TRAFFIC COMMERCIAL LOT

CASCADE COUNTY, MONTANA



- 0.33 acres
- CCRs: Unknown
- No HOA
- MLS #22100856

\$200,000



RECREATIONAL MILK RIVER PROPERTY

HILL COUNTY, MONTANA



- 14.22 acres
- CCRs: No
- No HOA
- Power, Well, Irrigation
- MLS #22107447

\$199,000



VERSATILE LAND W/OUTSTANDING VIEWS

YELLOWSTONE COUNTY, MONTANA



- 10 acres
- CCRs: No
- No HOA
- Power on Site
- MLS #22106693

\$195,500



ADELINE ACRES BLOCK 3 LOT 1

VALLEY COUNTY, MONTANA



- 2.58 acres
- CCRs: Yes
- No HOA
- Power, Community Water
- MLS #22101490

\$101,147



ECONOMICAL MAIN STREET LOTS

CHOUTEAU COUNTY, MONTANA



- 0.39 acres
- CCRs: No
- No HOA
- City Water, City Sewer, Power
- MLS #22018616

\$100,000



ADELINE ACRES BLOCK 2 LOT 1

VALLEY COUNTY, MONTANA



- 2.5 acres
- CCRs: Yes
- No HOA
- Power, Community Water
- MLS #22101489

\$98,010



ADELINE ACRES BLOCK 1 LOT 1

VALLEY COUNTY, MONTANA



- 2.46 acres
- CCRs: Yes
- No HOA
- Power, Community Water
- MLS #22101488

\$96,442



ADELINE ACRES BLOCK 1 LOT 2

VALLEY COUNTY, MONTANA



- 2.44 acres
- CCRs: Yes
- No HOA
- Power, Community Water
- MLS #22101486

\$95,658



RECREATIONAL JEWEL ON SAPPHIRE RD

SANDERS COUNTY, MONTANA



- 1.47 acres
- CCRs: Yes
- No HOA
- Power, Phone
- MLS #22103191

\$79,000



HARDIN HOT SPOT

BIG HORN COUNTY, MONTANA



- 0.4 acres
- CCRs: No
- No HOA
- Highly visible commercial lot
- MLS #22104180

\$69,500

******"Thank you for negotiating the sale of our land.
We are grateful."*

RHONDA DAWSON

WORTHY WHITEPINE CREEK RANCHETTE

SANDERS COUNTY, MONTANA

MLS# 22107690 | 50.775± Acres | 6 bed/3.5 bath | 6,143 sq ft | \$899,000



Whitepine Creek winds and flows through the verdant trees giving this property a picturesque setting! Combined with 50+ glorious acres, two custom log homes provide a stunning main home and a convenient guest house. Utilize one as a vacation rental or a mother-in-law suite! Both homes have unique features with grand windows to allow in natural light. The mountain peaks mimic the roof peak in the background. The main home is distinguished by beautiful rock fireplaces that stretch from the basement to the roof. Enjoy the deafening quiet and privacy of the secluded location. Trout Creek, Montana is only a fifteen minutes' drive. A charming bridge extends over the creek, a lovely way to wander and hear the trickling of the crystal waters and take in the fresh mountain air. In addition, the property has a barn.



CREEK FRONTAGE MODERN STANDOUT

SANDERS COUNTY, MONTANA

MLS# 22104896 | 6.99± Acres | 2 bed/4 bath | 3,456 sq ft | \$850,000.00



The picturesque setting sells itself: a home designed with modern features and functionality; a creek twisting and flowing through the tall, jade trees; majestic mountains attempting to dominate and reach toward the big sky; birds chirping and sweet mountain air curiously sweeping through the 6.99 acres. Sprawl out in the 3,456 square foot home that displays an open concept and utilizes striking materials of concrete, glass and woods. The interior space is skillfully connected and integrated to the outdoors by the fireplace that warms both the new Trek deck and the main living space. Sleek features like the bathroom sink and the cable railings create clean lines with minimal effort. Whip up a fabulous lunch in the gourmet kitchen showcasing double ovens and two dishwashers. Maintenance-free siding means more time recreating.



CLARK FORK RIVER RETREAT

MINERAL COUNTY, MONTANA

MLS# 21910706 | 20.12± Acres | 2 bed/2 bath | 2,022 sq ft | \$785,000.00



Ensconced between the gallant Bitterroot Mountains and the epic Clark Fork River lies a distinctive log cabin home on 20+ acres. The Clark Fork River flows just steps from a newly built deck. The elegant home has a covered front porch that also graciously provides a relaxing spot to take in the impressive views of the pine-covered mountains stretching high into the sky challenging you to find a purer and deeper shade of blue! The custom home bestows feelings of comfort & nostalgia with its unique utilization of the larger logs not often seen. The home is spacious & clean complete with a security system to give you peace at mind. The spectacular sauna in the basement will rid you of any stress left and lingering restoring your body and mind. In addition, there is a storage shed and a large garage with a useful work bench.



BIGHORN RIVER RESIDENCE

BIG HORN COUNTY, MONTANA

MLS# 22107848 | 0.246± Acres | 4 bed/4 bath | 2,000 sq ft | \$590,900



Hang your hat in Southeastern Montana's recreational haven. Fort Smith, Montana is a quiet fishing town situated on the Bighorn River. This unique and custom built home has comfort and convenience in mind! Enjoy the 4 bedrooms and 2,000 square feet of living space. Did I mention each bedroom has its own bathroom and shower?! End the argument on who gets the bathroom next! The home is move-in ready with all furnishings and artwork included! The well-maintained home welcomes you with rustic cabin décor. An investor could utilize it as a fishing timeshare or a vacation rental. Add a garage or shop to the property as there is plenty of room for doing so! The brand new front deck is ready to provide views of the bulging Bighorn Mountain range. In a quarter of a mile down the road, there is a boat launch for the Bighorn River.





CHARMING CHESTER FARM HOME

LIBERTY COUNTY, MONTANA



- 3 acres
- 2 bed/1.5 bath
- 2,486 square feet
- MLS #22108466

\$375,000



MOVE-IN READY WITH MOUNTAIN VIEWS

CASCADE COUNTY, MONTANA



- 0.41 acres
- 4 bed/2 bath
- 2,504 square feet
- MLS #22102737

\$330,000



DENTON LOG HOME

FERGUS COUNTY, MONTANA



- 0.32 acres
- 4 bed/2 bath
- 2,736 square feet
- MLS #22014128

\$295,000



LITTLE BLACKFOOT RIVER HIDEAWAY

POWELL COUNTY, MONTANA



- 4.19 acres
- 4 bed/2 bath
- 1,516 square feet
- MLS #22011174

\$285,000



SINGLE LEVEL LIVING ON 4 LOTS

BIG HORN COUNTY, MONTANA



- 0.29 acres
- 3 bed/2 bath
- 1,600 square feet
- MLS #22007608

\$250,000



ROBINSON STREET STAND-OUT

DANIELS COUNTY, MONTANA



- 0.48 acres
- 3 bed/4 bath
- 2,700 square feet
- MLS #22101685

\$235,000



SHOP WITH COMMERCIAL POTENTIAL

CASCADE COUNTY, MONTANA



- 0.72 acres
- 4 bed/2 bath
- 1,392 square feet
- MLS #22013656

\$165,000



LIGHT-FILLED WITH FRESH FIXES

CASCADE COUNTY, MONTANA



- 0.17 acres
- 1 bed/ 1 bath
- 1,284 square feet
- MLS #22102002

\$155,000



CRAZY MOUNTAIN VIEWS

MEAGHER COUNTY, MONTANA



- 0.23 acres
- 4 bed/1 bath
- 1,168 square feet
- MLS #21916625

\$149,000



REWARDING RENTAL INVESTMENT

CHOUTEAU COUNTY, MONTANA



- 0.19 acres
- 3 bed/2 bath
- 2,240 square feet
- MLS #22018156

\$139,000



TANTALIZING TERRY TREASURE

PRAIRIE COUNTY, MONTANA



- 0.12 acres
- 3 bed/2 bath
- 1,670 square feet
- MLS #22103541

\$139,900



CHARISMATIC RESIDENCE OR RENTAL

JUDITH COUNTY, MONTANA



- 0.16 acres
- 2 bed/1 bath
- 1,482 square feet
- MLS #22101850

\$82,000

MONTANA METAL MILL

SANDERS COUNTY, MONTANA

MLS# 22105790

2.498± Acres

3 Shops

\$1,195,000



A well-equipped plot with three shops is available in Plains, Montana. This property has all you need to continue utilizing it as a metal fabrication shop or bring your trade and start your own success story! The location puts your business right in front of Hwy 200 to take advantage of the traffic that goes by. There is also space to expand and add so the possibilities are endless! Businesses could include but are not limited to welding, farm implement storage, construction materials, gym/workout spot, auto body shop, ect. The buildings are all heated and insulated and the main shop has heated floors! There are office spaces in the two larger shops for your bookkeeping and an apartment is attached to one. There is a mobile home that is rented out for extra monthly income.



MISSOURI RIVER LODGE WITH ACREAGE

CASCADE COUNTY, MONTANA

MLS# 21918042 | 23.97± Acres | 3854 sq ft | \$850,000



The lodge offers just under 24 acres of the vast mountainous terrain to roam and experience the natural wonders that so many have fallen in love with. The crisp, clear waters of the Missouri River are calm & serene setting the tone for a relaxing float until adrenaline your fishing pole starts tugging implying something large at the other end. Photographs become the sacred proof of the several fish that are netted 10 in. in length or more in a section of river that boasts 7000+ fish per mile. The cold weather will not allow any disappointment as fishing year-round transpires with the same awesome rewards. There is an apartment above the main area for easy managerial quarters or an additional rental option. The lodge is consistently welcoming wildlife outside the guest room windows such as elk, deer, & Bighorn Sheep.



******Staci and Trampus were very professional and courteous.*

The ladies in the office rock! They were always willing to go the extra mile to make sure my visits were pleasant.

MARK & SUSAN SCHMIEL, MINNESOTA

BUFFALO JOE'S EATERY & SALOON

PONDERA COUNTY, MONTANA

MLS# 22012288

0.76± Acres

License Included

\$750,000



Now the opportunity is yours to climb on board of a growing, lucrative business and full throttle ahead! Buffalo Joes is not your typical eatery. Dupuyer has become a dining destination! The full menu that is offered has delectable options; furthermore, a full beverage license conveys with the sale. The eatery and saloon consists of a full bar, an outdoor patio and a large enclosed lawn for special events. The Buffalo Wallow Motel offers 12 fully-loaded rooms, 5 with double beds and 7 with king sized beds. The apartments available are as classy as they come. Renovated and revamped, the appliances and amenities are high end. Buffalo Joes Eatery and Saloon is such a unique place and serves up such a savory experience, customers keep returning.



CAPTIVATING COMMERCIAL INVESTMENT

CASCADE COUNTY, MONTANA

MLS# 22018013 | 20.02± Acres | 7800 sq ft | \$750,000



Do not pass up this amazing once in a life time business opportunity. The prime location of this jewel is only a few minutes west of Great Falls, the economic hub of the Golden Triangle in north central Montana. The friendly, welcoming atmosphere of this former steak house can once again be the place where hard working farmers and ranchers from the surrounding rural communities as well as hungry and thirsty guests from the city gather after a long, hot day in the field or on a Friday after the office closes. Built in 2004, this building is equipped with two walk in coolers and is guarded with a security system. Four 1500 gallon cisterns provide water, and a commercial lagoon is there for your septic needs. Although already equipped for a new restaurant and currently zoned light industrial possibilities are endless!



MISSOURI RIVER LODGE

CASCADE COUNTY, MONTANA

MLS# 21918033 | 13.96± Acres | 3854 sq ft | \$675,000



This spectacular lodge consisting of six guest rooms is quiet and peaceful giving visitors an authentic and tranquil Montana escape. The main area of the lodge consists of five components: shop/office, main lodge area, mechanical area, upstairs apartment, and patio. The lodge sits on 13.96 acres with views of the beautiful mountainous terrain. A full kitchen comes equipped ready to feed hungry outdoorsman. The efficiency of this lodge mimics the smooth flow of the river as there is a 960 square foot two-bedroom apartment above the main area for easy managerial quarters or an additional rental option. Luxury meets comfort here at the center of Montana's exquisite wilderness and the lodge is consistently welcoming wildlife outside the guest room windows such as elk, deer, & Bighorn Sheep.



POURHOUSE SALOON & CASINO

CHOUTEAU COUNTY, MONTANA

MLS# 22100049 | 0.04± Acres | 1384 sq ft | License Included | \$349,000



Walk through the open, welcoming doors to this lucrative turnkey establishment & start profiting right away! The historic town of Fort Benton & its loyal patrons anticipate a new owner to carry on the venture that began over a century ago! The building has seen many remodels and updates, many within the last year. Owners have upgraded to a new Square system. Some of the flooring has been replaced, lights have been upgraded to LEDs & doors renewed. The front bar is brand new laminate with clean & efficient LED

lighting. The hallway has been paneled with tasteful blue pine to match the bar. A long list of equipment that accompanies the sale is available upon request. The concrete patio is stamped to capture the weathered, historical saloon feel. The current owners are ready & willing to train new owners & help them to get established.



SUCCESSFUL STANFORD SUNDOWN MOTEL

JUDITH COUNTY, MONTANA

MLS# 22016534 | 0.75± Acres | 2840 sq ft | \$325,000



This turn-key establishment has the perfect set up for an owner to operate the business from the 3-bedroom home near the motel. Increase your investment and rent the home out as an option as well. The 11 rooms featured at the motel all have brand new electric furnaces and A/C units with a fridge, microwave, and a tv complete with Direct TV. In addition, five new water heaters were installed in March of 2020. The motel offers daily, weekly, or monthly rates and rarely is there an available room in the summer months. The Sundown Motel is frequented by hunters that often reserve rooms a year in advance! Customers return to the Sundown because it is clean, comfortable, and cozy! The location of this motel is ideal as it is on the main US Highway 87.



WATERHOLE SALOON

JUDITH COUNTY, MONTANA

MLS# 22013425 | 0.24± Acres | 5002 sq ft | License Included | \$295,000



This long-established business is a significant part of the community, and patrons are willing to travel from all over just to support it! Special events put on by the restaurant/bar are met with overwhelming turnouts especially on Thursday night steak night. Even amid Covid-19, the business is on track to surpass their profits from last year. The purchase includes the liquor, gaming, catering, and live poker licenses. Become a part of a close-knit community and a hardworking team at the saloon known for the incredible service and indulgent menu options. The current owner is even willing to stay on to train the new owner! You get so much more than listed with this bar and restaurant. Ride on over to Stanford and check it out!





AFFORDABLE EXPOSURE

CASCADE COUNTY, MONTANA



- 0.17 acres
- 4670 square feet
- License Not Included
- MLS #22018112

\$225,000



NORTH CENTRAL MONTANA LIVING

LIBERTY COUNTY, MONTANA



- 2 acres
- 1920 square feet
- License Not Included
- MLS #22108476

\$170,000



UNTAPPED POTENTIAL

JUDITH COUNTY, MONTANA



- 0.85 acres
- 2880 square feet
- License Not Included
- MLS #22018598

\$100,000

******“Trampus and Staci were very professional and knowledgable in assisting us to determine the correct price for our property. They and April communicated promptly with any questions from the buyer. We were very happy with how quickly the property sold.”*

DONNA PAIGE

Join Our Team!

ARE YOU INTERESTED IN JOINING
CORDER AND ASSOCIATES, LLC TEAM
OF RURAL LAND SPECIALISTS?

DO YOU ENJOY SPENDING TIME IN THE
GREAT OUTDOORS INSTEAD OF
IN AN OFFICE?

WOULD YOU LIKE TO ENJOY A
REWARDING CAREER IN SELLING
RURAL LAND, RECREATIONAL
PROPERTIES AND
AGRICULTURAL ACREAGE?

Living The Life We Sell

CORDER AND
ASSOCIATES
is Montana,

Wyoming and Colorado's

partner of the LandLeader® network.

*This national group of brokerages
consists of the industry's most proven
companies in their respective markets.*

*LandLeader®(LL) brokerage members
are made up of over 200 team
members across the United States.*

*They are very experienced in the real
estate industry, know the trends and
values in their markets and are
supported by a cutting edge*

marketing and management team.

*The goal of the LandLeader network
is to support its members and their
properties with state of the art*

*property marketing, offer educational
training and real estate management
best practices, share concepts and
ideas, while supporting the main
objective to help members
sell more land!*

406.622.3224 (office)
833-783-3224 (toll free)
corderland@gmail.com

Meet Our Team



Pam Amundsen, REALTOR®

Pam is a native from Montana. She will take the stress out of the property selling experience.

406-208-0630
pam@corderland.com



Charlie Duffey, REALTOR®

Charlie shares his passion and specializes in buying and selling farm, ranch and recreational land in Wyoming.

307-380-6391
charles@corderland.com



Jennifer Birkeland, REALTOR®

Jennifer aspires to help people find a property or home that brings them closer to Montana's natural splendor.

406-781-3258
jennifer@corderland.com



Kalie Evans,

BROKER and REALTOR®

Kalie can share her love for the land and knowledge of agriculture business to help you begin your real estate adventure.

406-868-8083
kalie@corderland.com



Aaron Carroll, REALTOR®

Aaron looks forward to helping people find their next adventure, whether it be a home, a ranch or purely recreational.

406-941-2495
aaron@corderland.com



Nanna Flesch, REALTOR®

Embarking upon a career in real estate for Nanna Flesch is an evolution of her life endeavors.

970-231-0559
nanna@corderland.com



Mark Daly, REALTOR®

Mark can assist you with your real estate needs and you can experience the thrill and joy of finding the ideal land or home!

406-459-9642
mark@corderland.com



Joann Gogo, REALTOR®

Joann provides comprehensive services with Integrity and Reliability to ensure a stress-free transition.

406-781-8300
joann@corderland.com



Craig Del Grande,

BROKER and REALTOR®

Craig is a great team player and will work hard to find your dream property anywhere in Montana.

406-579-3130
craig@corderland.com



Lisa Hampton, REALTOR®

Lisa loves helping people find the perfect property and works hard towards a stress-free closing for sellers and buyers.

406-396-2527
lisa@corderland.com

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AND ASSOCIATES, LLC



Sasha Keller, REALTOR®
Sasha is a licensed REALTOR and ready to support the others in finding the property that suits their current walk in life.

406-390-5655
sasha@corderland.com



Megan Pirtz,
BROKER and REALTOR®
Rooted in Eastern Montana, Megan looks forward to putting you at ease while providing a friendly experience.

406-939-3806
megan@corderland.com



Kooper Kidgell, REALTOR®
Kooper's mental toughness makes him the ideal teammate to have on your side while searching for your dream property.

406-702-0409
kooper@corderland.com



April Schmele, REALTOR®
Whether it be helping you find a cabin, land to cultivate, or a house, April will assist you to fulfill your dreams.

406-564-8442
april@corderland.com



Zach McKinley, REALTOR®
Zach manages a ranching operation and loves to help the clients to match land ownership with their personal goals.

406-799-2664
zach@corderland.com



Nicklaus Schmele, REALTOR®
Nicklaus will assist you with your needs and desires to listing a property or searching for the perfect piece land.

406-499-1663
nicklaus@corderland.com



Meg McLaughlin, REALTOR®
Meg's enthusiasm and professionalism sets her apart and she loves to share her knowledge to own your dream property.

406-249-7546
meg@corderland.com



Kate Sousa, REALTOR®
Kate's experiences from her career in land management provides her with a unique insight to buying and selling land.

406-370-1490
kate@corderland.com

"I am in love with Montana. For other states I have admiration, respect, recognition, and even some affection.
But with Montana it is love."

John Steinbeck

Living The Life We Sell

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