

WINTER 2022

CORDER

AND ASSOCIATES, LLC

Living The Life We Sell



LANDLEADERTM
FARM, RANCH & RECREATIONAL REAL ESTATE



MONTANA | WYOMING | COLORADO | NORTH DAKOTA

Are you ready to start searching for land and potentially purchase? With some planning and research, the world wide web can be a phenomenal tool for acquiring a piece of ground that you've been dreaming of. Real estate agents can facilitate your land search as well, but there are things to consider that will help out everyone as you begin the journey of finding that perfect piece. A magazine or publication can have listings to peruse through but most of those listings are just highlighted ones. If you want a distinct and accurate depiction of what is available, we recommend utilizing what is now a popular instrument, the internet.

Land for Purchase

There are three sites that are designed to specifically help you find land and those are LandandFarm.com, LandWatch.com, and LandsofAmerica.com. At this point, there are some questions that you should be able to answer. For instance, what do you plan to use your land for? Do you want to build a home on the land or use it for farming and ranching or invest in timber? Do you want to purchase land to invest and hope to make a profit by selling later down the line? Your answers will help guide your search and ensure that you are finding the ideal fit.

Typing in "land for sale" in the search bar will leave you feeling quite overwhelmed with the results that come back. To search for a property on a website, search boxes are prominently displayed on the homepage with three main methods: location, price, and size. Montana is a huge state. Even inquiring to a real estate agent about what land is for sale in a county is quite an undertaking. Know a portion of the state that interests you, a city that you find appealing, or a region such as counties. Have a budget in mind. Land prices can range from all over depending on the use and area the land is to be purchased. Price is also greatly affected by the size of land you are looking for. If you want real estate agents and sellers to take you seriously as a buyer, get prequalified. Some sellers require prequalification before you can even look at property, so it is an efficient step to take. It will save you valuable time in the end, especially if you put in an offer on a property with multiple offers.

In this day and age, giving out your email address is as daunting as giving out a telephone number or address. Yet, providing your email address on land websites and establishing a free buyer account allows you to save favorite properties to come back to and view, share listings with your friends and family to get their opinions, and receive alerts or notifications when new listings come on the market and meet your search criteria. This free service allows you to stay up to date with listings and get a valuable first glimpse of land that hits the market and will be sold quickly.

The internet is a great tool to help you narrow down countless results and provide you with information on the area and an account of all the available listings. Nevertheless, nothing beats local, on-the-ground knowledge so it is wise to touch base with a local agent to understand amenities and attractions as well as the local customs and climate. You will want to know who your neighbors will be and things like hunting rules and regulations. Spending some time in the area before you purchase is a terrific way to get a feel for the layout of the land and to communicate with some locals.

Buying land is a collaborate effort, and you can be prepared by doing your research initially and narrowing down your favorites by having an adequate understanding of what it is that you are looking for and what the property will be used for.



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EXCLUSIVE PARTNER OF

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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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- *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®*
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- *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.



ESCAPE TO EASTERN MONTANA

GARFIELD COUNTY, MONTANA

MLS# 22113766

1245± Acres

\$6,400,000



Make these versatile 1,245 acres a place to get away or escape to and unwind or be so inspired to make it a home base. Little Dry Creek flows year-round and traverses the property. Grab your fishing pole and fish Little Dry Creek or play in the sparkling waters on a hot summer day. Fort Peck Lake is fifty miles from the property and offers fishing, camping, boating, floating, and picnicking. The area is rich with history. Follow in the footsteps of Lewis and Clark and take in the stillness of nature as was done over one hundred years ago. Try some excavating and dig up a fossil. This area is well known for its sediments containing dinosaur fossils that have impacted our knowledge of this era immensely. The property lies in Hunting District 701. There is excellent hunting for mule and white-tailed deer, antelope, and upland game birds.



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.



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, recreating, or hunting. 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.



LITTLE MUDDY CREEK RANCH

CASCADE COUNTY, MONTANA

MLS# 22104079

3647± Acres

\$3,490,000



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.



As a landowner in central Montana, I appreciate the amount of work and effort it takes to keep fields maintained and healthy. Farming and ranching includes more than taking care of crops and livestock if you want to keep the value of your property. With a market as hot as this one, you need the edge over other properties, and you want to get full market value for your home and land as well. Having an improved lawn and landscape is one of the most cost effective ways to increase property value.

How to Increase the Value of Your Property

If you are hoping to sell your property quickly, go stand on the front steps and appeal to your five senses for some direction. Are there tree branches scraping at the roof or your home and growing unruly? Can you smell fresh cut grass? Are there bright flowers perfectly placed to add color? Is the landscaping rough and unattractive? Are the weeds taking over the lawn? It is easy to forget all of the maintenance needed to keep up the home site in addition to the tending of the crops, fields or livestock. If you drive up to a property with an over-grown lawn and weeds lining the driveway, how would it speak to you in comparison to a property with a nicely groomed lawn without a weed in sight? The latter may suggest to a potential buyer that you pay attention to detail and meticulously care for your land and soil. Green is a beautiful color for winter wheat, grass, the environment and the pocketbook! Real estate professionals and buyers alike recognize that an attractive property can increase property values by as much as twenty percent. Money doesn't grow on trees in a literal sense but growing a green landscape increases value and saves you money.

Noxious weeds are described as non-native plants that are introduced to an area by people or through people's actions and are a real headache for landowners. These weeds are highly destructive as a result of their lack of natural enemies and their aggressive growth method. Consequently, noxious weeds are extremely tough to control by environmental or chemical practices. Noxious weeds display turmoil by reducing crop yields, destroying other native plant life and affecting local animal habitat, clogging waterways, decreasing property value, poisoning humans and livestock and creating fire hazards. If selling your land is part of your imminent future, it can be helpful to seek advice from a Certified Crop Advisor (CCA) or a Certified Agronomist (CPAg) such as myself to help market your property. I can help you best decide an efficient plan of action to gain weed control. There are different techniques and practices that I can share with you and help you decide which fits best. For example, noxious weeds can be controlled by chemical (spraying herbicides); biological (releasing insects); mechanical (tillage, pulling and mowing); and cultural means (planting desirable vegetation, fertilization, over seeding and using goats or livestock). Managing weeds is a viable component on my cattle ranch. Managing noxious weeds can improve forage availability thereby increasing my land's livestock carrying capacity. The same is true on the farming side; soil productivity potential is a big factor when wanting to gain high yields. Taking care of the land and leaving it in better condition than when I found it is a passion of mine. I am happy to help you learn of ways to increase the value of your property if you are ready to sell or even if you are just seeking more efficient methods to strengthen your farming or ranching operation.


HEAVENLY HARPER PUCKETT ROAD RANCHETTE

GALLATIN COUNTY, MONTANA

MLS# 22109022

| 20± Acres |

\$2,750,000



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.



EXQUISITE HUNTLEY HOME

YELLOWSTONE COUNTY, MONTANA

MLS# 22100819

50.63± Acres

\$2,500,000



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.



MONTANA EQUESTRIAN DREAM

JUDITH BASIN COUNTY, MONTANA

MLS# 22116798

35.45± Acres

\$1,925,000



Located near Stanford, Montana in the heart of the state, the property wows with 35.45 deeded acres and a home that dazzles with luxury finishes and features. Captivating windows allow in tons of natural light illuminating the open concept of the sprawling 3,839 square feet. The interior is sleek, utilizing modern and industrial touches shapes that bring a sophisticated warmth to the home. The kitchen is a chef's vision with a stylish Electrolux refrigerator and freezer at 32" on each side and a butler's pantry. The marble-covered countertop on the island invites the crowd to gather or to help in the process. The jaw-dropping details continue throughout the home where you'll find a workout room, contemporary epoxy floors, radiant floor heat, and a central vacuum system! Entertain guests in the man cave/theatre room complete with a dishwasher, ice maker, microwave, sink, and fridge/freezer. The master suite has its own fireplace, and the master bathroom includes a steam shower and soaking tub. Step outside to feel the abundant fresh air and take in the views of Square Butte, the Highwood Mountains, and the Little Belts. The horses have a heated barn with a wash bay, a washer and dryer, a sink, and ComfortStall mats in each stall. Twenty acres produce alfalfa hay.



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.



REVITALIZING REFUGE			MINERAL COUNTY, MONTANA		
MLS# 22109898		188.81± Acres		\$1,300,000	



The fresh, pine-infused mountain air will rejuvenate a weary spirit. Beneath the bold blue sky, the Bitterroot Mountains ripple across western Montana, the Lolo National Forest blanketing the peaks. The mostly undisturbed Montana wilderness provides opportunities for the ultimate recreational experiences. Hike, hunt, fish, adventure on an ATV, boat, ride into the back country on a horse or snowmobile, ski and snowshoe in the winter! The 188.81 acres back up to public land on two sides giving incredible access to the Forest Service acreage. The property features an outdoor amphitheater and possesses great development potential. Furthermore, there are two great producing wells. The calm, quiet serenity can be found just five minutes from the town of Saint Regis, Montana. Find your peace and take refuge on this mountain setting!



NEIL VALLEY RANCH

CASCADE COUNTY, MONTANA

MLS# 22114008

175± Acres

\$950,000



An easy commute time, away from the city craziness, scenic locale, this one has it all! It was originally developed to serve as an off-grid, self-sustaining property utilizing geothermal heating and cooling in the home and the fertile soils for gardening. Current owners had visions of building a dream home in the peaceful valley with several ideal building sites to choose from. Access to Belt, Great Falls, or surrounding areas is easy and convenient. Fiber optic is available on one potential building site; power is buried. Water rights convey with the sale. In the private, protected valley, Neil Creek flows year-round through the property. The heated shop/garage has a woodworking area and an office area. Live here year-round and bask in the solitude or use it as an off-grid vacation get away. There is potential for acquiring extra income. Some of the 175 acres are currently leased out for grazing and the top of the property has produced some hay in the past. Great Falls International Airport is 27 miles away.



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IRRIGATED MISSION MOUNTAIN RANCH

LAKE COUNTY, MONTANA

MLS# 22103262 | 200± Acres | 899,000



These versatile 200 acres lie 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.



SOUTH FORK ROAD RANCH

JUDITH BASIN COUNTY, MONTANA

MLS# 22111619

40± Acres

\$899,000



Luxurious features and outstanding views await on this 40-acre ranch near Hobson, Montana. Striking windows follow the pitched roof line that mimic the mountain peaks of the Little Belt Mountains jutting in the horizon. Elk and deer travel through the property looking to be replenished by the pristine Judith River. An expansive deck wraps around the home inviting relaxation in the sunshine. Radiant floor heat and a pellet stove complement the winter weather. Water is abundant with a well flowing at 35 gallons per minute and a spring that feeds hydrants throughout the acreage. Excess water flows to a pond behind the insulated shop. A seasonal creek trickles through the backside of the 40 acres. Additionally, there is a barn that can be customized to meet your specific needs. The home boasts 3,046 square feet with elements that bring nature in. The fenced in property is ideal for horses or animals. The property epitomizes the ultimate Montana life: mountains and a river in the near distance, big blue sky overhead, and the tranquility that erupts echoes throughout a secluded valley.



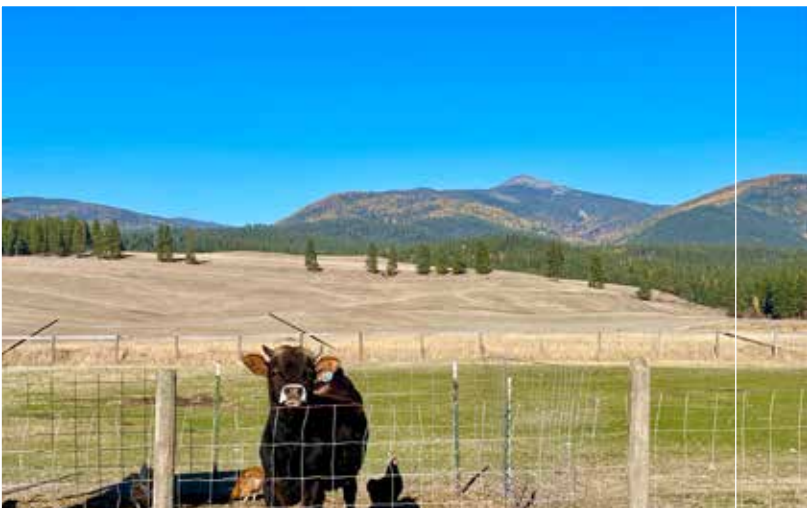
SPRING CREEK RANCHETTE

MISSOULA COUNTY, MONTANA

MLS# 2116749 | 5.61± Acres | \$799,000



Sunshine sparkles off Spring Creek that trickles along the backside of the 5.61-acre property. The gorgeous home provides a comfortable and warm space with a wraparound porch that shows off the incredible mountain views. With a sprawling 4,332 square feet, the home features 5 bedrooms and 2 bathrooms. The property presents options with an apartment, mother-in-law suite, or bunkhouse with a full kitchen. The wood stove permeates warmth as the crackling logs glow hot. Bring your animals to this wooded haven as there are several pens and pastures for them to frolic and feast. Horseback ride in the vast Lolo National Forest that offers 2 million acres to adventure. Deer, elk, turkeys, and an occasional bear may fill the large windows with a picturesque scene.



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.



ELIGIBLE EASTERN MONTANA RANCH

RICHLAND COUNTY, MONTANA

MLS# 22019010

70.09± Acres

\$684,000



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.



MILK RIVER RANCHETTE

VALLEY COUNTY, MONTANA

MLS# 22113915

71± Acres

\$649,000.00



Hunt on your own 71 acres or enjoy the acres of public land in the area. The fertile soil has historically produced a great bounty in the gardens, ample grass, and lush vegetation for a few livestock animals. You could truly "live off the land" on this Milk River Ranchette! The custom-built home highlights unique and impressive features! The large kitchen gathers family around. The large living room and den complete with a wet bar invite you to settle in for the evening. The Norwegian built in cabinets in the kitchen provide ample storage for kitchen gadgets and food. A built-in desk also in the kitchen makes for a great command center. An additional office offers privacy to work away from the hustle and bustle of the rest of the home. The 3-car garage with an additional storage room provides shelter for your vehicles and more!



REMARKABLE VIEWS, SECLUDED SUBDIVISION

FREMONT COUNTY, WYOMING

MLS# 202141198

48.81± Acres

\$650,000



Arguably one of the best views in Dubois, Wyoming, this 48.81 acres sprawls out in the Upper Little Warm Springs Creek Subdivision. Act quickly as it is a rare opportunity to own acreage within a subdivision. Power is nearby on the adjacent parcel. Fiber optics are being installed currently, and there is a well that is shared by the subdivision. Everything is ready to go allowing you to build your dream home with vivid views of the Wind River Valley. The lot is situated such that the unique and beautiful landforms stack up in the distance with Dubois twinkling on the level ground down below. The blue western sky radiates freedom and tranquility. Bring your horse and ride away into the blazing sunset on the 48 acres. Recreational opportunities abound! Fish, hike, hunt and explore the many activities in the authentic western town of Dubois. Experience blue ribbon fishing on the Wind River that is less than a mile from the property. The views from this lot are remarkable!



***** "100% impressed!"

DAVID GREYAK

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.



LAKE FRANCIS FARM

PONDERA COUNTY, MONTANA

MLS# 22115951

160± Acres

\$499,000



With the scenic backdrop of the Rocky Mountain Front, here is an opportunity to farm or invest in 160 acres of productive farmland. This area is fertile for growing crops and produces high yields with promising protein. Currently, the farm ground is leased out through 2023. On a rotational basis, other crops raised on the farm ground include canola, peas, durum, and winter wheat. There is also a pond that forms from water drainage and a well at 160 feet deep and 10 gallons per minute. Access is excellent with a county road traversing the property. The windrows make superb habitat for pheasants and other upland birds. The proximity of Lake Francis attracts other wildlife such as antelope as well as white-tailed and mule deer. The gleaming waters of Lake Francis can be seen in the near distance where you can fish and recreate. The quaint town of Valier is nearby with the essential amenities and Cut Bank, Montana and Shelby, Montana are 33 miles away. The city of Great Falls is approximately 1 hour away and offers an international airport. Watch your crops pop up in rows in one of the most scenic areas that the Big Sky state has to offer.



***** "Pam was nothing short of a God send! She was so kind and understanding and oh she sold our house! Pam made the process of selling enjoyable and we were extremely pleased with the whole process."

DONNA LANGSTON

PREMIER HORSE PROPERTY

LINCOLN COUNTY, MONTANA

MLS# 22115073

5.33± Acres

\$475,000



An ultimate horse haven, this property is north of Libby in the northwest corner of Montana. On 5.33 acres, you and your horses can share the radiant sunshine and spend your days exploring the numerous riding trails throughout the Forest Service acres bordering the property! Spend the evenings under a dazzling star-studded sky in the deluxe arena, four stall barn, and a shop with living space. What a set-up: an indoor and outdoor area, both 40' x 50', a tack room, paddocks, and run-in sheds! In addition to your horses' luxury space, you can choose from the small cabin or the living space in the shop. The cabin is 280 square feet with a 1 bedroom and bathroom. It has a Rinnai monitor as its heating source. The acreage is fenced with cross-fencing. A true piece of paradise!



FASCINATING FEATURES ON UNTOUCHED LAND

YELLOWSTONE COUNTY, MONTANA

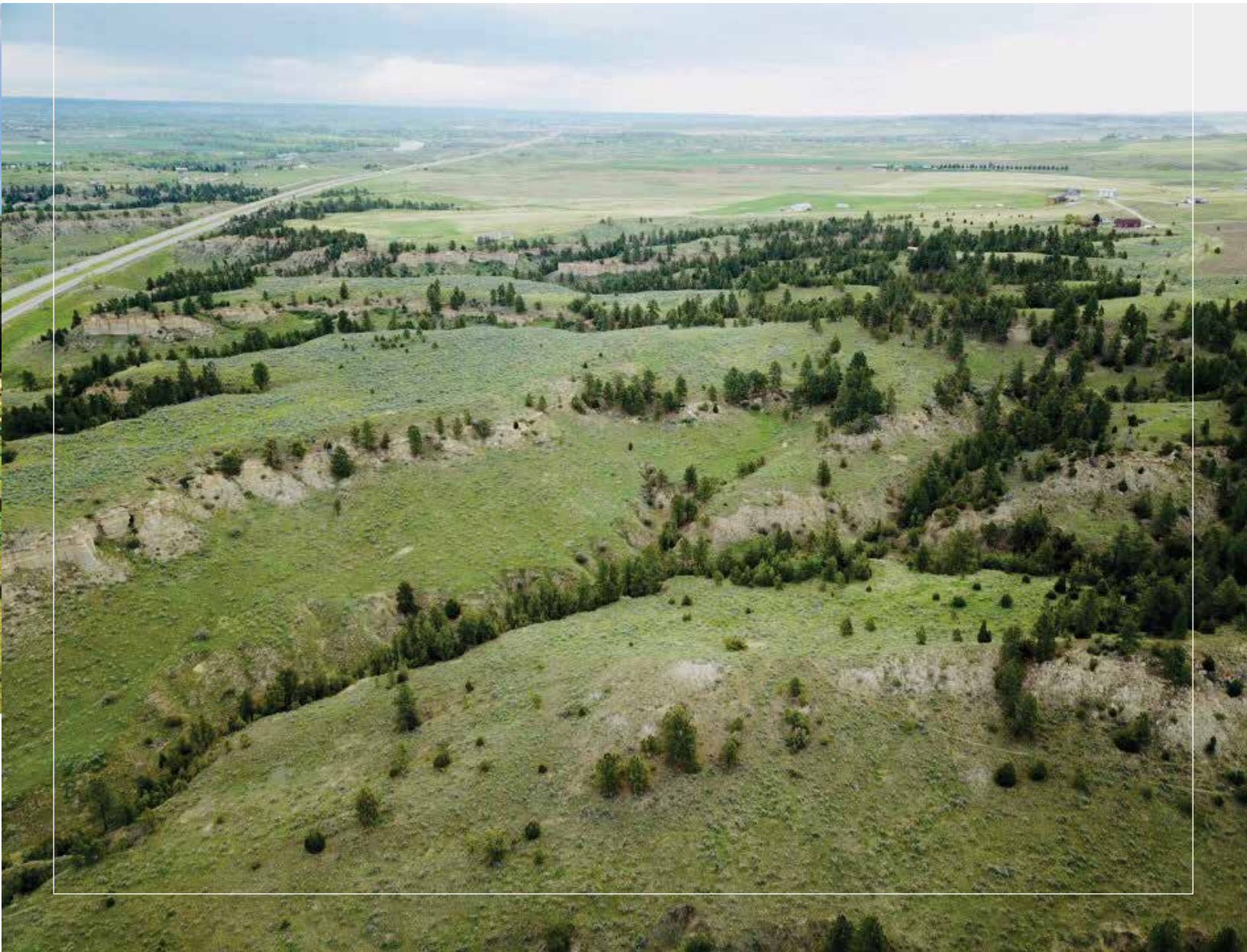
MLS# 22108207

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.



GETAWAY TRAIL			CARBON COUNTY, MONTANA		
MLS# 22012326		16.97± Acres		\$349,999	



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!



ULTIMATE UNINTERRUPTED VIEWS

SANDERS COUNTY, MONTANA

MLS# 22103968

84± Acres

\$336,000



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.



***** "Nick was great to work with. He was very helpful to me and my son who actually met with Nick to look at the property first hand. Getting this property was a life-long dream of my son's and Nick helped make it come true. Making someone's dream come true is pretty special. Not many people can say that."

WAYNE AULT

LLOYD ROAD RANCH			BLAINE COUNTY, MONTANA		
MLS# 22005373		320± Acres		280,000	



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.



GLACIER GRAZING GROUND			GLACIER COUNTY, MONTANA		
MLS# 22112230		39.68± Acres		\$270,000.00	



Gently rolling land with mixed grasses, brome, and gorgeous mountain views in the background describe this accessible 39.68 acres. This property lies twenty miles from the east entrance to Glacier National Park in St. Mary! Two entrances with approaches lie at either side of the property with power close by just across the highway. A pond located on the acreage serves as an oasis for Canadian Geese and other wildlife. The pond is dammed, and water rights accompany the sale. The land is perimeter fenced except for the southeastern lower chunk. The scenic views are spectacular as are the wildlife such as moose, elk, deer, bear, coyotes, and wolves. This piece would adequately nourish livestock or cattle. It'd make a wonderful place for horses as well! Build a dream home or a get-away cabin!



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!



***** "Mr. Del Grande guided us to insure our success in the sale of our property. Mr. Del Grande was available anytime for questions as well as included us in each transaction. Mr. Del Grande stepped above and beyond to explain and assist.

We feel like family. Thank you!"

HARRY MILLER

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.



***** "We've had the pleasure of working with Lisa Hampton five times now and we absolutely love her. I can't speak highly enough of her as our real estate agent. Her professionalism, knowledge, honesty, integrity and hard work ethics are very much appreciated and respected. She is detail oriented and a straight shooter. Her knack for closing on properties without a hitch is because she is involved with the sale or purchase till the very end. She is the best."

LYN DZIERGAS

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!



STILLWATER TRAIL

ALBANY COUNTY, WYOMING

MLS# 20204831 | 71.27± Acres | \$99,000



Welcome to the wide-open spaces of Wyoming! With excellent access and power to the property, this 71+ acre property is the ideal location for a cabin or a home. You'll love the amazing views of the Wheatland Reservoir #2 that provides exceptional fishing opportunities. The Laramie River is just north of the property hydrating the valley drawing big game to the area for hunting. What an exciting prospect for those looking to get out of the city and have some land to roam around on! A concrete slab already exists on the property with a building that could be used as storage. Some of the best fishing in the state takes place at Wheatland Reservoir #2 and #3! Call this property home where you can recreate until the sun sets on that beautiful Wyoming horizon!



***** *“Zach was great I would recommend him and would do another real estate transaction in the future.”*
TOM GROSSINI

***** "Working with Kalie was a great experience. We are out of state buyers and she took the time to educate us on all kinds of things and answered all of our questions very promptly. Highly recommend!!!"

DAN & LAUREN MARRIOTT

MISSOURI RIVER RECREATIONAL PARADISE

CHOUTEAU COUNTY, MONTANA

MLS# 22018233

| 83.64± Acres

| \$75,000



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.



PICTURE PERFECT PARCEL

McCONE COUNTY, MONTANA

MLS# 22104464 | 80± Acres | \$72,500



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!



***** “Joann did a great job taking care of us. She went above and beyond taking care of our home during our absence and was it very attentive to all our needs.”

TONI WISER



LUCRATIVE LAUREL SUBDIVIDED LOTS

YELLOWSTONE COUNTY, MONTANA



- 2.54 acres
- CCRs: Unknown
- No HOA
- Power, water & sewer lines
- MLS #22111397

\$399,999



LOWER RIVER ROAD - LOT 11B

CASCADE COUNTY, MONTANA



- 3.604 acres
- CCRs: No
- No HOA
- Missouri River Frontage
- MLS #22116180

\$349,000



LOWER RIVER ROAD - LOT 11A

CASCADE COUNTY, MONTANA



- 6.104 acres
- CCRs: No
- No HOA
- Power & Partial Fencing
- MLS #22116177

\$320,000



WILLOW CREEK MOUNTAIN VIEW GETAWAY

CASCADE COUNTY, MONTANA



- 7.32 acres
- CCRs: No
- No HOA
- Power, fiber optics & cisterns
- MLS #22114698

\$300,000



PERSPECTIVE ON PROSPECT CREEK

SANDERS COUNTY, MONTANA



- 13.32 acres
- CCRs: Unknown
- No HOA
- 4,400 ft Prospect Creek frontage
- MLS #22101508

\$240,000



HIGH TRAFFIC COMMERICAL LOT

CASCADE COUNTY, MONTANA



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

\$200,000



TOBACCO BAY ESTATES LOT

LINCOLN COUNTY, MONTANA



- 1.81 acres
- CCRs: Yes
- HOA: Yes
- Power, Telephone, Internet
- MLS #22115154

\$188,000



VERSATILE LAND W/OUTSTANDING VIEWS

YELLOWSTONE COUNTY, MONTANA



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

\$160,000



CENTRAL COLORADO ACREAGE

PARK COUNTY, COLORADO



- 42.9 acres
- CCRs: Yes
- HOA: Yes
- Central location puts you w/in 3 hours to almost all locations in CO
- MLS #14626

\$149,000



ADELINE ACRES BLOCK 3 LOT 1

VALLEY COUNTY, MONTANA



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

\$101,147



DIAMOND C LINKS LOT

CARBON COUNTY, MONTANA



- .25 acres
- CCRs: Yes
- No HOA
- Telephone, Power, Gas, Fiber Optics
- MLS #22116056

\$99,000



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



HARDIN HOT SPOT

BIG HORN COUNTY, MONTANA



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

\$69,500



BUFFALO BRIDGE ROAD LOT

LAKE COUNTY, MONTANA



- 1.13 acres
- CCRs: No
- No HOA
- Well, telephone & power
- MLS #22115239

\$62,500



YELLOWSTONE RIVER RANCH LOT

STILLWATER COUNTY, MONTANA



- 23 acres
- CCRs: Yes
- HOA: Yes
- Borders 640 acres State Land
- MLS #22105912

\$59,000



SHELBY SUNRISE ACRES

TOOLE COUNTY, MONTANA



- 6.46 acres
- CCRs: No
- No HOA
- MLS #22105912

\$58,000

Understanding the Acre

Whether you are perusing the local listings of lots and land for sale or navigating a realtor's website, you will find that the listings all include the size of the plot or farm defined in acres. This number could potentially be confusing for you especially if you have little or no background in farming or ranching.

Ask any farmer how much he has left to harvest, and he will tell you in a number of acres. Technically, an acre can be defined as an area one furlong by one chain or 660 feet by 66 feet. An acre can be any shape so long as it is exactly 43,560. The acre is a standard measurement utilized in the United States and the United Kingdom.

Okay, so what do we do with that? Other than what one of us is able to plow with a yoke of oxen pulling a wooden plow in one day, what

does an acre really represent? It can be sometimes difficult to imagine what an acre looks though with that information. So, to help you visualize what an acre looks like, I have compiled a list of popular places and their corresponding acreage.

- An acre is smaller than a football field; An NFL football field is roughly 1.3 acres
- A standard Polo field is just over 12 acres
- Alcatraz Island in the San Francisco Bay is 22 acres
- The United States Capital spans 57 acres
- Vatican City, the world's smallest nation, comprised of 110 acres
- Disneyland in California sits on about 160 acres
- The United States has nearly 2.5 billion acres of land

Now that you know approximately the sizes of various acreages, it becomes easier to decide how much land you need depending on what you want to do with the land. There are various reasons people venture out looking for land. Some potential land buyers simply want more space and to get away from the bustle of the city, but they are not necessarily looking to add "farmer" to their resumes.

Still, some people are entertaining the idea of starting a small, working farm, and others are wanting a piece of ground to hunt on. City ordinances often times prevent people from owning any small livestock and such so some people wish to have some rural ground to add some farm animals to harvest the natural, home grown goods they produce such as eggs or keeping bees to collect honey. Half an acre will give you enough space for such a project.

Let's talk numbers! Farm to table farms or hobby gardens are becoming more popular, and the size of plot you need will depend on the number of people you are supporting. If you need a parcel of land for your cows or horses, it is recommended that

(Continued, page 48)

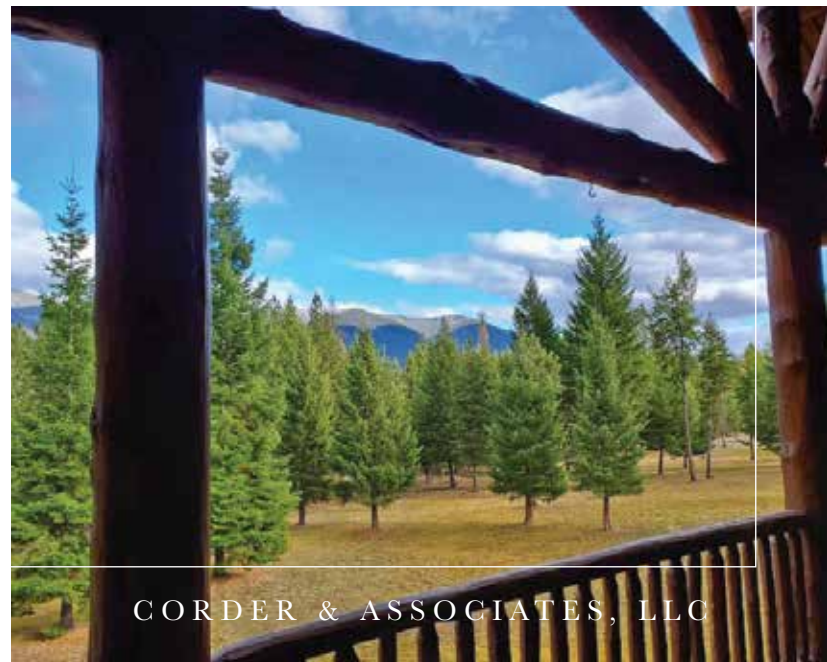
SERENE CUSTOM BUILT LOG HOME

SANDERS COUNTY, MONTANA

MLS# 22113398 | 5.413± Acres | 3 bed/3 bath | 2,576 sq ft | \$679,000.00



Defined by the strong timber it is constructed of, this custom-built home has been meticulously cared for. Its impressive beams support a spanning deck that overlook the 5.413 acres it sits on. The home showcases 3 bedrooms and 3 full bathrooms in addition to many possibilities for living arrangements. The basement can be utilized as a separate living space. It is equipped with its own kitchenette and could be rented out or a modern mother-in-law suite. In addition, there is an apartment over the garage. Beautiful features give a luxurious feel such as the custom cabinets and the jetted tub. Gaze out at the serene wildlife as you stay cozy next to the stunning stone fireplace. The sun light can peak through the large panes of the windows. Launch your boat at the launch just 5 minutes away.



VALUABLE VALIER RANCHETTE

PONDERA COUNTY, MONTANA

MLS# 22113998 | 9.3± Acres | 4 bed/4 bath | 4,444 sq ft | \$625,000.00



Where the magnificent Rocky Mountain Front greets the sprawling prairie, this Valier ranchette offers the multifaceted Montana adventurous life. Remarkable landforms and wild landscapes set the background for this 9-acre property. The gorgeous home sits amidst tranquil farm fields enclosed with a shelter belt of mature shielding trees. The home boasts 3 master suites and 4 full bathrooms with custom finishes that display comfort and convenience. Hardwood floors encompass the 4,444 square feet along with some ceramic tile. There is a butler pantry with a sink, a Viking range for gourmet meals, and Redwood decking for the essence of nature. Underground sprinklers keep the lawn luscious. Lake Frances is only 7 miles from the property; grab your kayak every night for a quiet float and fish for dinner! Glacier National Park is an hours drive to the east entrance. Its proximity to the recreational destinations makes it a fantastic option for an Air BnB.



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.



NEW & EMBELLISHED BRIGHTON HOME

ADAMS COUNTY, COLORADO

MLS# 9716848 | 0.321± Acres | 2 bed/3.5 bath | 2666 sq ft | \$514,900



An exquisite Brighton Crossings home, this new build was just completed in February of 2021. This ranch-style home features a master bedroom located on the main floor with a second bedroom in the partially finished basement. High-end finishes and luxury upgrades distinguish this efficient and comfortable home. Upgrades include stainless steel appliances in the kitchen and a gas range for gourmet cooking! Hunter Douglas Cadence window blinds hang on the patio door and remote control Duette Lightlock blinds are featured in the master bedroom. A radon mitigation system is already in place as well as polyurethane window well coverings. The yard is fully landscaped with underground sprinklers to keep the lawn lush and green. Feel secure with the "Smart" security home package. The home has a tankless water heater, an extended patio, quartz countertops, luxury vinyl flooring on the entire main level, tile flooring in the bathrooms, coordinating two-tone interior paint, and a fully fenced yard. There are \$62,627 worth of upgrades in this astonishing Brookfield Home, Villa 2 model.



CUSTOM BUILT HOME & SHOP

CHOUTEAU COUNTY, MONTANA

MLS# 22111906 | 0.321± Acres | 4 bed/3 bath | 3,328 sq ft | \$415,000.00



Located in the notorious Golden Triangle community of Big Sandy, this custom-built home and shop feature tons of extras! Come see the splendid views of the Bears Paw Mountains that can be captured from the expansive deck! Enjoy the peace and privacy this edge-of-town property provides. It sits on almost half of an acre. The home includes elements of convenience and luxury. For example, it's encompassed in wood vinyl flooring with radiant floor heat. A central vacuum makes cleaning a breeze. Entertain guests with the wired in speaker system throughout the home! The basement showcases acoustic tiles that offer astounding noise control. The home even displays a unique spiral staircase! The spectacular 50' x 70' shop is heated with a thick cement floor to support heavy machinery or equipment. Additionally, the shop has a hoist, spray foam insulation, a bathroom, 3-phase wiring, and an RV dump! Check off all the items on your wish list and experience this one-of-a-kind property!



***** "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



CHARMING CHESTER FARM HOME

LIBERTY COUNTY, MONTANA



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

\$375,000



SOLD

SENSATIONAL STANFORD HOME

JUDITH BASIN COUNTY, MONTANA



- 0.482 acres
- 3 bed/2 bath
- 2,458 square feet
- MLS #22114398

\$325,000



DENTON LOG HOME

FERGUS COUNTY, MONTANA



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

\$295,000



MODERNIZED HOME ON A CORNER LOT

CHOUTEAU, MONTANA



- 0.56 acres
- 4 bed/2 bath
- 2,640 square feet
- MLS #22115653

\$280,000



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



PEACEFUL SMALL TOWN HOME

CASCADE COUNTY, MONTANA



- 0.276 acres
- 3 bed/1 bath
- 2,600 square feet
- MLS #22112330

\$249,000



ROBINSON STREET STAND-OUT

DANIELS COUNTY, MONTANA



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

\$235,000



REMODELED CORONADO CONDO

YELLOWSTONE COUNTY, MONTANA



- 0 acres
- 2 bed/1.5 bath
- 1,124 square feet
- MLS #22115467

\$214,000



HOME SWEET HOME

CHOUTEAU COUNTY, MONTANA



- 0.22 acres
- 4 bed/2 bath
- 2,480 square feet
- MLS #22114522

\$199,900



SMALL TOWN CHARM

HILL COUNTY, MONTANA



- 0.21 acres
- 3 bed/1 bath
- 2,504 square feet
- MLS #22109310

\$142,000



ARONOW PARK BUNGALOW

TOOLE COUNTY, MONTANA



- 0.179 acres
- 3 bed/2 bath
- 1,748 square feet
- MLS #22116051

\$120,000



HOME WITH POTENTIAL

PRAIRIE COUNTY, MONTANA



- 0.241 acres
- 2 bed/1 bath
- 2,156 square feet
- MLS #22115786

\$92,000



AFFORDABLE LIVING, GREAT STORAGE

PRAIRIE COUNTY, MONTANA



- 0.151 acres
- 2 bed/1 bath
- 984 square feet
- MLS #22114169

\$79,999

Understanding the Acre

(Continued from page 39)

you allow at least 15 acres of grazing per animal. Chickens need less room so a quarter of an acre will support a couple dozen of chickens. Goats are grazing machines so an acre per goat is advised.

Farming fruits and vegetables depends upon the type of plant and produce. An orchard of apple trees, for example, needs more land than ground fruits and vegetables per say. Cows are a big investment, and if you are raising them for beef, you will want 12-16 acres to allow for free grazing each year. To raise 50 cows then, roughly 750 acres of land will be needed. As you can see, the amount of acreage needed is very much contingent upon how much you want to harvest, how many people you are wanting to support, and the goals you want to achieve.

It is all relative.

Just as individuals farm for a variety of reasons, they also hunt for various reasons. Being outdoors and close to nature is an incredible feeling, while others wish to use the meat for their family for the rest of the year. Still others want to track down that trophy buck. Whatever the reason, the more land you obtain, the bigger the animals you attract and the better the chances you give yourself.

In addition, terrain plays an important role when considering vacant land. For instance, a river or some kind of water source on the piece of acreage immensely increases the likelihood of wildlife wandering about. Are you a bow hunter or a rifle hunter? Hunting with a rifle means you will need 40-60 acres at the very least. Ten acres can sustain bow or bird hunting. Keep in mind, if you want larger hunting groups, you will want to look at more acreage.

Now that you have a grasp on how much land you'll need for what, it is time for you to start shopping! Fortunately, Montana and Wyoming has rolling plains and plenty of forests and vacant spots for sale. At Corder and Associates, we specialize in assisting buyers with outlining their aspirations and locating rural properties to suit those needs.

Familiarize yourself with what is out there by visiting our websites at www.corderland.com or www.LandLeader.com. As always, please feel free to contact us directly.

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.



CORDERLAND.COM



RIVER REST CABIN RENTALS

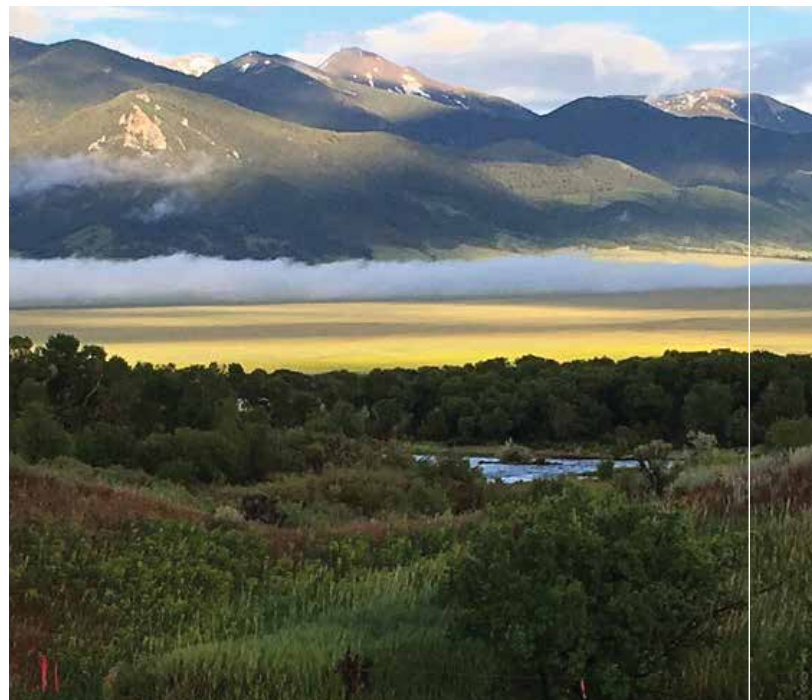
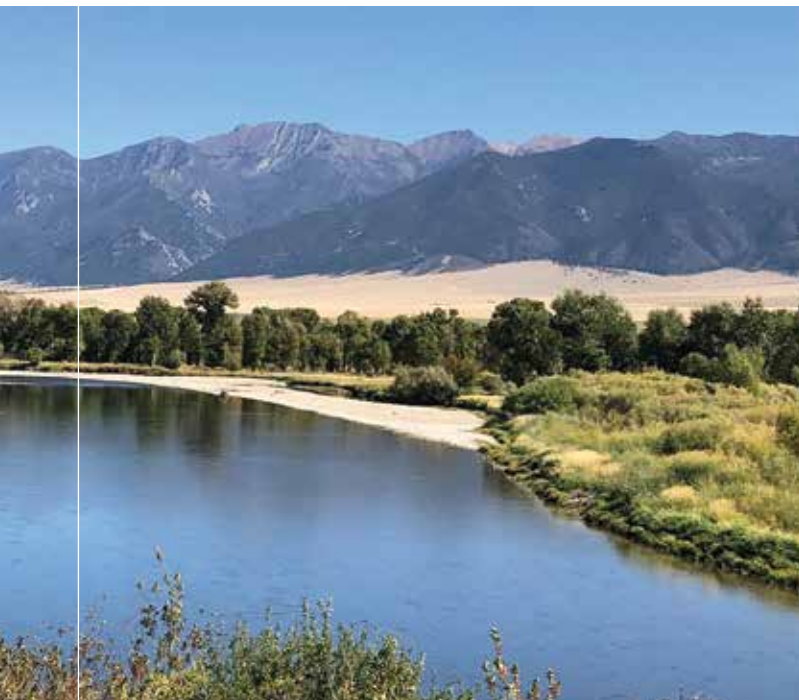
MADISON COUNTY, MONTANA

MLS# 22113747 |

| \$850,000.00



This unique and versatile property offers blissful opportunities for business or pleasure! Amid majestic mountain ranges in Southwest Montana, RiverRest Cabins consist of three newly constructed cabins featuring their own kitchen, dining, bathroom, bedrooms, and parking. The accommodating cabins are situated on one acre in a scenic valley with the Tobacco Root Mountains painted as a backdrop. Wander 400 yards down your direct and private access route to the Jefferson River for fishing, floating, or playing in the water. On the outskirts of the charming community of Silver Star, Montana, the three cabins have been meticulously engineered with timeless finishes. ceilings mimic the high mountain peaks and give guests a spacious feel. Visitors eagerly book the rentals, especially after reading the 130 5-star reviews, to experience the tranquility and breathtaking landscape of Montana. They can relax on the porch and watch the sunlight dance off the Jefferson River.



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 anticipates 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 floorings have 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.



LUCRATIVE LODGING & LIVING

JUDITH BASIN COUNTY, MONTANA

MLS# 22116792 | 0.75± Acres | 2,840 sq.ft | \$325,000



The reliable Sundown Motel has been a comfortable and clean place for weary travelers to rest with 11 rooms, each with its private exterior door. Central Montana, near Stanford, flourishes from recreational pursuits bringing hunters, fishermen, campers, hikers, and any adventure seeker. These clients return year after year and book well in advance just to reserve their room at the Sundown Motel. Rarely is a room available without reservation in the summertime! In addition, truckers, travelers, and custom harvest crews name a few other steady customers. The grounds consist of 4 buildings, 2 storage sheds, and 2 picnic enclosures. The rooms are all nonsmoking but there are smoking stands available. The current owners have diligently kept up with updates and upgrades; this is a turn-key business! To name a few: the HVAC in all rooms was updated in 2019; the plumbing is updated; mattresses were upgraded in 2019; electrical is updated with new breaker boxes; wifi conveniently reaches all buildings.



FORT BENTON DUPLEX

CHOUTEAU COUNTY, MONTANA

MLS# 22112613 | 0.193± Acres | 1,568sq.ft | \$240,000.00



This duplex lies toward the eastern edge of town and consists of two 2-bedroom, 1-bathroom units. The two units each have their own washer and dryer hookups. Completely remodeled in 1999, the units also have newer furnaces and hot water heaters that have been replaced in the last five years. There is a detached, 2 stall garage for each unit to park a vehicle. Privacy hedges border the front yard. The town of Fort Benton is consistently in need of rentals. This duplex has been occupied since 1998 with renters. Astoundingly, you can expect at least a six percent return of investment!



MILK RIVER RENTALS

VALLEY COUNTY, MONTANA

MLS# 22116792

3 ± Acres

\$219,000



What an opportunity! Four homes are now available near Glasgow, Montana to be purchased as an investment of rental homes. The homes sit on 3 acres near the Milk River. Each home has a single car garage and has been updated in 2013 with new carpeting and vinyl flooring. The homes will sparkle with new exterior painting to be completed the end of September. The homes share a private well and each has its own septic system. An extra garage is available for additional storage. Glasgow, Montana has the needed amenities and an airport. Rent out the homes or give the hunters and fishermen an option as an AirBnB. There are many possibilities with these Milk River Rentals!



***** "Meg was "all over" getting our property sold! She is a pro-active agent, positive and easy to work with and handled whatever obstacles got thrown her way. We look forward to working with her again."

PAMELA AND JOHN SHERMAN

NORTH CENTRAL MONTANA LIVING

LIBERTY COUNTY, MONTANA

MLS# 22108476 | 2 ± Acres | 1,920 sq.ft | \$170,000



This property borders a farm site and can be utilized in numerous ways. It is currently bringing in income as a duplex rental property. The duplex could be converted back into a split level home with a mother-in-law suite or live in one and rent out the other to help pay the mortgage! Each unit is 960 square feet with 2 bedrooms and 1 bathroom. In addition, all furniture and appliances come with, so you are ready to move in! The home will be surveyed off with 2+/- acres.



***** "Aaron Carroll was amazing! Great person to deal with during the whole process. Never any pressure to make a final decision on my real estate transaction. Thank you Aaron!"

ROBERT J. KERN

Join Our Team!

ARE YOU INTERESTED IN JOINING
CORDER AND ASSOCIATES, LLC TEAM
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*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*

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*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



**Craig Del Grande,
BROKER and REALTOR®**

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

406-579-3130
craig@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



Charlie Duffey, REALTOR®

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

307-380-6391
charles@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



**Kelsey Judisch-Eisenzimer,
REALTOR®**

Raised up on a farm and ranch in Conrad, Montana, Kelsey Eisenzimer fully harnessed the agricultural lifestyle.

661-281-5187
kelsey@corderland.com



Ben Castle, REALTOR®

Ben is passionate about Montana and helping people enjoy the process of selling or buying a property.

406-242-0205
ben@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



**Trish Clabaugh,
ASSOCIATE BROKER**

Trish Clabaugh combines her post graduate education and extensive experience in land management with her knowledge of market trends to share your vision when searching for your ideal Colorado property.

307-763-8743
trish@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 service with integrity and reliability to ensure a stress-free transition.

406-781-8300
joann@corderland.com

CORDER

AND ASSOCIATES, LLC



Lisa Hampton, REALTOR®
Lisa loves helping people find the perfect property and works hard toward a stress-free closing for sellers and buyers.

406-396-2527
lisa@corderland.com



George Mollander, REALTOR®
Born and raised in Great Falls, Montana, George Mollander savors life in the Big Sky State

406-403-4033
george@corderland.com



Ella Jurenka,
BROKER and REALTOR®
Ella is anxious to help buyers and sellers and welcomes the challenge to diligently prove that no vision is out of reach.
406-654-4577
ella@corderland.com



Cassie Pimperton, REALTOR®
Cassie is willing to engage with you to make your search for the perfect property a positive and successful experience!

208-660-0378
cassie@corderland.com



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

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kate@corderland.com



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