

SPRING / SUMMER 2022

CORDER

AND ASSOCIATES, LLC



LANDLEADERTM
FARM, RANCH & RECREATIONAL REAL ESTATE

LandReport

2011-2022
AMERICA'S
BEST
BROKERAGES

*Living the Life We Sell*TM

MONTANA | WYOMING | COLORADO | NORTH DAKOTA

Who Will Own the Front Range of The Rocky Mountains?

The Front-range as a term is a range of the Rocky Mountains where the mountains meet the plains. This prolific area of spectacular sights is sought after by eager buyers from all over the continental US and abroad. The massive landforms and wonderful peaks range from Colorado to Montana and into the providences of Canada.

Since the pandemic and the Covid-19 outbreak, the real estate industry along the Rocky Mountain Front has experienced market madness as out-of-state interest sees an unprecedented high. Not only are people seeking refuge from the virus, but investors are also getting out of the stock market and putting their money into the purchase of land. The rising cost of farming inputs, such as fertilizer, is driving local farmers and ranchers to expand in hopes of increasing their profits with extremely low margins. Market value prices are increasing as a result of supply and demand, making it a stretch for local Montana buyers trying to sustain their family legacy. Where are all the buyers coming from then?

If you're ready to join the ranching community in the state of Montana in particular, there are a few things you need to consider before making your purchase. Firstly, Montana is a non-disclosure state, meaning real estate sales prices and related property information are kept confidential. Why would this matter to a potential buyer? Because with no sale history it can be difficult for the public to assess the current property value. With a steady rise in the average price per acre of land, buyers must work with a highly experienced ranch professional. This also means it can be hard to trace where the buyers are coming from. Corder and Associates is seeing an influx of out-of-state buyers as well as numerous sight-unseen purchases. Sight unseen is when a buyer makes an offer without having ever set foot on the property. Offers are being made way over listing prices, and buyers are still losing out in bidding wars. Some real estate agents are adapting by hosting FaceTime or Skype showings for buyers. Here at Corder and Associates, we have created a virtual 360-degree land tour that is exclusive to our brokerage and allows for an interactive virtual tour experience of the land helping procure out-of-state buyers that are unable to physically visit the property.

Unfortunately, the effect of supply and demand means higher prices and is pricing out the local offers. The Montana Land Source reports a 55% decrease in the number of listings compared with a year ago at this time in Montana. The Montana Land Source also notes the average price per acre as being \$2,457, a 32% increase from last year's \$1,681 per acre. The increase in values is consistent in all four states of MT, WY, CO, and ND that Corder and Associates is licensed.

Real estate on the Rocky Mountain Front is highly sought after. With millions of acres of beautiful valleys, scenic landscapes, grasslands, creeks, rivers, and more, purchasing and owning land in these states can make for a very valuable asset. The vast splendor alone is what brings visitors to ski in Sun Valley, explore national parks such as Yellowstone, attempt fly fishing at Triple Creek Ranch, and even horseback ride through Lone Mountain Ranch every year. Even Ted Turner could not deny the grandeur of Montana, owning the Flying D Ranch, one of the largest ranches in the state. Whether you're set on living a rural life cattle ranching or living your life on the slopes, there is something for just about anyone to enjoy in owning land in these prolific areas and infinite value to owning land there. These unlimited recreational attributes have brought buyers from throughout the continental US and abroad in hopes of purchasing their ultimate legacy farm or ranch leaving the local producers of the land struggling to compete in the market. We pray every day for the wisdom to best advise people on their real estate goals. We take our role in finding new stewards for the special properties in our region very seriously. Before you list or buy a high-quality investment property, give us a call.

CORDER

AND ASSOCIATES, LLC

EXCLUSIVE PARTNER OF
LANDLEADERTM
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®

Contact Us:

CORDER AND ASSOCIATES, LLC

OFFICE: 833.783.3224

EMAIL: CORDERLAND@GMAIL.COM

ONLINE: CORDERLAND.COM

LANDLEADER.COM

HEADQUARTERS MAILING ADDRESS:

PO Box 1084

FORT BENTON, MT 59422



*Living the Life We Sell*TM

360° VIRTUAL LAND TOURS

WE OFFER 360 DEGREE LAND TOURS TO OUR CLIENTS.

Take your listing to the next level with state-of-the art technology and allow buyers to tour your property from anywhere around the world.



WE CAN OFFER YOU THE MOST POWERFUL TOOLS TO GET YOUR PROPERTY SOLD!

- *Exclusively affiliated with LandLeader, the largest land marketing company in America*
- *Experienced and trusted REALTORS® and BROKERS who know current market and economic trends to keep you informed*
- *Monthly feedback on your listing – YOU WILL HEAR FROM US!*
- *LandLeader®TV publicized nationally on RFD-TV*
- *5th generation farmer, rancher and other professionals on staff including a Certified Crop Advisor, Wildlife Biologist and other contractors who understand the industry and can answer questions from qualified buyers*
- *Networking with the top brokerages in the nation through our LandLeader affiliates*
- *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.

CORDERLAND.COM



4 | FARM & RANCH



33 | BARE LAND



41 | RESIDENTIAL



52 | COMMERCIAL



59 | MEET OUR TEAM

COW FACE HILL RANCH

STILLWATER/SWEET GRASS COUNTY, MONTANA

MLS# 22205378

4054± Acres

\$ 8,000,000.00



The Cow Face Hill Ranch is an authentic Montanan experience in south-central Montana. Comprised of 4,054.25 sprawling acres, the land is a perfect balance between agricultural and recreational value. There is adequate water with several creeks and springs traversing the property. The spectacular terrain ripples over gently rolling pastures with draws that provide cover for wildlife and birds. The Crazy Mountains and the Beartooth Mountains loom in the background providing aesthetic scenery. This gorgeous part of Montana is held tight due in part to the flourishing life across the wild landscape and the incredible ranching opportunity.

With vast vegetation blanketing the land, the property could sustain 338 aums. High protein grasses will pack on the pounds keeping cattle content. Perimeter and cross-fencing have already set up the ranch for rotations.

The grazing acreage frequently sees elk herds roaming below the Big Sky. The nourishing native grasses that blanket the pastures invite the captivating wildlife and nurture the cattle. Upland birds flock to the open skies and open fields including Hungarian Partridge and Sharp-tailed Grouse. Mule and white-tailed deer, antelope, and elk play on this open range. Located in Hunting Districts 575 and 525, this unique property allows for epic hunting. The property also borders state land that opens up 1,280 additional acres to explore.

Only seven miles south of Reed Point, Montana, premier trout waters of the Yellowstone River beckon the avid angler. The surrounding area abounds with recreational opportunities that include hiking, kayaking, fishing, hunting, and wildlife viewing.

The nearest international airports are the Billings Logan International Airport and the Bozeman Yellowstone International Airport both conveniently located an hour away. This rare paradise of beautiful land comes with the promise of peaceful seclusion and panoramic mountain views. It will feel as though the cattle or horses can never run out of room to roam.



ROCKY MOUNTAIN IRRIGATED FARM

GLACIER COUNTY, MONTANA

MLS# 22118518

3760± Acres

\$ 7,000,000.00



Privately owned for nearly 50 years, the Rocky Mountain Irrigated Farm operates as a working cattle ranch with the robust Rocky Mountain Front towering in the background. The area is characterized by views of rugged mountain peaks and alpine rivers and streams soaking the fertile grass-covered land. The meticulously cared-for property displays sturdy fences and well-managed pastures. Pivots and wheel-lined irrigators deluge 271 acres of cropland rotated between alfalfa and barley hay. The acreage consists of creek bottoms and rolling hills with a covering of lush native grasses. Badger Creek and Piegan Canal flow through the property in addition to multiple natural springs supplying the crops and livestock with adequate water! Coveted water rights accompany this property. The sellers own majority shares in the Piegan Water Supply Company whom holds the water rights for the Piegan Canal. Ample hay is produced from sufficient water shares to supply feed for winter. Calves will pack on the pounds from the nutrient-dense grasses. This fantastic farm allows Montana's rich legacy of farming and ranching to thrive while being located in a diverse ecosystem. Natural and authentic, this Montana farm encompasses all lifestyles and traditions of Montana.



ESCAPE TO EASTERN MONTANA

GARFIELD COUNTY, MONTANA

MLS# 22113766	1245± Acres	\$ 6,400,000.00
---------------	-------------	-----------------



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 in history. Follow in the footsteps and 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. Mule and white-tailed deer, antelope, and upland games birds.



ROCKING KX RANCH

GLACIER COUNTY, MONTANA

MLS# 22200489

3718± Acres

\$ 6,000,000.00



Water, most often the most sacred element in ranching, is abundant on these 3,718.87 acres. There are four wells throughout the acreage, two of which are solar-powered and two are electric. Mountain springs feed four reservoirs. Water is stocked within two large lakes. Many fields collect irrigation by flood or from beneath the soil surface yielding lush acres of Timothy and Improved Garrison grasses. The home site exhibits a 2,600 square foot home featuring 7 bedrooms and 2 bathrooms, a laundry room, and a spacious dining area to name just a few of the accommodations. Other improvements on the Rocking KX Ranch include six barns, all protected with the windbreaks around them. A 154' x 56' calving shed has an updated roof with new rafters and tin installed in 2009. The hog barn and tack shed have electricity. A sturdy 20' x 16' granary sits on the ranch as well as two shops, an insulated 50' x 32' shop with electricity and a heated 36' x 24' shop with 220 power.



ALLURING YELLOWSTONE ESTATE

SWEET GRASS COUNTY, MONTANA

MLS# 22205469

1564± Acres

\$ 5,500,000.00



A hunter's paradise; a photographer's passion; a rancher's dream. Approximately 1,587 acres encompass the Yellowstone River Valley providing nutrient-rich soil that grows nutrient-rich vegetation to help cattle pack on quality pounds for quality meat. The cottonwood-lined corridor is situated in south-central Montana with stunning views of Montana's prominent Crazy Mountains. Most of the acreage is diverse for grazing while 70 acres are irrigated under wheel-line pivots and 80 acres are flood irrigated. The Alluring Yellowstone Estate borders the mighty Yellowstone River and serves as a prosperous and operational cattle ranch carrying on the ultimate tradition that supports the economy of this region.

Structures on the property include two homes, a barn, corrals, and three grain bins. This alluring property proposes many possibilities. Take advantage of an entire ranching establishment to purchase and house a ranch hand. Lease out the grazing acres for income. The land can sustain approximately 132 aums.

Gently rolling hills and creviced coulees covered with vegetation, the sounds of Hangman's Creek flowing through the middle of the property fill the air along with the upland birds flying overhead and the piercing sounds of elk bugling in the early morning hours. Hunting is prime and unrivaled with proper licensing and tags. Wildlife roams naturally; the opportunities for recreating boundless. The premier trout waters of the Yellowstone River produce an abundance of big trout and the native Yellowstone cutthroat trout.

The ranch is between Reed Point and Big Timber, Montana with the nearest international airports located 77 miles to Billings Logan International Airport or 80 miles to Bozeman Yellowstone International Airport. Travel 100 miles to experience Yellowstone National Park and its many wonders including bubbling hot pools or cascading geysers!

Old West charm defines the serene, suspended time on the ranch. It's a comfortable place to rest your head and make an honest living while experiencing the freedom and simplicity of ranch life in the heart of Montana.



ROCKY MOUNTAIN CASH COW

TETON COUNTY, MONTANA

MLS# 22103403

5653± Acres

\$ 4,700,000.00



Vast, fertile grass covers the open prairie sprawling limitless and then converging with the towering Rocky Mountain Front. Like a scene in one of Charlie Russell's paintings, the hardy grazing ground provides a robust platform for an impressive western cattle operation and a fantasy land of brilliant wildflowers, placid reservoirs, alpine creeks, rolling prairie, and unique mountain formations. The sun peers up over the horizon from the east and to the west are noted limestone landforms including the Sawtooth Mountain and the Sun River Canyon. The Rocky Mountain Cash Cow ranch consists of 5,653.15 acres spanning over the foothills of the Rocky Mountains and the prolific prairie. The state leases 69 acres, and 233 acres are leased through the BLM. The property borders several sections of State and BLM land that allow for additional acreage for adventuring and recreating or hunting on. The property has 1,141.63 acres enrolled in CRP that supply an additional income of \$49,065.42. The ranch is located southwest of Choteau and approximately 17 miles northwest of Augusta, MT. A well-maintained public airstrip is situated on the northeast side of Choteau. Furthermore, the property is just over an hour from the nearest international airport in Great Falls, MT that offers direct flights all over the US. Access to this area is unrestricted and convenient from potentially anywhere!

The property has the basic infrastructure for a fully functional and successful ranch operation including perimeter fencing and cross-fencing, gates and cattle guards. The area can sustain or summer grazes upwards of 400+/- 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. Hunting and fishing in the area are a few added benefits as a result of the ideal habitats. The tradition of ranching runs thick in Montana. This area displays diversity in land formations and lies in a historical portion of Montana. The massive dinosaurs once roamed these same lands; The impressive peaks of the front have imprinted memories of visitors. The customary cowboy can still ride off into the sunset after a day of roundin' up cattle. This featured ranch continues to illustrate a remarkable state of open range as a result of the current owner's outstanding stewardship of the Montana prairie.



POIGNANT PISHKUN RANCH

TETON COUNTY, MONTANA

MLS# 22103394

4023± Acres

\$ 3,500,000.00



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.



Fertilizer, Input Costs, and Real Estate

Market trends in farming and ranching serve as a fundamental basis of knowledge feeding or fertilizing if you will, several of Montana's industries. As a certified crop advisor, agronomist, and a real estate broker for farms and ranches, I have been keeping tabs on the surging fertilizer costs causing strain on farmers, inflating prices of groceries and food, and pushing real estate prices for ag land higher than they have been for years.



Feeling the Pinch

Farmers feel the strain from rising fertilizer costs and grapple with cutting back application and cutting input costs. What has contributed to this spike in fertilizer prices? Extreme weather has been a major contributing factor. Hurricane Ida blew through and caused production plants in the US to shut down. The unruly weather prevented the product from being moved in or out of the gulf. Other components include sanctions and rising energy costs in Europe and China. Natural gas is the main feedstock for most nitrogen fertilizers and because of skyrocketing natural gas prices, companies have had to close or cut significant rates of production.

Simultaneously, prices for corn and soybeans are high right now generating an eagerness among farmers to take advantage of those prices. However, corn is expensive to raise and requires high input costs. Thus, demand for fertilizer is apparent as farmers look to increase yields.

Fertilizer cost is one of the biggest drivers behind global food inflation right now. As farmers contend with high input costs, they can cut back fertilizer application or shift to cheaper crops that require fewer input costs such as soybeans, lentils, and peas. Switching from raising corn crops or not planting as many acres means less corn that is widely used in foods consumed in many households.

Agricultural Real Estate

USDA's National Agricultural Statistics Services indicate the value of agricultural land is increasing at a rate not seen in nearly a decade. The US cropland value averaged \$4,420 per acre, an increase of 7.8% from last year. In Montana, farm real estate values increased by 1.6%, or \$930 per acre. In the states with volumes of high-value crops such as wine grapes or tree nuts in California, values increased by \$10,900 per acre! These kinds of increases impact local real estate markets and vary by state. Inventory for transitional land in rural areas is low; otherwise, sales volume would demonstrate a sharp increase in line with the increase of land value. The demand has spurred the division of larger parcels into smaller 10- and 20-acre tracts. Covid continues to drive people out of the bigger cities and toward more secluded rural communities. I do not foresee this changing anytime soon because of the constant demand and lack of inventory. It is an amazing time to be a part of the land market. Farmers are glad to see the inflation of their assets with the increased value of cropland helping them attain loans or profit if selling. The rising land values offer an opportunity for farmers and ranchers to see their blood, sweat, and tears turn into lucrative equity. With another year of sustainable land values, farmers seeking to retire can do so and receive top dollar for their amassed estates.

WILLOW SPRINGS RANCH

DEER LODGE COUNTY, MONTANA

MLS# 22203402

307± Acres

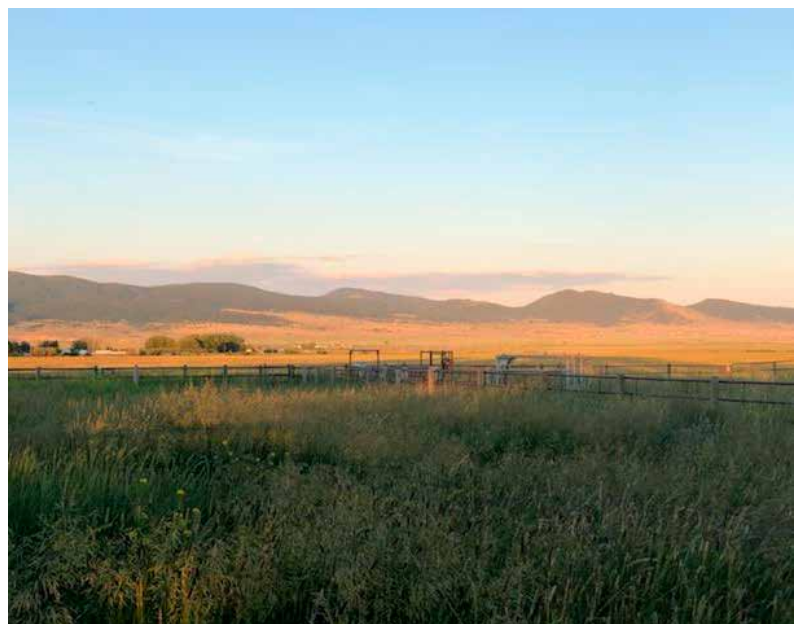
\$ 3,000,000.00



Just minutes from downtown Anaconda, these 307.5 acres sprawl out between State Highway 1 and State Highway 441. The property is 7 miles from the fabulous Fairmont Hotsprings. The luscious property is sub-irrigated and has big water rights on Mill Creek. It also has three developed springs that flood irrigate the property. The water keeps the grounds nutritious enough to support 75 to 80 pairs from June through November. When the summer sun dries up vegetation, this acreage still has jade green grass!

A cabin measuring 12' x 32' is situated on the property with a porch, a kitchen, a sleeping area, and a bathroom. It's perfect for a guest cabin or to reside in while building your dream home! A new septic system and well have been installed.

Enjoy the views of the mountains on Crackerville Road and soak up the slower pace of life. Downsizing but still want to live the country life on a ranch? This property would be ideal for a gentleman rancher or for one who sold the big one and needs a place for equipment and a few cows. Outbuildings include two nice shops. The 50' x 66' equipment shed has a dirt floor and does not have electricity. The 50' x 50' shop has concrete floors, electricity, and lighting with corrals surrounding it.



HEAVENLY HARPER PUCKETT ROAD RANCHETTE

GALLATIN COUNTY, MONTANA

MLS# 22109022

20± Acres

\$ 2,950,000.00



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. 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.



MILK RIVER RANCH HAY BASE

BLAINE COUNTY, MONTANA

MLS# 22201151

534± Acres

\$ 1,900,000.00



Bordering the Milk River, this ranch holds above-average soils that produce an average of two-ton to the acre. Of the 534.76 deeded acres, 380.98 acres are flood irrigated producing a lush variety of grasses. Water is abundant as the property borders the Milk River on the south side and has Snake Creek run through. Milk River Ranch is suitable for an ideal horse property or a hay base property. Winter your cattle here or utilize the ranch for its spectacular hunting attributes. There is excellent deer, antelope, and upland game bird hunting. Cottonwood trees protect the outbuildings that include a 4-bedroom home, an insulated shop, corrals, and a barn. Join the Hi-Line in the farm and ranch industry and take advantage of the nutrient-dense soils here.



RUSTIC OPEN RANGE RANCH

PONDERA & GLACIER COUNTY, MONTANA

MLS# 22202452

1434± Acres

\$ 1,500,000.00



The barbed wire tightly clings to the fence post enclosing 1,434.99 acres of rolling luscious pasture. The Rocky Mountain Front looms in the distance separating the endless blue sky from the open range. The location represents some of Montana's best scenery and land. Have dreams of becoming a Montana rancher? The Rustic Open Range Ranch provides one heck of a starter package as it includes a 1960 home with 3 bedrooms and 2,552 square feet of living space. The property also has a 40' x 36' shop, two shed/barns, a set of corrals, a well taken care of scale house with certified scales, and an older squeeze chute. Add to your already existing ranch and rent out the home. Give your cattle the wide-open acreage to roam.




STIMULATING SUN RIVER VALLEY VIEWS

TETON COUNTY, MONTANA

MLS# 22103384

1629± Acres

\$ 1,400,000.00



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 by 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 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 amid the herds.



GLORIOUS GLACIER PARK VIEWS

GLACIER COUNTY, MONTANA

MLS# 22201020

403± Acres

\$ 1,250,000.00



Observe the vast, untouched terrestrial environment dominated by towering trees and diverse landscapes. Become awe-inspired by the panoramic views this property provides of nearby Glacier National Park. The canopy of timber stretches to the big sky and outlines vivid and dreamlike sunsets. Wildlife flourishes in the area such as elk, deer, bear, coyotes, wolves, and birds. Exploration awaits on the 402.94 acres. Senses are heightened allowing you to fully experience the strong scent of pine, the sound of branches breaking underfoot, the gentle splash of dewy drops leaping from leaves. Bring an ATV or horse to get to the property and enjoy hours of tranquility and unprecedented sights. Camp out beneath the stars before a day trip through the park or a fishing excursion to one of the several close by lakes. The captivating Chief Mountain can be seen from the property. Views are impressive, and the air is fresh. Get to the best of Montana!



LARAMIE PEAK RETREAT

ALBANY COUNTY, WYOMING

MLS# 20220873	40± Acres	\$ 1,250,000.00
---------------	-----------	-----------------



Located at the base of Laramie Peak, the most prominent peak in the Laramie Mountain Range, this cabin is situated to soak in the majestic views of the serene and rugged landscape. With 40 acres, it's a rare opportunity to own a unique property with breathtaking panoramic views. In addition, the property borders 25,000 acres of Medicine Bow National Forest on the north and west side! The coveted elk unit #7 surrounds the property. Imagine the exhilaration of stepping out your back door and finding miles of land to track that trophy elk.



ELK MOUNTAIN RANCH

CUSTER COUNTY, COLORADO

MLS# 6709214

50± Acres

\$ 989,000.00



Experience Elk Mountain Ranch peacefully situated amid the Wet Mountains and pine-infused forests. The sprawling property stretches for 50.01 private and secluded acres offering unobstructed, long-range views of the surrounding foothills and vistas. The rugged Sangre de Cristo Mountain Range can be viewed in addition to several 14,000-foot snow-capped peaks. Roam the acreage on your trusty steed as the property is well equipped for horses with a loafing shed, corrals, an arena, and a round pen. Royal views can be taken in from the large windows on the 2-bedroom, 2-bathroom home. The vaulted ceilings peak like a mountain top and provide an open spacious feel. Enjoy the highlighted features like the walk-in pantry and the durable Travertine flooring. Wood elements such as the trim and the decorative wrap on the island bring nature into the architecture. The Wet Mountains provide ample moisture keeping the grass lush and green for wildlife and livestock alike. Large resident herds of elk frequent the property as well as deer and antelope. Leave the city life behind and come home to the calm country roads and a simpler, more relaxed way of life!



IRRIGATED MISSION MOUNTAIN RANCH

LAKE COUNTY, MONTANA

MLS# 22103262

200± Acres

\$ 899,000.00



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 mainline 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.



GREEN RIDGE LANE RANCH

CASCADE COUNTY, MONTANA

MLS# 22205862

20± Acres

\$ 849,500.00



Just east of Great Falls, 20.08 acres accompany a well-maintained home of 4,024 square feet! The spacious home offers comfort as the 20 acres provide a place for your horses or animals. Encompassed by perimeter barbed wire fencing, the property has a post and rail corral, an attached insulated garage, and a 24' x 30' shop. Get out of the city for open spaces and still be close enough to take advantage of the convenient amenities. The home was designed with convenience and opportunity in mind. The downstairs features a full kitchen, laundry hookups, a pool table, a dining room, and guest suites. Potentially, this area could serve as a rental, an Airbnb, or a mother-in-law suite. The home is outfitted with oak cabinets and trim, a central vacuum system, an on-demand water heater, a water softener, and underground sprinklers to keep the surrounding yard lush and green. The main floor features a laundry room, two living rooms, and a master suite with its own private deck. There is much to appreciate about this home and property. Ranchettes near Great Falls are rare, so don't wait too long to experience the freedom this property offers!



EXQUISITE EVERGREEN PARK PARADISE

MUSSELSHELL COUNTY, MONTANA

MLS# 22205870

21± Acres

\$ 684,900.00



This exquisite, end-of-the-road property lies in the Bull Mountains with spectacular views of the Big and Little Snowy Mountains to the west, millions of stars in the night sky, and the rare Northern Lights! Unobstructed views set this property apart. The ranchette is comprised of 3,218 square feet on 20.88 acres to roam! An attached 3-stall garage gives ample space for vehicles and toys and a workspace. Enjoy seeing wildlife wander throw including deer, turkeys, and elk. The seller is offering a one-year home warranty. The home is on a cistern, but there are wells in the area. The kitchen/dining area features custom-built cabinetry and an open floor plan with a great island and a large picture window displaying tons of natural light. The open living space displays a custom-built fireplace with an electric insert. Roundup and its convenient amenities are only 11 miles from the property. Come experience the Bull Mountains and the wonderful property that calls these mountain views home!



ELIGIBLE EASTERN MONTANA RANCH

RICHLAND COUNTY, MONTANA

MLS# 22019010

70± Acres

\$ 684,000.00



This 70.089-acre 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 sub-irrigation. 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.



PONDERA COUNTY EQUESTRIAN ESTATE

PONDERA COUNTY, MONTANA

MLS# 22203082

16± Acres

\$ 675,000.00



An excellent property to breed horses or calve out cattle, this ranch consists of loafing sheds, 2 large, enclosed metal barns, 3 lean-to barns, a wood shop, corrals, loading chute, and two functional grain bins. The beautiful Lake Frances is 0.4 miles as the crow flies from this rural ranchette! The Rocky Mountain Front towers in the background providing stunning views from the 3 bed/3 bath home. Enjoy main level living except for the addition of the great room that is ground level with 4 steps descending from the main level. There is a trendy bar in the great room that is wonderful for entertaining guests! Rustic and gorgeous laminate flooring encompasses most of the home. The three-stall garage has tons of room for storage and automatic doors. The 16.54 acres sit among the patchwork of farm fields and are only two minutes from the community of Valier. Perimeter fencing surrounds the property including the multitude of outbuildings. Enjoy watching the waterfowl fly over from the 429 square foot, multi-level deck! Wide-open spaces give your livestock room to roam. The property is a functional operation that can adhere to your lifestyle on the plains that meet the Rocky Mountain Front.



REMARKABLE VIEWS, SECLUDED SUBDIVISION

FREMONT COUNTY, WYOMING

MLS# 20214198

49± Acres

\$ 650,000.00



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!



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 the 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!



ST. MARY LOTS 2 & 3

GLACIER COUNTY, MONTANA

MLS# 3181678

360± Acres

\$ 500,000.00



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 and 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.



★★★★★ *"Working with Megan was an absolutely phenomenal experience. She went above and beyond in every aspect of the home buying process. Even in this insane market she was able to help us get a house that we are happy to have to bought."*

Aaron and Miranda Furchner

FASCINATING FEATURES ON UNTOUCHED LAND

YELLOWSTONE COUNTY, MONTANA

MLS# 22108207

86± Acres

\$ 350,000.00



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. These 86.22 acres have 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.



★★★★★ *"Trampus and Staci did a wonderful job selling 3 parcels of rural land for us. They made the entire process easy, professional, keeping us informed every step of the way. Their marketing of this land was impressive and 1st class. We live out of state and everything was done electronically. We feel very fortunate to have found Trampus! Highly recommend him for any real estate business you may have."*

Ron and Debra Duran

OUTLYING SCENIC ACREAGE

YELLOWSTONE COUNTY, MONTANA

MLS# 22108241

87± Acres

\$ 350,000.00



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.



LLOYD ROAD RANCH

BLAINE COUNTY, MONTANA

MLS# 22005373	320± Acres	\$280,000.00
---------------	------------	--------------



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

40± Acres

\$ 270,000.00



Gently rolling land with mixed grasses, brome, and gorgeous mountain views in the background describes 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!




IRRIGATED DREAM HOME ACREAGE

TETON COUNTY, MONTANA

MLS# 22204851

30± Acres

\$ 249,000.00



Located in central Montana east of Fairfield, these 30.68 acres have fiber optic, telephone, power, and propane with irrigation rights to keep vegetation prime for animals or horses. The land has produced alfalfa hay. If you're searching for the ideal land to build a lovely farmhouse with privacy and freedom, grab hold of this acreage! Bring your horses and chickens! The property is surrounded by perimeter fencing and is only 25 miles from Great Falls. The area has supreme hunting in District 404 with coulees offering coverage for upland game birds, mule and white-tailed, deer, and antelope. The Rocky Mountain Front looms in the distance providing spectacular landscapes and diverse ecosystems. Freezeout Lake brings the migrating snow geese masses. Sun River offers a scenic and tranquil spot to fish for trout. The close-knit community is primarily supported by agriculture. Utilize the land for grazing or build a country home among the amber fields of wheat and barley under the blues skies of Montana!





LOWER RIVER ROAD - LOT 11A

CASCADE COUNTY, MONTANA



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

\$ 320,000.00



EXECUTIVE ESTATE ACREAGE

YELLOWSTONE COUNTY, MONTANA



- 2.54 acres
- CCRs: Unknown
- No HOA
- Power, Water & Sewer Lines
- MLS # 22111397

\$ 295,000.00



RURAL RINGLING LAND

MEAGHER COUNTY, MONTANA



- 17.1 acres
- CCRs: Unknown
- No HOA
- 3 Phase Power & Well
- MLS # 22201789

\$ 230,000.00



CONCEIVE YOUR DREAM

CASCADE COUNTY, MONTANA



- 9.01 acres
- CCRs: Yes
- No HOA
- Well, Power & Septic Approval
- MLS # 22206102

\$ 220,000.00



CAPABLE CONRAD LOT

PONDERA COUNTY, MONTANA



- 6.36 acres
- CCRs: No
- No HOA
- Electricity
- MLS # 22202343

\$ 195,000.00



TOBACCO BAY ESTATES LOT

LINCOLN COUNTY, MONTANA



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

\$ 188,000.00



CENTRAL COLORADO ACREAGE

PARK COUNTY, COLORADO



- 42.9 acres
- CCRs: Yes
- HOAs: Yes
- Central location puts you within 3 hours to almost all locations in CO
- MLS # 9330155

\$ 129,000.00



VACANT VIRGINIA CITY LOTS

MADISON COUNTY, MONTANA



- 1.87 acres
- CCRs: No
- No HOA
- 12 City Lots with a Creek
- MLS # 22200286

\$ 109,000.00



BUFFALO BRIDGE ROAD LOT

LAKE COUNTY, MONTANA



- 1.13 acres
- CCRs: No
- HOAs: No
- Well, Telephone, Power
- MLS # 22115239

\$ 62,500.00



HARDIN HOT SPOT

BIG HORN COUNTY, MONTANA



- 0.4 acres
- CCRs: No
- HOAs: No
- Highly Visible Commercial Lot
- MLS # 22104180

\$ 60,000.00



VAULTING VIRGINIA CITY VIEWS

MADISON COUNTY, MONTANA



- 0.647 acres
- CCRs: No
- HOAs: No
- 6 City Lots with a Creek
- MLS # 22200328

\$ 59,000.00



YELLOWSTONE RIVER RANCH LOT

STILLWATER COUNTY, MONTANA



- 23 acres
- CCRs: Yes
- HOAs: Yes
- Borders 640 Acres of State Land
- MLS # 22105912

\$ 59,000.00

If You Want to Make Dollars Count With Good “Cents,” Now is the Time to Sell

If you drive a vehicle, you’ve most definitely felt the squeeze of the increase in fuel prices. Americans are more conscious of where their dollars are being spent with inflation affecting everyone directly or indirectly. The companies that ship and deliver goods have to adjust their prices because of the influx in fuel prices. The cost to heat and power homes is being impacted by the rising fuel and oil prices. People can afford less with these high prices. Consumer spending is restricted as well as leisure activities and traveling.



The real estate market is driven by supply and demand. While there is still a limited supply of properties for sale, demand remains high due in part to favorable mortgage terms. However, land prices have been pushed to record high prices. The real estate market will see an impact from the rising fuel costs. Buyers are unable to travel as much to explore the area and look at properties. Thus, the virtual platforms are essential tools used in marketing and are critical to provide sellers with exposure and buyers with an efficient opportunity to experience a property.

Virtual home tours were a great alternative when Covid had much of the country shut down. A virtual home tour allows you to see the layout of a home and provides the sellers and buyers with vantage points. The seller can get their homes or properties in the hands of potential buyers instantly and the buyer can decide whether a home is a good fit before spending the time and money to go physically see the property. Virtual land tours are much more innovative, and Corder and Associates is the only brokerage offering this game changing technology. A land tour gives an aerial view of a farm or ranch and then can display photos, links, or information associated with “hot spots” on the property. With the click of a mouse, you can see how far power lines are away from the barn or the width of the seasonal spring that runs through. You’ll be able to see the views that you’d have from standing on the property and the terrain. Furthermore, the virtual tour technology offers a chance to tour through shops, barns, and other outbuildings. See how fields connect and where the corrals are. It’s fascinating to be able to take your time in the comfort of your own home to have a virtual experience of your dream property.

Clients, both sellers and buyers alike, value the virtual land and home tours and the favorable prospects that such technology gives them. While the demand for properties and land is still fueling the price growth in the real estate industry, I expect gas prices, inflation, and the rising interest rates to combat those prices and somewhat cool the market in the near future. If you want to make “cents” of this inflated market, the time to sell is now!



PLAYGROUND FULL OF TREASURE

MADISON COUNTY, MONTANA



- 0.647 acres
- CCRs: No
- HOAs: No
- 6 City Lots with a Creek
- MLS # 22200340

\$ 50,000.00



RIMINI ROAD REFUGE

LEWIS & CLARK COUNTY, MONTANA



- 0.05 acres
- CCRs: No
- HOAs: No
- Borders Forest Service
- MLS # 22204105

\$ 29,999.00

★★★★★ "Two years ago when we bought this house, Lisa was the seller's agent, but she did five times as much for us in that transaction as our own agent did (and he had been a close friend for 50 years). We were so impressed with her professionalism and helpfulness at that time, she became our friend and we said that she would be our realtor if we ever sold the house. That happened a year and a half later, and this time she was OUR agent. Even though we could not close for six months—due to needing to avoid capital gains, her professional listing and marketing led to three offers in a week, all who were willing to wait six months to close. We took the full price offer, and she led us through the long escrow period, making suggestions, providing frequent communications and helping us through each step of the long escrow period. She was once again excellent. She treated us like family and made our sale more profitable and easier than we had expected. We couldn't have been happier with Lisa as our agent, and we have recommended her already to several others. She's the best!"

Tom Wagoner

★★★★★ "Yes, very satisfied with service. Ours was just a cabin but I believe we were treated just as though it were a very expensive home. It meant a lot and I thank you again."

James and Marita Coates

★★★★★ "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

Over \$25,000 donated through

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.



Scholarship Recipients 2022

2022 • *Trampus & Staci Corder*

We are passionate about giving back to the community and feel strongly about supporting students as they venture out to launch their college careers.



Highwood Rural Fire Department & Fort Benton Memorial Ambulance

March, 31st 2022 • *Jennifer Birkeland*

Donations went to Highwood Rural Fire Department and Fort Benton Memorial Ambulance.



Garfield County Shooting Sports Program

March, 9th 2022 • *Aaron Carroll*

Presenting check to Garfield County Shooting Sports Program. The program is designed to: Give youth safe instruction and training in the use of firearms and conservation. Enhance self-confidence, personal development, responsibility and sportsmanship. Create an appreciation and understanding of natural resources. Develop leadership within 4-H parameters for youth and adults. Expand 4-H membership and involve more volunteer leaders. Provide certified volunteer instructors with safe and proper instructional techniques and information on how to plan and manage shooting and conservation clubs.



Toby's House Crisis Nursery

March 3rd, 2022 • *Nick Schmele*

Nick Schmele of Corder and Associates presenting a check to Susie Zeak of Toby's House Crisis Nursery. Toby's House is committed to the prevention of child abuse and neglect by providing crisis, respite and transitional care for children 0-6. They believe all children deserve a safe, loving, and immediate shelter during a family's crisis. To find out more about Toby's House visit their page @tobyshousemt or online!

our "Give Back Program"



TRACS

April 9th, 2022

Lisa Hampton

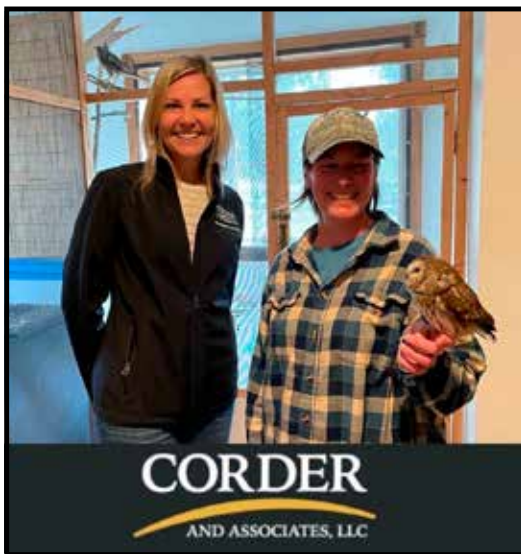
It's a blessing to bless. The Corder and Associates give back program enables its realtors to give back to nonprofits in their community. Ben Castle and Lisa Hampton chose TRACS because they deeply believe in their program and all they do for animals in need.



Peppy 4-H Club of Lavina, MT

March, 13th 2022 • *Zach McKinley*

This years recipient was the Peppy 4-H Club of Lavina, MT in Golden Valley County. These kids will be doing everything from market animals, culinary and much more. It was my privilege as a 4-H alum myself to donate to these kids!



Wild Skies Raptor Center

April 3rd, 2022 • *Kate Sousa*

At Corder and Associates we believe it is important to give back to our community. Kate Sousa gave a donation to Wild Skies Raptor Center. The care and dedication that the center gives the birds to aid in their recovery and release back into the wild is incredible. These raptors are super special birds and we are glad there are places like Wild Skies Raptor Center to help ensure they are here for future generations to see out in their natural habitat.



Glacier Hockey Association

April 13th, 2022 • *Kelsey Eisenzimer*

Glacier Hockey Association is a non-profit, youth hockey program located in Whitefish. Kelsey Eisenzimer and her boys moved to the Flathead Valley this last summer and joined GHA. Everyone there was welcoming. Great friendships with the coaches, players and parents has been a huge part of their lives during the short time they've lived here. GHA provides a fun, safe and rewarding learning environment for youth athletes while offering high quality hockey programs at an affordable price.



guaranteed Rate[®]

More home, in less time

Speed through jumbo financing with **Jumbo AUS Xpress**

In today's crowded market, speed means everything.

Jumbo AUS Xpress leverages automated underwriting for faster jumbo loan financing.

And with down payment options **Jumbo AUS Xpress** can also help reduce some of the documentation needed—which helps you get to closing faster.

Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact Guaranteed Rate for current rates and for more information.

Not eligible for all property types. Eligible for fixed rate, jumbo loans on primary or second homes only. Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions apply. Contact Guaranteed Rate for more information. (20220516-1415051)

Eligibility:

- Fixed rate loan types only
- Eligible property types include:
Single family, 2-unit, PUD, Warrantable Condo, and Warrantable Co-op (Co-ops are only allowed in the NYC area)
- Primary residence or second home only (no investment properties)
- Cash-out refinance options available
- Minimum credit score required = 680
- Maximum debt-to-income ratio = 43%



NMLS ID #2611 (Nationwide Mortgage Licensing System www.nmlsconsumeraccess.org) • AL - Lic# 21566 • AK - Lic#AK2611 • AR - Lic#103947 - Guaranteed Rate, Inc. 3940 N Ravenswood, Chicago IL 60613 866-934-7283 • AZ - Guaranteed Rate, Inc. - 14811 N. Kierland Blvd., Ste. 100, Scottsdale, AZ, 85254 Mortgage Banker License #0907078 • CA - Licensed by the Department of Business Oversight, Division of Corporations under the California Residential Mortgage Lending Act Lic #4130699 • CO - Guaranteed Rate, Inc. Regulated by the Division of Real Estate, 773-290-0505 • CT - Lic#17196 • DE - Lic# 9436 • DC - Lic#MLB2611 • FL - Lic# MLD1102 • GA - Residential Mortgage Licensee #20973 - 3940 N. Ravenswood Ave., Chicago, IL 60613 • HI - Lic#HI-2611 • ID - Guaranteed Rate, Inc. Lic#MBL-5827 • IL - Residential Mortgage Licensee - IDFP, 122 South Michigan Avenue, Suite 1900, Chicago, Illinois, 60603, 312-793-3000, 3940 N. Ravenswood Ave., Chicago, IL 60613 #MB.0005932 • IN - Lic#11060 & #10332 • IA - Lic#2005-0132 • KS - Licensed Mortgage Company - Guaranteed Rate, Inc. - License #MC.0001530 • KY - Mortgage Company Lic#MC20335 • LA - Lic#2866 • ME - Lic#SLM11302 • MD - Lic#13181 • MA - Guaranteed Rate, Inc. - Mortgage Lender & Mortgage Broker License MC2611 • MI - Lic#FR0018846 & SR0018847 • MN - Lic#MN-MO-20526478 • MS - Guaranteed Rate, Inc. 3940 N. Ravenswood Ave., Chicago, IL 60613 - Mississippi Licensed Mortgage Company, Lic# 2611 • MO - Guaranteed Rate Lic# 16-1744-A • MT - Lic# 2611 • NJ - Licensed in NJ: Licensed Mortgage Banker - NJ Department of Banking & Insurance • NE - Lic#1811 • NV - Lic#3162 & 3161 • NH - Guaranteed Rate, Inc. dba Guaranteed Rate of Delaware, licensed by the New Hampshire Banking Department - Lic# 13931-MB • NM - Lic#01995 • NY - Licensed Mortgage Banker - NYS Department of Financial Services- 3940 N Ravenswood, Chicago, IL 60613 Lic # B500887 • NC - Lic#109803 • ND - Lic#MB101818 • OH - Lic#MB.0804160 & Lic#SM.501367 - 3940 N. Ravenswood Ave., Chicago, IL 60613 • OK - Lic# ML002651 • OR - Lic#ML-3836 - 3940 N. Ravenswood Ave., Chicago, IL 60613 • PA - Licensed by the Pennsylvania Department of Banking and Securities Lic#20371 • RI - Rhode Island Licensed Lender Lic# 20102682LL, RI - Rhode Island Licensed Loan Broker Lic# 20102681LB • SC - Lic#MLS - 2611 • SD - Lic#ML.04997 • TN - Lic#109179 • TX - Licensed in TX: Licensed Mortgage Banker & Licensed Residential Mortgage Loan Servicer- TX Department of Savings & Mortgage Lending • UT - Licensed in UT: Utah-DRE Mortgage Entity License #7495184 & Utah-DFI Residential First Mortgage Notification – Utah Department of Financial Institutions • VT - Lic#2611-1 & 0930 MB & 6100 • VA - Guaranteed Rate, Inc. - Licensed by Virginia State Corporation Commission, License # MC-3769 • WA - Lic#CL-2611 • WI - Lic#27394BA & 2611BR • WV - Lic#ML-30469 & MB-30098 • WY - Lic#2247

BLUESLIDE ROAD CHATEAU

SANDERS COUNTY, MONTANA

MLS# 22202725

5± Acres

3 bed/2.5 bath

6,958 sqft

\$ 850,000.00



Western Montana impresses residents with its boundless forests and spectacular untouched mountainous landscapes. The stunning property on Blueslide Road sits among the towering trees in a protected and quiet world of its own. The pine-infused fresh air can be enjoyed from the deck even though the views will take your breath away! A beautiful home is situated on 5.04 acres with an attached 4 car garage and a detached shop/garage for plenty of storage and space for vehicles and toys. The home displays high, 18' ceilings giving a spacious feel while the large windows allow in the natural light. The regal fireplace is an inviting element in the living space in addition to the expansive windows and high peaked ceiling. The lofty upstairs overlooks the open floor plan and includes the two sizeable suites connected by a Jack and Jill bathroom. Enter the gourmet chef's kitchen and delight in the commercial refrigerator and freezer. Cooking is a dream in this kitchen that includes granite countertops and a pot-filler atop the induction cookstove. Comfortable and massive, the master bedroom has a separate sitting area and an ensuite master bath with a glorious soaking tub, walk-in shower, and double vanity. The engineered maple floors are heated to perfection. This home exceeds expectations and even features a one-bedroom apartment for guests or family! The Clark Fork will adhere to your recreational adventures along with the Gorge Reservoir and Noxon Reservoir. Fishing and hunting are superb in the area and provide plenty of things to do in the surrounding public lands as well. A hidden piece of paradise, this property will make someone the proud owner of a dream property!



HARLOW ROAD HORSE HAVEN

SANDERS COUNTY, MONTANA

MLS# 22206328	10± Acres	2 bed/2 bath	1,187 sqft	\$ 785,000.00
---------------	-----------	--------------	------------	---------------



Among the teetering trees and the majestic mountains of Western Montana, an immaculate, single-level home is situated on 10 luscious acres. The property beckons you to bring your beloved animals, dogs, horses, and chickens alike! There is ample space and storage for boats, RVs, ATVs, and more! A horse barn comfortably houses your steed, and there is a lovely chicken coop for your hens. You'll be grateful for the heated and insulated shop that is complete with a bathroom. Several lean-to's keep things covered and protected when the snow flies. A covered and screened-in porch makes for a spectacular spot to rock in a chair and sip on freshly brewed coffee while watching the wandering wildlife go by. This property is well-maintained and taken care of. Everything is in quality condition; the location boasts rivers and streams, mountains, forests, wildlife, hiking, horseback riding, and more. Enjoy the tranquility of home and start living the peaceful life!



LURE ME IN

BIG HORN COUNTY, MONTANA

MLS# 22200990	0.246± Acres	4 bed/4 bath	2,000 sqft	\$ 550,000.00
---------------	--------------	--------------	------------	---------------




A 2000 sq ft Vacation Home in Fort Smith Montana. Just a half of mile away from the World Famous Bighorn River and minutes away from Bighorn Canyon National Recreational Area and Bighorn Lake. This home is 4 bedroom with two beds each and 4 full bathrooms attached. It sits on a large lot for plenty of room to add on a garage and boat house for all your toys. The home comes fully furnished right down to the pots and pans, just move in. If you are a fisherman the River has Rainbow and Brown Trout. The browns can be up to 18-20" plus. If you are a lake fisherman the lake offers a good population of Walleye, Small mouth Bass, Crappie and Lake Trout. If you are a Hunter the area has some of the best upland bird and waterfowl hunting in the State. So if you are an outdoor enthusiast looking for a great getaway in Montana, This is a must see property at a very affordable price.



HOMES WITH RIVETING RIVER VIEWS

SANDERS COUNTY, MONTANA

MLS# 22204760	0.25± Acres	3 bed/2 bath	2,564 sq ft	\$ 550,000.00
---------------	-------------	--------------	-------------	---------------



Two homes with one purchase are available in Thompson Falls, MT minutes from excellent walking and hiking trails that follow along the river! Just beyond Jefferson Street South in Thompson Falls is the Clark Fork River still as glass and stunning like an emerald. Sit on your front porch every evening and take in the serenity of the river and mountains under a vibrant sunset. What's even sweeter is the fact that 2 homes are being sold for one fantastic price! These two charming homes come with endless possibilities! While the main home has been utilized for living quarters, the guest home has been rented out for added income each month. Give guests the royal treatment with their own space and home or turn it into a mother-in-law suite! Airbnbs are extremely popular in this area because of the many recreational activities luring visitors. Both homes are well-maintained with an enchanting yard displaying greens and brightly colored blossoms on flowers. The small pond adds to the warm and welcoming ambiance with mature trees offering shade and protection. Wet a line whenever the mood strikes you or grab your kayak for an adventure under the sun. Thompson Falls, Montana has all the amenities and offers golf, fishing, boating, swimming, and more as it gives way to the Lolo and Kootenai National Forests. Let the Clark Fork River carry away your worries and enjoy the options that come with having a guest home!



RIVER ROCK CONDO #2

GALLATIN COUNTY, MONTANA

MLS# 22205148	8± Acres	2 bed/2 bath	1,650 sqft	\$ 529,900.00
---------------	----------	--------------	------------	---------------



Unique and different from the original 104 units, this unit is a two-story, side-by-side condominium located in Belgrade, Montana. This condo is a new construction condo with homelike qualities such as 12-foot vaulted ceilings, a deck, and an attached heated and insulated garage. You will appreciate the high-end finishes and quality design in addition to the amazing views! To the south, the beautiful Hyalite Mountains and the Spanish Peaks tower into the sky, and just out the front door is the small River Rock Pond with a walking path following around it. The East Gallatin River and Bozeman International Airport are a mere 5 minutes from the condo. Check out these brand-new condo units that are expected to be completed in mid-June! All floor plans subject to change. Pictures are of similar condo, not actual condo. This condo unit is currently under construction.



RIVER ROCK CONDO #3

GALLATIN COUNTY, MONTANA

MLS# 22205149

8± Acres

2 bed/2 bath

1,650 sq ft

\$ 529,900.00



Unique and different from the original 104 units, this unit is a two-story, side-by-side condominium located in Belgrade, Montana. This condo is a new construction condo with homelike qualities such as 12-foot vaulted ceilings, a deck, and an attached heated and insulated garage. You will appreciate the high-end finishes and quality design in addition to the amazing views! To the south, the beautiful Hyalite Mountains and the Spanish Peaks tower into the sky, and just out the front door is the small River Rock Pond with a walking path following around it. The East Gallatin River and Bozeman International Airport are a mere 5 minutes from the condo. Check out these brand-new condo units that are expected to be completed in mid-June! All floor plans subject to change. Pictures are of similar condo, not actual condo. This condo unit is currently under construction.



★★★★★ *"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

RIVERVIEW HORIZON HEIGHTS HOME

CASCADE COUNTY, MONTANA

MLS# 22205992	0.237± Acres	4 bed/3 bath	2,484 sq ft	\$ 457,000.00
---------------	--------------	--------------	-------------	---------------



Above the city of Great Falls gazing out upon sprawling Missouri River views, the home is located in the coveted Riverview area. With little traffic, life is peaceful in this custom-built, spacious home. The open floor plan sanctions convenience and functionality in addition to the many updates and remodels! The interior paint, carpet, tile, light fixtures, interior doors, closet casings, and crown trim throughout the home have all been installed within the last year. The home is smart home technology capable. The radiant baseboard heating system efficiently allows you to moderate temperatures in each room. The 4 bedroom, 3 bathroom home consists of 2,484 square feet with an impressive master suite walk-in closet and main floor laundry. The home features high-end finishes such as the durable bamboo vinyl flooring, the tankless on-demand water heater, the jetted tub in the master bathroom, the underground sprinkler system to keep the large yard lush and green, and the new vinyl fencing surrounding the backyard. The kitchen is a chef's dream with a gas range and tons of space in the soft-close cabinetry. Tall, vaulted ceilings provide a welcoming atmosphere inside while outside the spanning deck and patio make entertaining and relaxing effortless. An attached 2-stall garage keeps your vehicles out of the elements while a graveled spot next to the driveway is ideal for parking an RV or boat. Experience this home and all it has to offer with its magical city and river views!



WOODSY MONTANA MOUNTAIN RETREAT

SANDERS COUNTY, MONTANA

MLS# 22205203	2± Acres	3 bed/2 bath	1,568 sqft	\$ 375,000.00
---------------	----------	--------------	------------	---------------



Amongst the forested mountains, this home sits on over 2 secluded acres near Thompson Falls, Montana. The large windows capture the beautiful scenes and the bright beams of light in this 3-bedroom, 2-bathroom manufactured home. The property's backyard is fenced in and there is a storage shed and a 2-stall carport. The canopy of trees offers opportunities to hunt and hike while close by Clear Creek and Prospect Creek provide excellent fishing. One smell of the pine-infused air and one look at the stunning mountains against the pigmented blue sky will capture your heart! This property meets every expectation for a Montana mountain retreat. It's so beautiful you'll never want to leave home!



PORCH ROCKIN' MONTANA RANCHETTE

PHILLIPS COUNTY, MONTANA

MLS# 22118340	10.5± Acres	4 bed/3 bath	2,200 sq.ft	\$ 375,000.00
---------------	-------------	--------------	-------------	---------------



Live your best life amid 10 acres on a peaceful country road leading you home to a 4-bedroom, 3-bathroom farmhouse! Nostalgia hangs heavy in the air while rocking in your chair on the glorious wrap-around porch while sipping your freshly brewed coffee gazing at the blazing sunrise. The dreamy ranchette is complete with a tool shop, a bunkhouse, and irrigation to keep your animals fat and sassy on good Montana grass! A 20' x 20' outbuilding houses a rough walk-in freezer with a wooden floor, and the other half has an area for chickens with a dirt floor. There is a long list of updates from the complete remodel in 2020 including new colonial style windows, a new furnace, a new metal roof, and new siding. A mudroom is essential for country living. This one does not disappoint! The home features a new enclosed 8' x 16' luxury mudroom! Don't forget to factor in the bonus attribute of bordering BOR and then state land just across the county road so your endless views are protected. The Milk River is within walking distance so grab your pole and reel in a Channel Catfish! It can't get much better than front porch rockin' watching the sunset on a blissful Montana evening!





HOME SWEET HOME

CHOUTEAU COUNTY, MONTANA



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

\$ 190,000.00



UPDATED CHARMING SHELBY HOME

TOOLE COUNTY, MONTANA



- 0.16 acres
- 3 bed / 2 bath
- 1,736 square feet
- MLS # 22204340

\$ 130,000.00



AFFORDABLE LIVING, GREAT STORAGE

PRAIRIE COUNTY, MONTANA



- 0.151 acres
- 3 bed / 2 bath
- 1,736 square feet
- MLS # 22114169

\$ 79,999.00

★★★★★ "Kelsey is the perfect agent. We have worked with several before. None have brought her mix of talents to the table. She listens to her clients, which is increasingly hard to find. She didn't waste our time on listings she knew we wouldn't like. She knew what my wife was looking for & she knew what I was looking for. Where other agents would push listing on us that were not what we were on the hunt for, Kelsey always showed us places that we loved. She has a keen eye & a unique ability to view the process from the eyes of her buyers. I would strongly recommend that your firm use Kelsey as an example to your sales force in how to sell a home with class, dignity & respect. You have a rising star in Kelsey & you would be wise to hang onto her as long as you can. If she worked for me, I'd have other employees learn from her that selling is all about knowing your client, not pushing a product. Bravo for hiring this all-star agent and wonderful person."

Mark Toumajian

Rural Relocation a Result of Pandemic

The pandemic has prowled through the world leaving its mark on every country and every industry. The real estate market, rural and residential, was no exception. Day to day life as we know it has taken on a new mission. Initially, the pandemic sent people to their homes to work virtually and help their kids navigate school virtually. The home has become an office, a classroom, and a place where the majority of time is spent. The “urban exodus” took place as families realized that more space was needed. Not only are families seeking homes with space for which to grow, but they are also seeking somewhere with fresh air and room to roam. After spending hours a day behind a flat screen, people are wanting to get outside and experience the three-dimensional world. The uncertainty of the future has people adjusting their priorities accordingly to have their health and mental wellbeing take precedence. Relocating to a rural setting allows families to spend time together without a thought to masks and mandates.

What is your idea of country living and what does it look like? Is it five acres with a chicken coop and an old farmhouse? As realtors, it's our job to get you there. As a result of the city dwellers moving to smaller communities or ranchettes in the country, inventory is depleted. Real estate companies are inundated with qualified buyers searching for their dream property but scarce properties to choose from on the active market. Some owners are seeking to sell but fear they won't have a place to go after selling. Rental properties are hard to come by as people resort to renting when they cannot find something to purchase.

Recreational properties are just as popular in today's market. Owning land is in demand especially if it features any kind of surface water. People desire a place to take their kids and watch the amber glow of the sun rising and peaking over the mountain tops. The pandemic has taught us that now more than ever time is precious. Spending time with loved ones is at the top of our priority lists. Land that we can take our kids hunting or fishing on completes the dream to make as many memories as possible. For many, the decision to purchase land or move to a remote area is no longer being put off. The time is now.

People are purchasing recreational, farm and ranch, and rural properties at a stunning rate. With the continued buying pressure, we at Corder and Associates expect to see a strong market continue throughout the coming year.



If the country is calling, agents in the industry are adapting to meet the clients' needs. People are trading in the busy lifestyle for a more peaceful, secure life. And life, as we know it, may not return to what it once was. The need for adventure still captivates buyers. After being cooped up in apartments and small homes for months on lockdown, people are craving the open space, fresh air, and the security of knowing they have a place to escape. Perhaps it's time for you to get your piece of paradise as well. One thing we can all take away from the pandemic is to spend our time wisely, including who we spend it with and where.

SHELBY APARTMENT COMPLEXES

TOOLE COUNTY, MONTANA

MLS# 22117172

\$ 1,250,000.00



Shelby, Montana lies in northern Montana about 85 miles north of Great Falls, Montana. This apartment complex in Shelby spans out over two city blocks in a clean and agreeable community. The property consists of three sections of buildings: Crossroads I, Crossroads II, and Marias Manor. There are 68 units among the three well-kept buildings. A sprinkler system keeps the lawn lush, and grounds are cut and manicured. Ample parking is available around all the buildings. Appliances existing in the apartments transfer with the sale. Flooring consists of a combination of linoleum and carpeting. An enclosed breezeway gives residents a protected route to the Senior Center. The complexes offer the community options for spacious, relaxed, and tidy living!



UNLIMITED POTENTIAL

SANDERS COUNTY, MONTANA

MLS# 22105790

\$ 1,195,000.00



Plains, Montana, a town nestled on the western side of the Big Sky state, the Clark Fork River flowing nearby is an ideal place to balance work with recreating. The 2.498-acre lot includes living quarters as well as three operational shops. An apartment is attached to one of the larger shops. There are multiple income opportunities with renting out the spaces. Bring exposure to your hard work from the high volume of traffic that goes by on Highway 200. The buildings are all heated and insulated providing an exceptional workspace and storage space for your boat or RV. The main shop has heated floors! Opportunities are boundless as to how to occupy the area; there is also ample space to expand should you want to build a more substantial residential home or expand your business. Businesses could include but are not limited to welding, farm implement storage, construction materials, gym/workout spot, auto body shop, etc. There are office spaces in the two larger shops for your bookkeeping. Western Montana is rich with outdoor activities such as hunting, fishing, boating, hiking, and camping. Flathead Lake is only an hour's drive. Work and play under the brilliant Big Sky!



CAFÉ & COTTAGE

VALLEY COUNTY, MONTANA

MLS# 22200817

0.289± Acres

1,296 sq ft

\$ 299,000.00



The Pot Luck Café of Hinsdale, Montana is serving up a piping hot opportunity to own and operate a turn-key, fully furnished business and home! Live in the home or offer living quarters for a manager. Rent out the home for hunters and anglers. The possibilities are endless! The building holding the business was built in 1928 but fully remodeled in 2019 with all new plumbing and electrical work. Appliances, silverware, dishes, tables, chairs, all accompany the sale. Become the headquarters for a nourishing meal before a hunt or a long day fishing the waters of Nelson Reservoir or Fort Peck. Located on the Hi-Line, Highway 2 is busy with commuters, farmers, ranchers, and people traveling east or west. The home is additionally furnished. Make your home in Hinsdale and cash in on this lucrative chance to grab a business and a home for an outstanding price!



★★★★★ "We had a great experience buying our home with Pam Amundsen! She was very knowledgeable and professional as she saw us along on our journey of finding our home. She really listened to our needs and desires and was patient with us as we waded through the waters of the home buying process. We highly recommend Pam to any one looking for the right home or property!"

Desiree Castellanos

MONTANA TROLLEY COMPANY

FLATHEAD COUNTY, MONTANA

MLS# 22117206

\$ 295,000.00



Be inspired by this unique opportunity to buy an established business within Montana's tourism sector. The Montana Trolley Company has been a family-run business for 8 years, providing truly fun transportation and entertainment for wedding parties, Christmas Light tours, town and shopping tours, corporate events, bar hopping, you name it! No real estate is involved, just the business with its six trolleys.



GOLDEN TRIANGLE GRAIN ELEVATOR

PONDERA COUNTY, MONTANA

MLS# 22202340

1.5± Acres

\$ 195,000.00



Own an integral part of the agricultural industry! Situated on 1.527 acres, the original grain elevator was built in 1910. The property consists of several different buildings that were constructed from 1950 to 1975. Although they are somewhat delicate, it is believed the facility could still be utilized for grain storage. Public records postulate approximately 269,000 bushels of storage exist among the buildings. The large lot provides plenty of space for a semi-truck and trailer and to turn around. Conrad sits in the heart of the Golden Triangle, a portion of Montana with exceptional soils that produce quality grains and pulse crops.



BIG SANDY BUSINESS BUILDING

CHOUTEAU COUNTY, MONTANA

MLS# 22204334	0.9± Acres	5,019 sqft	\$120,000.00
---------------	------------	------------	--------------



With excellent frontage on high-traffic Highway 87, this commercial building is ready for your business venture! What was once used as a nursing home could be made into apartments, a retail space, C-store, or office spaces. The 5,019 square foot building has been partially remodeled and there is a list of updates and improvements made. Some include a newer fire sprinkler system, new sewer pipe under the building to the street, new copper water pipe throughout, new floor joices, and so much more. There is also a paved driveway and parking lot. Big Sandy is in the heart of Montana and thrives as an agricultural community. The Bear's Paws Mountains are to the east offering fishing, hiking, hunting, and outdoor recreation. Bring your ideas and take advantage of this Big Sandy bargain!



★★★★★ *"Lisa worked very hard and shepherded us through a long and complicated sale. She is an excellent communicator and networker, going above and beyond to get information from surveyors, the title company and a whole host of county officials and then relay that back to us. I couldn't be more satisfied with her service, patience and perseverance. She certainly shines a very positive light on your company and is an excellent ambassador for Corder and Associates."*

Franny Gryl

Market Predictions: Are we headed for a crash in the real estate market?

Historically, the real estate market could be headed toward another crash mimicking the one that happened in 2008. However, there are a couple of differences that have experts predicting a plateau rather than a sudden drop or correction. In the years preceding the 2008 crash, mortgage lenders allowed some risky loans to go through without the needed verification that buyers had the needed income. Requirements currently are much tougher and have become the standard norm. Even with the lower interest rates, mortgage origination has a higher standard. Acquiring a loan is a more complex process.

Supply vs. Demand

The pandemic has affected buyers and sellers in different ways. Inventory is low and the cost of real estate is higher. People are holding on to their land longer and staying in their homes. In addition, construction costs are higher, so fewer people are building. On the flip side, buyers are looking for land and want privacy with acres to escape the pandemic. Low mortgage rates are encouraging buyers to invest the extra savings they have from stimulus checks. People are refraining from going out or doing things because of the pandemic and savings accounts are rising. The demand for real estate endures.

Economically, analysts observe the lower wage earners being most affected by the pandemic. These lower-tiered earners typically are the people that are renting rather than owning land or homes. Unlike the mid-2000s, the rising land prices rapidly increased giving landowners equity. Experts foresee the market slowly leveling out as opposed to a crash in the real estate market. Stimulus money is helping with buying costs and down payments.

Millennial Buyers Keep Up Demand

The millennial age group is now between the ages of 27 to 33 accounting for 32.5 million people. They are active in the market trying to purchase land. Therefore, strong demand is expected to continue as listings become available and on the market.

Moving Forward

As the mortgage rates rise, the market will continue moving forward in a healthy direction, and price growth will slow. Heading into 2022, experts are expecting an increase in the inventory. Landowners that did not want to sell during a pandemic will find the time is right to list. New construction will make building feasible again. Some listings will come from landowners in forbearance due to economic hardships and the need to sell. Increasing mortgage rates in the next year will continue to gradually weed out some prospective buyers in the marketplace. Less demand with more supply equates to price growth on land slowing.



First American Title Company

We make things simple.

110 2nd Street South | Great Falls, MT 59401 | 406.761.8796

gofirstam.com

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, Colorado and North Dakota'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



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



Trish Clabaugh, ASSOCIATE BROKER

Trish 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



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



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



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



Charlie Duffey, REALTOR®

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

307-380-6391
charles@corderland.com



Tiana Carter, REALTOR®

Tiana looks forward to connecting with clients and uncovering their ambitions to make their visions a reality.

970-518-2005
tiana@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



Nanna Flesch, REALTOR®

*In Loving
Memory*



Shannon Guelzow, ASSOCIATE BROKER

Growing up on an old dairy farm in Wisconsin provided Shannon with a specific worldview in terms of land use, farming, hunting, & a love for flora & fauna of all types. He hopes to use this to help you find the location of your dreams!

970-889-3206

shannon@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



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



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



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



Nicklaus Schmele, BROKER and REALTOR®

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

406-499-1663

nicklaus@corderland.com



Kooper Kidgell, REALTOR®

Kooper's metal toughness makes him the ideal teammate to have on your side while searching for your dream property.

406-702-0409

kooper@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



Zach McKinley, REALTOR®

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

406-799-2664

zach@corderland.com



Cheyenne Wilson, REALTOR®

Representing south-central Montana, Cheyenne knows the importance of finding the perfect place to fit your needs.

605-891-1827

cheyenne@corderland.com

CORDER

AND ASSOCIATES, LLC



LANDLEADER™

Living the Life We Sell™

833.783.3224 | WWW.CORDERLAND.COM | CORDERLAND@GMAIL.COM

LandReport

2011-2022
AMERICA'S
BEST
BROKERAGES