

FALL / WINTER 2022-2023

CORDER

AND ASSOCIATES, LLC

Trusted Real Estate Experts



Living the Life We Sell™

MONTANA | WYOMING | COLORADO | NORTH DAKOTA



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!
- 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

CORDER

AND ASSOCIATES, LLC

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, and 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



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™

WE OFFER 360 DEGREE VIRTUAL 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.



*SEE AN
EXAMPLE
OF THE
FUTURE
SCAN THE
QR CODE*



//THE MISSION
Marketing Exclusive Properties

The LandLeader® network is the largest network of exclusive real estate professionals that specialize in farm, ranch and recreational real estate across North America. Our members are elite licensed real estate brokerages and agents that exclusively represent various types of properties across the country, including rural land, recreational properties, hunting and fishing properties, farms, ranches, timber land, luxury homes, waterfront properties and large tracts of land. LandLeader® professional land experts are the leaders in their exclusive territories and continue to represent their clients' properties with trust, integrity, and a deep knowledge of land values.

Our exclusive brokerage members represent land for sale, farms for sale, waterfront properties, timberland, recreational land, legendary ranches, hunting land for sale and more. Whether you farm, ranch, hunt, fish or just enjoy land ownership and the outdoors, our brokerage members are the best in their markets. The LandLeader® marketing platform promotes the best and most exclusive farm, ranch and recreational properties available on the market today. Our marketing efforts do more than showcase properties on our website. We strategically promote our members' properties through a complete marketing plan, including listings on hundreds of websites, national television commercials, magazines, email newsletters, social media, internet ads, catalogs and a complete marketing plan. With hundreds of excellent brokerages selling land in over 35 states, the LandLeader® system promotes thousands of properties for sale. No matter your pursuit, no matter your goals, we're here to help you find your perfect property!

CORDERLAND.COM



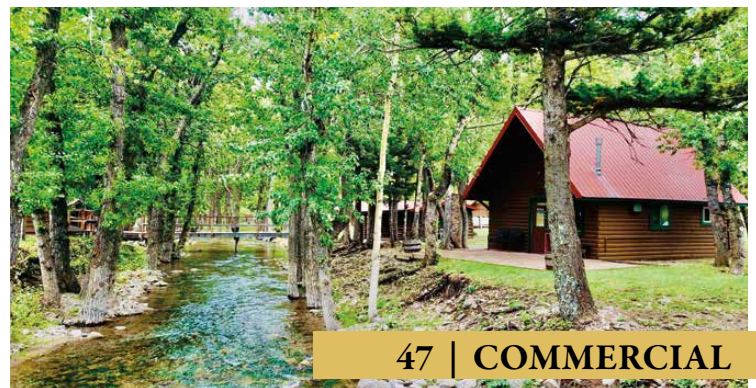
6 | FARM & RANCH



30 | BARE LAND



38 | RESIDENTIAL



47 | COMMERCIAL



57 | MEET OUR TEAM

ALLURING YELLOWSTONE ESTATE

SWEET GRASS COUNTY, MONTANA

MLS# 22205469

1564± Acres

\$ 5,500,000



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.



COW FACE HILL RANCH

STILLWATER/SWEET GRASS COUNTY, MONTANA

MLS# 22205378

3254± Acres

\$ 4,900,000



The Cow Face Hill Ranch is an authentic Montanan experience in south-central Montana. Comprised of 3,254.25 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.



LEGENDARY MONTANA RANCH LIVING

GLACIER COUNTY, MONTANA

MLS# 22200489

3718± Acres

\$ 4,850,000



The seat is in the saddle or a tractor cab, ridin' and ranchin', the sun serving as the timeclock. Located in the picturesque Glacier County, this legendary ranch has raised sheep and cattle along the Rocky Mountain Front's foothills. The livestock roams the range feeding on the nutritious native grasses kept thick and dense as a product of sub or flood irrigation. Water is found in many forms on the 3,718.87 acres. The property includes 4 wells, 4 reservoirs, 2 large lakes, and springs carrying nutrients to the soils and yielding heaping windrows of freshly cut alfalfa or sainfoin to be scooped up and baled. The working ranch provides a sustainable way of life beneath Montana's Big Sky.

The homesite 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. The downstairs can be utilized as separate living quarters for hired hands, guests, or visitors wanting to experience life on a ranch. Upgrades to the home include some new flooring, new windows, updated plumbing, and new insulation in the ceiling. The upstairs of the home has intact oak wood flooring beneath the carpet. Watch your livestock from your kitchen windows. The barns and corrals are situated at a lower elevation giving you a bird's eye view!

Outbuildings that help feed your passion 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.

The Rocky Mountain Front provides stunning landscapes that remind you why Montana is so memorable. It's also the ideal habitat for wildlife such as mule and white-tailed deer, antelope, beaver, grizzly bear, coyotes, and many different species of birds. Lake Frances is nearby for excellent fishing and water sports. The outdoor amenities of Montana are abundant. Hunt, fish, hike, camp, and adventure in the virtually untouched Bob Marshall Wilderness. Four Horns Lake offers excellent trout fishing. Bird watchers can observe Curlews and other shorebirds nesting on the prairies of this property.

The span of the acreage is located 106 miles from the nearest International Airport in Great Falls, Montana. Take a mere thirty-minute drive to experience one of the most beautiful places on earth, the "Crown of the Continent" Glacier National Park.



ROCKY MOUNTAIN CASH COW

TETON COUNTY, MONTANA

MLS# 22103403

5653± Acres

\$ 4,700,000



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
---------------	-------------	--------------



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.



MAGNIFICENT MANY GLACIER EQUESTRIAN RETREAT

GLACIER COUNTY, MONTANA

MLS# 22209298**19.5± Acres****\$ 3,000,000**

Spend evenings in the glow of a blazing sunset disappearing beyond the majestic mountains of Glacier National Park from your front deck while sipping on an iced tea. The aspen groves gently rustle with the breeze carrying an aroma of pine and pristine alpine air. This property is located near the Crown of the Continent or Glacier National Park on 19.53 acres.

The ranch provides facilities to accommodate your horse companions including a roping arena with sand that was hauled in and a squeeze chute with a remote. There is also an insulated barn with a lean-to and water plumbed to it. The home is on city water but there is also a well, a canal, and a small stream. A loft over the detached 2-car garage is used as an Airbnb that books solid from May through October bringing in over \$30,000 a year! The loft sleeps 3 while the 2,660 square foot home has 3 bedrooms and 2 full bathrooms.

This horse haven is like a castle in the clouds with opportunities to recreate in every direction. Beautiful, scenic landscapes pretty enough to want to capture forever on a canvas or a photograph attract visitors ready to rent your loft for added income. The unique area offers you a piece of Montana that many compare to one of the most memorable in the world. Don't let this dream property pass you by!



WILLOW SPRINGS RANCH

DEER LODGE COUNTY, MONTANA

MLS# 22203402

307± Acres

\$ 2,975,000



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# 22210746

20± Acres

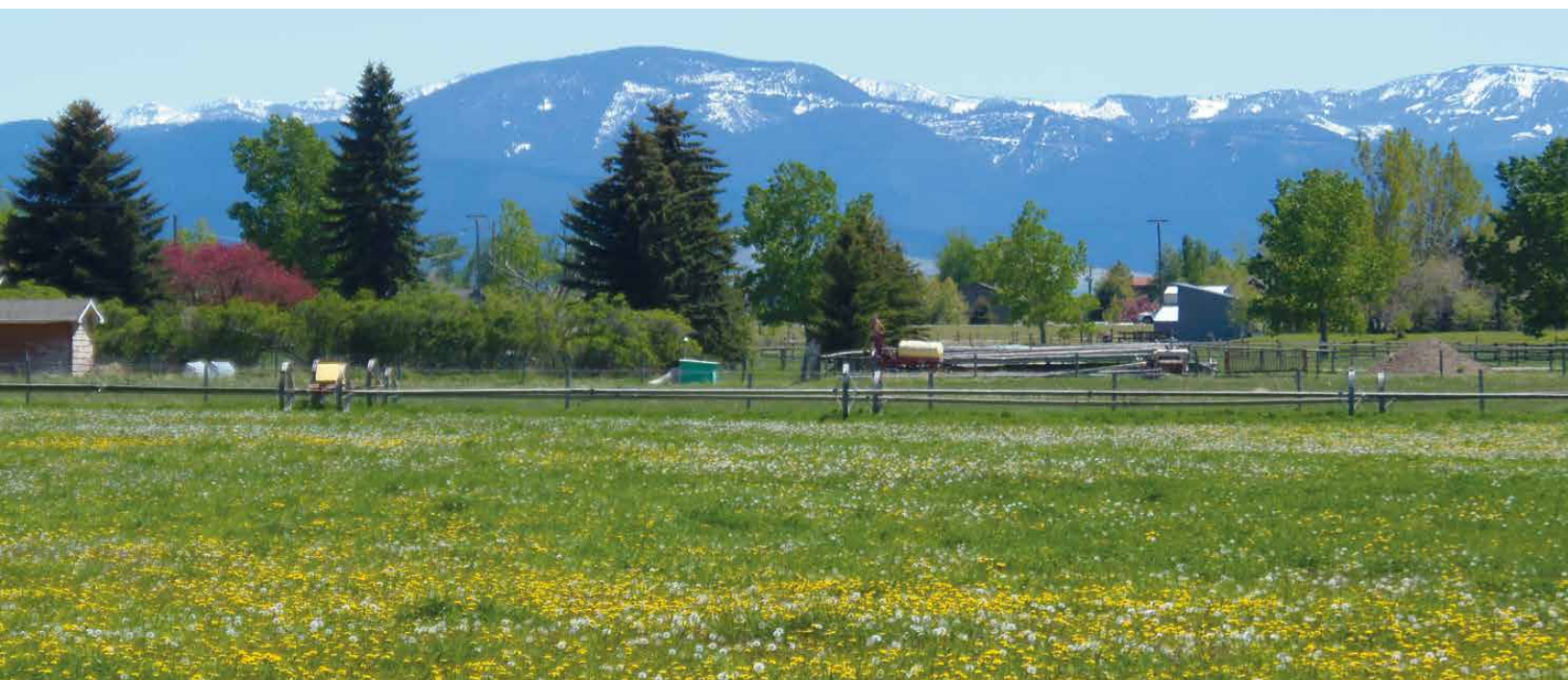
\$ 2,700,000



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.

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	535± Acres	\$ 1,900,000
---------------	------------	--------------



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.



SOUTH FORK COUNTRYMAN CREEK RANCH

SWEET GRASS COUNTY, MONTANA

MLS# 22212987

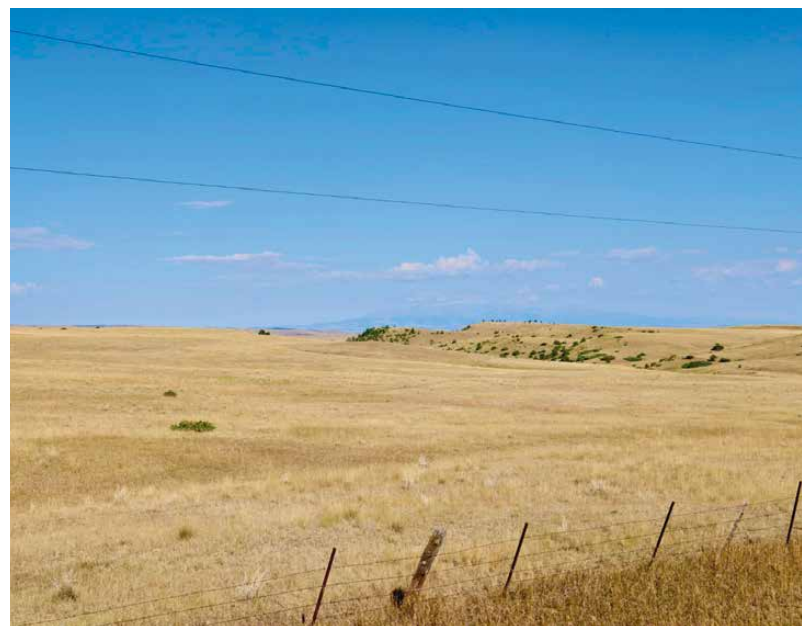
800± Acres

\$ 1,600,000



South Fork Countryman Creek traverses these 800 acres in Sweet Grass County, Montana. The gently rolling terrain offers picturesque scenes among the surrounding mountain ranges of the Absarokee, Beartooth, Snowies, Crazyes, and the Pryor Mountains. Free of any restrictions, the acreage borders 640 contiguous acres of state land.

Utilize the grass to summer your cattle, lease out, or let your horses roam. If you're dreaming of a home in the country, build your rural dream house with a wrap-around porch to enjoy the views. Hunting is superb with wapiti wandering the fields and deer and antelope hiding out in the coulees. Witness the glorious start and finish of each day in the bright colors of the sunrise and sunset. Land is precious under the big sky. Purchase a piece of paradise with purpose and intention!



LUSCIOUS YELLOWSTONE RIVER RETREAT

STILLWATER COUNTY, MONTANA

MLS# 22208176	181± Acres	\$ 1,500,000
---------------	------------	--------------



Endure the tranquility of hunkering down in a tree stand while the birds chirp and the wind slightly rustle the leaves of the mature trees standing on the sprawling banks of the blue-ribbon fishing waters of the Yellowstone River. The acreage lies in the fertile river valley just outside Reed Point, Montana. Access is convenient off the frontage road. Flood irrigation keeps the vegetation lush and hearty to feed sheep, goats, cattle, or horses. The panoramic views of the mountains take your soul to a place of peace while fresh air fills your lungs.

It's a rare opportunity to own acreage with plenty of life-giving water. Recreating in the area is easy as there is hunting, camping, fishing, or whatever adventure your spirit can conjure!



RUSTIC OPEN RANGE RANCH

PONDERA & GLACIER COUNTY, MONTANA

MLS# 22202452

1434± Acres

\$ 1,500,000



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

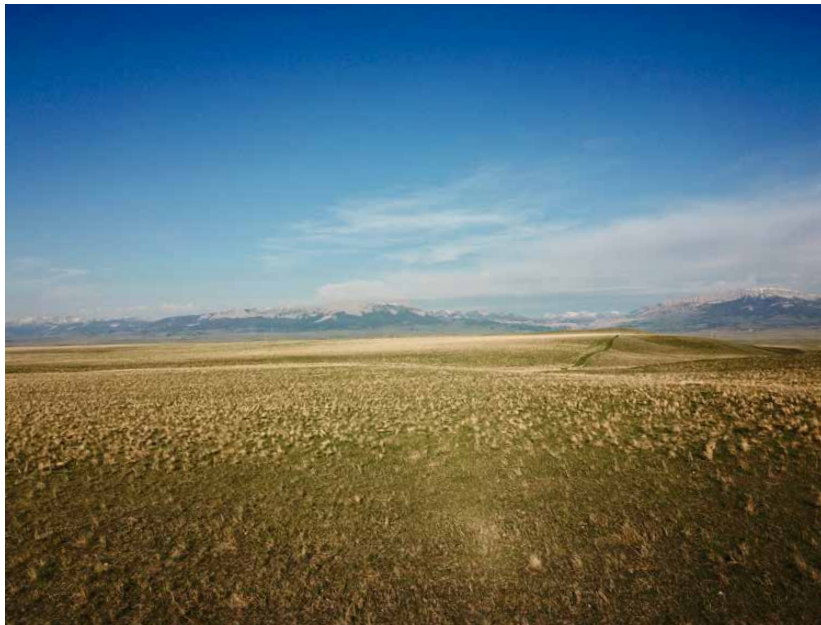
TETON COUNTY, MONTANA

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



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



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
---------------	-----------	--------------



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.



RIVETING REED POINT RIVERFRONT PARCEL

STILLWATER COUNTY, MONTANA

MLS# 22208182

113± Acres

\$ 1,000,000



The gently lapping sound of the Yellowstone River fills the mountain air near Reed Point, Montana on this glorious property. The parcel of 112.61 acres is flood irrigated with power and surrounded by barbed wire fencing. Five water rights transfer with the sale of this riverfront property. The views highlight gorgeous mountains against a sapphire blue sky, lush green grazing grass, and mature towering trees housing songbirds.

Make these lovely meadows at the Yellowstone River bottom a place of peace where you can stroll along the riverbank and fish the premier trout waters and breathe in the fresh air! Bring your animals or horses and let them enjoy the fertile vegetation. Become a part of the close-knit small-town Reed Point, Montana.



SELF-SUSTAINING STUNNING RETREAT

SANDERS COUNTY, MONTANA

MLS# 2220779

60± Acres

\$ 999,000



This compelling property was once a children's school with a home for the headmaster. The main dwelling, two bunkhouses, horse sheds, barn, and chicken houses span out 60 forested acres. The possibilities for this unique acreage are limitless! Utilize it for an outfitter's off-grid oasis! The property is completely self-sustaining with generators, a water system that's been approved by the state, and commercial-grade batteries. Run a rejuvenation ranch retreat with horseback riding and an authentic off-grid experience! It would make for an ideal family commune. Establish the buildings into vacation rentals, corporate retreats, or a mountain lodge.

The property backs up to Forest Service land that provides an additional 200,000 acres of land to hunt, hike, horseback ride, or explore! Its location is near Thompson Falls with endless rivers and streams to fish or boat. Wildlife is abundant on these forested mountainsides. Be enchanted by this beautiful area, and let your creativity dream up an optimal use of this amazing property!



MAGICAL MOUNTAIN VIEW LOG HOME

SANDERS COUNTY, MONTANA

MLS# 22206513

20± Acres

\$ 950,000



Drive up a paved driveway to this luxurious log home in Trout Creek, Montana! Designed and built beautifully, this home features an open floor plan, 2-bedrooms, and one full bathroom with a deluxe soaking tub. A loft space enhances the cabin's extravagance. Sink into a comfy, oversized chair in front of the grand fireplace to cozy up with a book. The kitchen highlights a commercial-grade stove and large center island. The yellow pine hardwood floor encompasses the comfortable home. There is a detached oversized 1 car garage and a horse barn.

While taking in the majestic mountain views, enjoy riding in serene tranquility or roam the Forest Service trails. Three miles from the property is the boat launch and Trout Creek. This home brings the wooded forest concept and blends it with craftsmanship and premium fixtures to accommodate comfortably!



REMARKABLE VIEWS, SECLUDED SUBDIVISION

FREMONT COUNTY, WYOMING

MLS# 20214198

49± 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!



EXQUISITE EVERGREEN PARK PARADISE

MUSSELSHELL COUNTY, MONTANA

MLS# 22205870

21± Acres

\$ 634,900



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!



PONDERA COUNTY EQUESTRIAN ESTATE

PONDERA COUNTY, MONTANA

MLS# 22203082

16± Acres

\$ 598,900



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.



ST. MARY LOTS 2 & 3

GLACIER COUNTY, MONTANA

MLS# 3181678

359± 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 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.



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.



OPPORTUNISTIC HORSE RANCHETTE

ROOSEVELT COUNTY, MONTANA

MLS# 22213060

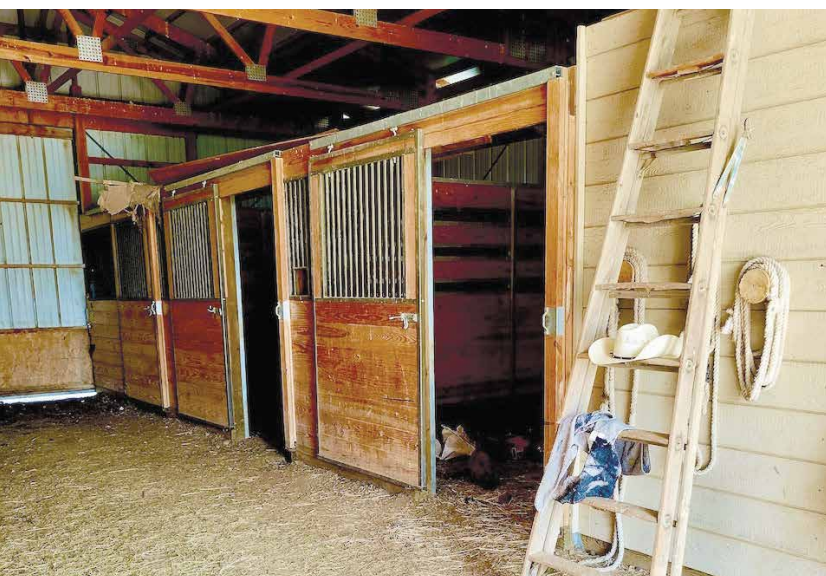
5± Acres

\$ 249,999



Opportunity abounds on this sprawling 5-acre ranchette. With three homes, three garages/shops, and a large, newer horse barn, your imagination is the only limit. One home is divided into two separate apartments: one on the upper level and one on the lower. Both are being currently rented out. Of the other two homes, one is utilized as a rental, and one is the primary residence.

The horse barn offers a stunning structure for your equine with an additional tack room for equipment. Several trees flourishing on the property keep the area shaded and cool in the summer heat. The property has many different uses and is being sold as is where is.





ULTIMATE ENTREPRENEURIAL ENDEAVOR

CASCADE COUNTY, MONTANA



- 34.41 acres
- No CCR
- No HOA
- Power
- MLS # 22213104

\$ 1,999,000



VITAL VALLEY VIEW RESIDENTIAL LAND

CASCADE COUNTY, MONTANA



- 18.40 acres
- No CCR
- No HOA
- Power
- MLS # 22213085

\$ 1,000,000



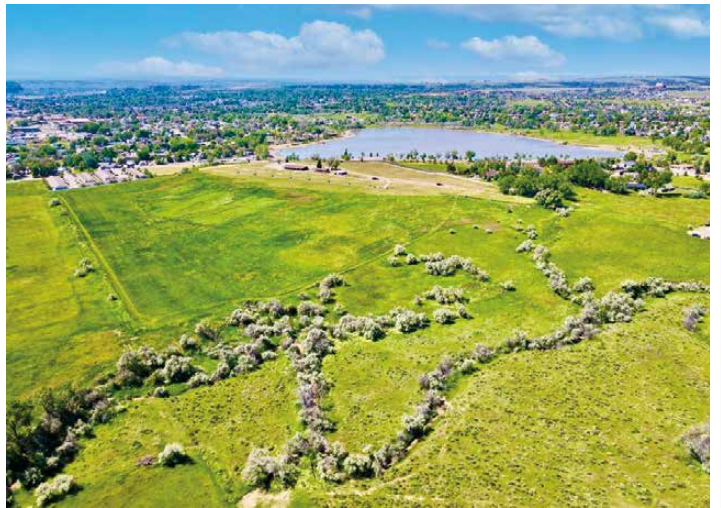
EMERALD VISTA ESTATES

LAS ANIMAS COUNTY, COLORADO



- 71.3 acres
- No CCR
- No HOA
- Two-story studio designed as an art gallery on property
- MLS # 8369283

\$ 800,000



LAKE ELMO DRIVE ACREAGE

YELLOWSTONE COUNTY, MONTANA



- 32.55 acres
- No CCR
- No HOA
- Lake Elmo Views
- MLS # 22209465

\$ 675,000



WHEAT RIDGE RESIDENTIAL OASIS

JEFFERSON COUNTY, WYOMING



- 1.6 acres
- No CCR
- No HOA
- Access to shared land
- MLS # 1537365

\$ 525,000



WESTERN MONTANA MEADOW

SANDERS COUNTY, MONTANA



- 49.91 acres
- No CCR
- No HOA
- Seeded in grass hay
- MLS # 22208809

\$ 485,000



BEAUTIFUL BATMASTERTON DRIVE

LAS ANIMAS COUNTY, COLORADO



- 35.51 acres
- No CCR
- No HOA
- Unique and beautiful western façade saloon-styled building on property
- MLS # 7192084

\$ 450,000



CAPTIVATING CULEBRA CREEK RANCH

COSTILLA COUNTY, COLORADO



- 49.68 acres
- No CCR
- No HOA
- Access to power and water; can be irrigated utilizing Valdez Ditch
- MLS # 2936558

\$ 450,000



LITTLE BELT MOUNTAINS ACREAGE

CASCADE COUNTY, MONTANA



- 80 acres
- No CCR
- No HOA
- Power & Partial fencing
- MLS # 22215392

\$ 400,000



GOLDEN WILLOW ESTATES LOT 4A

GALLATIN COUNTY, MONTANA



- 1.07 acres
- CCR
- HOA
- Phone, Internet, Power, Gas
- MLS # 22211365

\$ 399,900

★★★★★ *"Working with Trampus and the office staff in selling our property and buying of new property was TERRIFIC. Any questions we had, we received an answer quickly. Their communication with us and the other parties involved was GREAT! We would highly recommend them to anyone that is thinking of selling or buying a property."*

Neal & Janice Woldstad



KICKIN' KUNZITE ROAD ACREAGE

LAS ANIMAS COUNTY, COLORADO



- 35.79 acres
- No CCR
- No HOA
- Electricity available at street
- MLS # 8112078

\$ 350,000



LOWER RIVER ROAD - LOT 11A

CASCADE COUNTY, MONTANA



- 6.10 acres
- No CCR
- No HOA
- Power & Partial fencing
- MLS # 22116177

\$ 295,000



THE TIMBERS AT THOMPSON RANCH LOT 5

MINERAL COUNTY, MONTANA



- 25.84 acres
- CCR
- No HOA
- Power, perk tests completed
- MLS # 22211042

\$ 224,000



THE TIMBERS AT THOMPSON RANCH LOT 3

MINERAL COUNTY, COLORADO



- 21.08 acres
- CCR
- No HOA
- Power, perk tests completed
- MLS #22211044

\$ 199,000



RURAL RINGLING LAND

MEAGHER COUNTY, MONTANA



- 17.1 acres
- CCR Unknown
- No HOA
- 3 phase power & well
- MLS # 22201789

\$ 199,000



OBTAINABLE OVERLAND TRAIL PARCEL

PARK COUNTY, WYOMING



- 35.7 acres
- No CCR
- No HOA
- Power
- MLS # 20224960

\$ 199,000



CAPABLE CONRAD LOT

PONDERA COUNTY, MONTANA



- 6.36 acres
- No CCR
- No HOA
- Electricity
- MLS # 22202343

\$ 195,000



TOBACCO BAY ESTATES LOT

LINCOLN COUNTY, MONTANA



- 1.81 acres
- CCR
- HOA
- Telephone, Power, High-Speed Internet
- MLS # 22115154

\$ 188,000



PINE SPRING RANCH SPLENDOR

LA PLATA COUNTY, COLORADO



- 9.3 acres
- CCR
- HOA
- MLS # 8591040

\$ 185,000



DREAMY DEARBORN ACREAGE

CASCADE COUNTY, MONTANA



- 9.01 acres
- CCR
- No HOA
- Well, power & septic approval
- MLS # 22206102

\$169,000



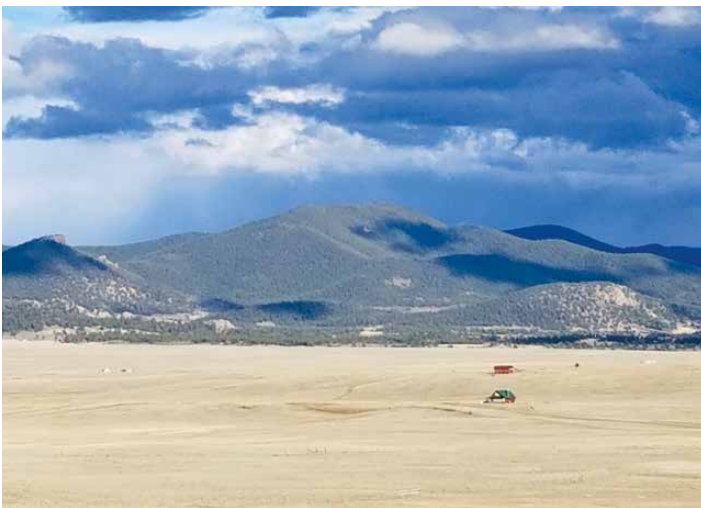
EAST FORK ROAD VISION

FERGUS COUNTY, MONTANA



- 9.37 acres
- No CCR
- No HOA
- MLS # 22214000

\$ 169,000



CENTRAL COLORADO ACREAGE

PARK COUNTY, COLORADO



- 42.9 acres
- CCR
- HOA
- Central location puts you w/in 3 hrs to almost all locations in CO
- MLS #9330155

\$ 129,000



VACANT VIRGINIA CITY LOTS

MADISON COUNTY, MONTANA



- 1.87 acres
- No CCR
- No HOA
- 12 city lots with creek
- MLS # 22200286

\$ 89,000

**ADELINE ACRES RECREATIONAL HAVEN BLK 1 LT 2**

VALLEY COUNTY, MONTANA



- 2.44 acres
- CCR
- HOA
- Power, water, fiber optics
- MLS # 22207878

\$ 80,000**ADELINE ACRES RECREATIONAL HAVEN BLK 3 LT 1**

VALLEY COUNTY, MONTANA



- 2.58 acres
- CCR
- No HOA
- Power, water, fiber optics
- MLS # 22207875

\$ 80,000**HARDIN HOT SPOT**

BIG HORN COUNTY, MONTANA



- 0.40 acres
- No CCR
- No HOA
- Highly visible commercial lot
- MLS # 22104180

\$ 60,000**VAULTING VIRGINIA CITY VIEWS**

MADISON COUNTY, MONTANA



- 0.65 acres
- No CCR
- No HOA
- 6 city lots with creek
- MLS # 22200328

\$49,000



PLAYGROUND FULL OF TREASURE

MADISON COUNTY, MONTANA



- 0.65 acres
- No CCR
- No HOA
- 6 city lots with creek
- MLS # 22200340

\$ 40,000



RIMINI ROAD REFUGE

LEWIS & CLARK COUNTY, COLORADO



- 0.05 acres
- No CCR
- No HOA
- Borders Forest Service
- MLS # 22204105

\$ 29,999

★★★★★ "Our Corder and Associates agent did a great job for us. She listened to what we were looking for and was exceptionally flexible on the timing our showings. Jennifer was great at communicating throughout the process and letting us know what we needed to do and when. One of the better real estate agents I have worked with. Thanks."

TJ Comstock

★★★★★ "Our agent 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

WHITEPINE CREEK OFF-GRID ESCAPE

SANDERS COUNTY, MONTANA

MLS# 22212458	38.05± Acres	1 bed/1 bath	600 sqft	\$ 699,000
---------------	--------------	--------------	----------	------------



Like a canopied paradise, this off-grid cabin can rejuvenate any weary soul looking for an escape! Whitepine Creek flows the entire length of the property of approximately 2,191 feet of crystal clear, sparkling alpine water. A pond exists year-round that offers excellent fishing in addition to the creek. Tons of wildlife wander through for a refreshing drink.

Off-grid allows ultimate tranquility and seclusion, but this cabin still provides the comforts of home with a hot water heater and propane-powered appliances along with power from an inverter generator. Let life slow down but still have access to the internet and phone on these 38 acres.

There is a detached garage/shop with extra storage space and a loft that has the capability to be a small apartment or guest suite! This unique property borders Forest Service land on two sides and connects you to 197,000 acres of public lands to hike and explore. Experience the fresh mountain air and the gorgeous green and blue hues from Montana's spanning big sky and the forests that blanket the mountainsides. Don't wait to grab this captivating cabin near Trout Creek, Montana!



MAGNIFICENT MESA AVENUE HOME

RICHLAND COUNTY, MONTANA

MLS# 22213723	1.5± Acres	4 bed/4 bath	3,410 sqft	\$ 515,000
---------------	------------	--------------	------------	------------



What a view! Immerse yourself in the relaxing hot tub under the rising sun reflecting off the Yellowstone River. Enjoy the warmth of the sun from the sunroom or the spanning deck on these 1.5-acre pieces of heaven! Tall ceilings and large rooms upstairs create the perfect space for entertaining. Two wood-burning fireplaces seek to warm you up on blustery winter evenings. The downstairs of the home boasts an additional kitchen that can be a separate apartment, mother-in-law suite, or yet another place to party or turn into a wet bar.

Mature trees provide ample shade on the incredible green lawn that is irrigated via the canal that parallels the eastern property line. A 3-car garage and storage shed allow for all life's collections as well as storage space under the newly added sunroom. The master bedroom features his and hers closets and an ensuite bathroom. The Savage school grounds are just a fence away!



HOMES WITH RIVETING RIVER VIEWS

SANDERS COUNTY, MONTANA

MLS# 22204760

0.25± Acres

3 bed/2 bath

2,564 sq.ft

\$ 499,500



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!



LAKE FRANCES UPDATED DREAM HOME

PONDERA COUNTY, MONTANA

MLS# 22214271

0.91± Acres

4 bed/3 bath

3,264 sq ft

\$ 490,000



Where the magnificent Rocky Mountain Front greets the sprawling prairie, this Valier residence offers the multifaceted Montana adventurous life. Remarkable landforms and wild landscapes set the backdrop for this almost 1-acre property. The gorgeous home sits amidst mature trees and a luscious, landscaped yard. The tranquility on Ponoka Avenue will have you forgetting you live in town, the rural ambiance transcending the tone. Like your own country patch of heaven, the property consists of a 3,264 sq ft home, a 36' x 30' shop/pole barn, covered dog kennels, and a storage shed. The refreshing exterior portion of the property lies just blocks from Lake Frances in Valier, Montana.

The sizable home features custom design elements and polished details. A consistent component of Knotty Alder appears throughout the home including the kitchen custom cabinets and doors. Illuminating natural light is captured by the numerous windows. Feel its warmth and energizing rays in the screened-in sunroom, a sure-to-be favorite refuge. Exquisite characteristics of the home include granite countertops in the kitchen, a master suite on the main level and the downstairs, two sliding barn wood doors, and a massive wrap-around deck. A fourth bedroom and ensuite bathroom are currently under construction as the final piece of the home for remodeling.



RIVER ROCK CONDO #2 & 3

GALLATIN COUNTY, MONTANA

MLS# 22205148	8± Acres	2 bed/2 bath	1,650 sqft	\$ 464,900
MLS# 22205149	8± Acres	2 bed/2 bath	1,650 sqft	\$ 464,900



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 and be dazzled by the sleek appliances, fresh fluffy carpet, and bright paint!



THE COMMITMENT TO CONSERVATION

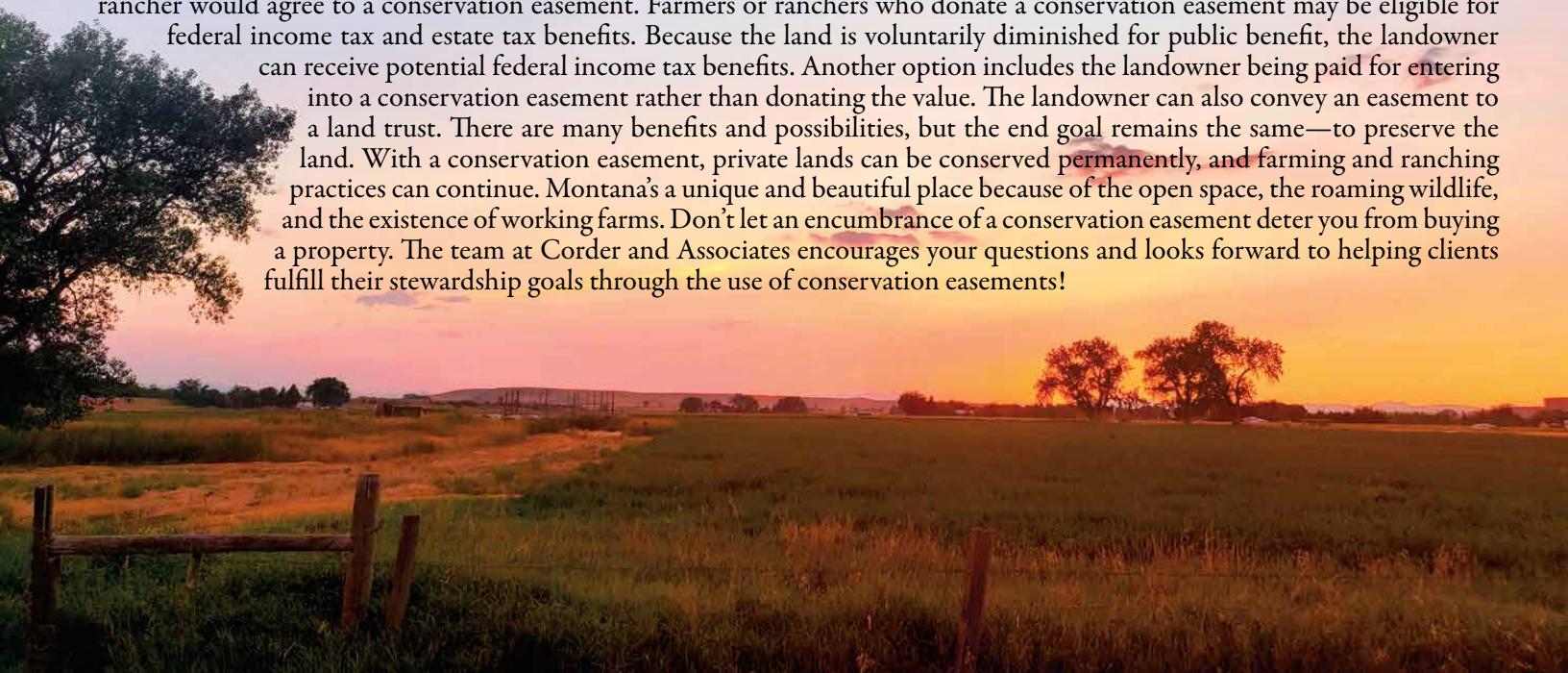
Land conservation is a universal objective among landowners, farmers, and ranchers in Montana. Buyers considering purchasing land in a conservation easement should be vigilant as more planning is often required. Thus, obtaining a buyer's agent for adequate guidance and representation is resourceful. The buyer must ask all the pertinent questions so they can decide accordingly. The first Montana conservation easement was created in 1976. Today, Montana is the national leader in the number of conservation easements with over 2.6 million acres conserved by the agreements. Conservation easements are becoming more popular as farmers and ranchers discover the benefits of doing so.

A conservation easement, simply put, helps farms and ranches stay farms and ranches. They can range in complexity and flexibility, and once recorded, goes with the land's title. Under a conservation easement, landowners donate or sell most of their development rights to protect the land's natural, cultural, and productive features. Over 2,500 Montana farmers and ranchers have made the decision to place a conservation easement on their land.

Purchasing property with a conservation easement on it means that due diligence is vital to be sure your goals for the property can be achieved. If we represent a buyer considering such a property, the first thing we do is inquire about the conservation easement and ask for a copy from the seller or the easement holder. The next step is learning about the easement holder and their philosophies and mission. For as long as you own the land, you'll need to work with the easement holder, so it is good to determine compatibility. An easement is very unique to the features of the land it is in accordance with and the intentions of the easement holder or landowner. Uses typically restricted include subdivision for residential development, substantial commercial or industrial activities, dumping of hazardous waste, surface mining, and any other uses that would interfere with the habitat or open space. There are many important questions to ask such as how often is the property monitored? What uses are allowed and prohibited? Can the easement be amended and how? Are there building sites designated for infrastructures? Is there a mandated grazing plan? What are the stipulations for hunting and fishing? In conjunction, uses that can be allowed or encouraged include continued agricultural and silvicultural use, construction of agricultural infrastructure, wildlife and fisheries protection and restoration projects, outfitting or guest ranching, and landowner control of access.

An appraisal will be done on the property, and it may be a good idea to share the conservation easement with the appraiser. The appraiser can then account for the restrictions in the valuation of the property. The effect the easement has on value is dependent on several factors such as what part of the state and where the property is located and the kinds of restrictions outlined in the conservation easement. To get an idea, terms restricting or prohibiting development usually decrease a property's value by 30-40 percent. Not all value can be accounted for in these kinds of transactions though. Farmers and ranchers that can pass on the land can rest easy knowing it will continue to be productive for livestock and wildlife. Land that has been cultivated for generations will carry the landowner's legacy of conservation. In turn, the buyer can participate and become part of the legacy when purchasing and carrying out the tradition of stewardship.

Farmers and ranchers face a common fear when it comes time to sell. The land they've spent their lives caring for might become a subdivision. Not sure if a conservation easement is right for you? Corder and Associates can help you determine the benefits of a conservation easement and help you navigate the process. Although it can vary, there are numerous reasons a farmer or rancher would agree to a conservation easement. Farmers or ranchers who donate a conservation easement may be eligible for federal income tax and estate tax benefits. Because the land is voluntarily diminished for public benefit, the landowner can receive potential federal income tax benefits. Another option includes the landowner being paid for entering into a conservation easement rather than donating the value. The landowner can also convey an easement to a land trust. There are many benefits and possibilities, but the end goal remains the same—to preserve the land. With a conservation easement, private lands can be conserved permanently, and farming and ranching practices can continue. Montana's a unique and beautiful place because of the open space, the roaming wildlife, and the existence of working farms. Don't let an encumbrance of a conservation easement deter you from buying a property. The team at Corder and Associates encourages your questions and looks forward to helping clients fulfill their stewardship goals through the use of conservation easements!



SPLENDID SPLIT-LEVEL HOME

SANDERS COUNTY, MONTANA

MLS# 22211093

0.41± Acres

4 bed/2.75 bath

2,672 sq ft

\$ 385,000



Mature trees climb toward the big blue sky and open up like an umbrella with luscious branches covered in vegetation creating a forest-like feeling beneath this shady canopy. This property offers a secluded sentiment and a welcoming warmth radiating from the manicured lawn and designated features that seem to be calling out for more memories to create. A firepit area is perfectly placed in the backyard ready for gatherings at dusk while the sun sets behind the mountains in the distance. The front porch beckons to be occupied in the early morning hours with coffee mugs producing thin trails of steam in the fresh mountain air. A hot tub awaits to melt away your aches and worries on the back deck overlooking the expansive yard.

This 4-bedroom home encompasses 2,672 square feet featuring built-ins throughout. The basement could potentially serve as an alternate living area to rent out or utilize as an Airbnb. In addition, the home has a sauna room, tons of storage, a 2 car garage, and a nice asphalt driveway for a smooth exit and entry. The spacious residence is a few blocks from the Clark Fork River opening up opportunities for fishing, boating, kayaking, or floating! Hike the several trails that traverse the town of Thompson Falls. Experiencing this property and community won't leave you guessing where your heart is.





CLARK FORK RIVER ACCESS RESIDENCE

SANDERS COUNTY, MONTANA



- 0.158 acres
- 2 bed / 1 bath
- 1,508 square feet
- MLS # 22214891

\$ 365,000



OSBORNE STREET STUNNER

CARBON COUNTY, WYOMING



- 0.22 acres
- 3 bed / 2 bath
- 1,790 square feet
- MLS # 20223975

\$ 266,000



UPDATED CHARMING SHELBY HOME

TOOLE COUNTY, MONTANA



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

\$ 130,000



AFFORDABLE LIVING, GREAT STORAGE

PRAIRIE COUNTY, MONTANA



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

\$ 68,000



CORDER & ASSOCIATES REPRESENTS PROPERTIES THAT WE DARE YOU TO DREAM ABOUT.

From the eastern plains of Montana and North Dakota, sprawling over the rugged Rocky Mountains that transcend the Big Sky, to the untamed spirit of the west in Wyoming and south into the vivid landscapes of Colorado, Corder and Associates represents properties that we dare you to dream about.

With agents throughout Montana, Wyoming, Colorado, and North Dakota we offer an intimate knowledge of each community while providing clients with a trusted partnership to find them the finest farms, ranches and recreational properties. As outdoor enthusiasts and participants in agriculture ourselves, we facilitate investments and sales based on our extensive knowledge of the market and your needs and desires. Corder and Associates is comprised of a team of real estate agents, brokers and professionals that share the same love for the land and live the life we sell! Trampus and Staci Corder, brokers/owners, have operated in the agricultural industry for over 25 years giving them authentic, first-hand experiences to better relate to clients. Corder and Associates are committed to providing elite services that set us soaring above other companies. Our team of agents and brokers include professionals such as a Certified Crop Advisor, a wildlife biologist, 5th generation farmer and rancher and a Certified Professional Agronomist. Offering a 360° innovative marketing platform, we display listings on professionally formatted flyers with virtual land tours to give buyers the best view of a property even before visiting in person. In addition, our marketing encompasses print, radio, internet and virtual land and headquarter tours.

Our marketing ensures that our listings get maximum exposure as we connect sellers with millions of buyers through our Signature Level advertising on the top three land marketing websites! Give your property the exposure it deserves or find the property of your dreams and let Corder and Associates utilize our network, experience, knowledge and tools to make your real estate endeavor a positive experience!

CORDER

AND ASSOCIATES, LLC

JOIN OUR TEAM!

WE ARE HIRING

**SCAN QR
CODE
TO APPLY
TODAY**



RAY'S MIGI MART & CATTLE COUNTRY CASINO

WHEATLAND COUNTY, MONTANA

MLS# 22211544

5.88± Acres

7,000 sq ft

\$ 2,500,000



At the junction of Highway 12 and Highway 191, Ray's Migi Mart and Cattle Country Casino provide a place for travelers passing through an opportunity to stretch their legs, use the facilities, and grab a snack while fueling up! Ray's is a staple point for people traveling to and fro as it lies in the heart of the Big Sky State in Harlowton. The convenience store, fuel pumps, and casino occupy a 5.883-acre parcel with ample parking and turn-around space for bigger rigs. The four fuel dispensers have been upgraded in the last 5-6 years, and there are three 8,000-gallon storage tanks for fuel. Sellers currently hold a contract with Conoco and lease gaming machines from Century Gaming. The convenience store offers groceries, refreshing hot and cold beverages, and memorable souvenirs. The retail area consists of approximately 7,000 square feet and was once utilized as a western wear store. In addition, two offices are in the upstairs area with a bathroom to accommodate any business that fills the space. The Cattle Country Casino has hot gaming machines and cold drinks for the weary traveler or the thirsty farmer or rancher looking to relax after a long day's work. This turn-key business has been managed skillfully as the profit and loss statements will show. Since 1984, the establishment has resolutely served the community of Harlowton, visitors, hunters, anglers, and travelers. May the profitable tradition continue with new owners that are sure to be remembered as the meeting/resting point of any road trip in Montana!



NW BYPASS INDUSTRIAL ACREAGE

CASCADE COUNTY, MONTANA

MLS# 22213099	16.01± Acres	\$ 1,490,000
---------------	--------------	--------------



Bring your business! This lot offers 16 acres of wide open space to develop into a retail store, storage units, warehouse space, truck or ag dealership, or any idea you've been wanting to bring to life. The parcel fronts the highly traveled Northwest Bypass and sits just out of city limits. Power is available, and the lot directly to the north is available to purchase as well. Valley View Subdivision is just to the east. Take the opportunity to develop and provide housing for the growing city of Great Falls!



ROCKY MOUNTAIN FRONT OUTFITTING BUSINESS

LEWIS AND CLARK COUNTY, MONTANA

MLS# 22215151

\$ 1,400,000

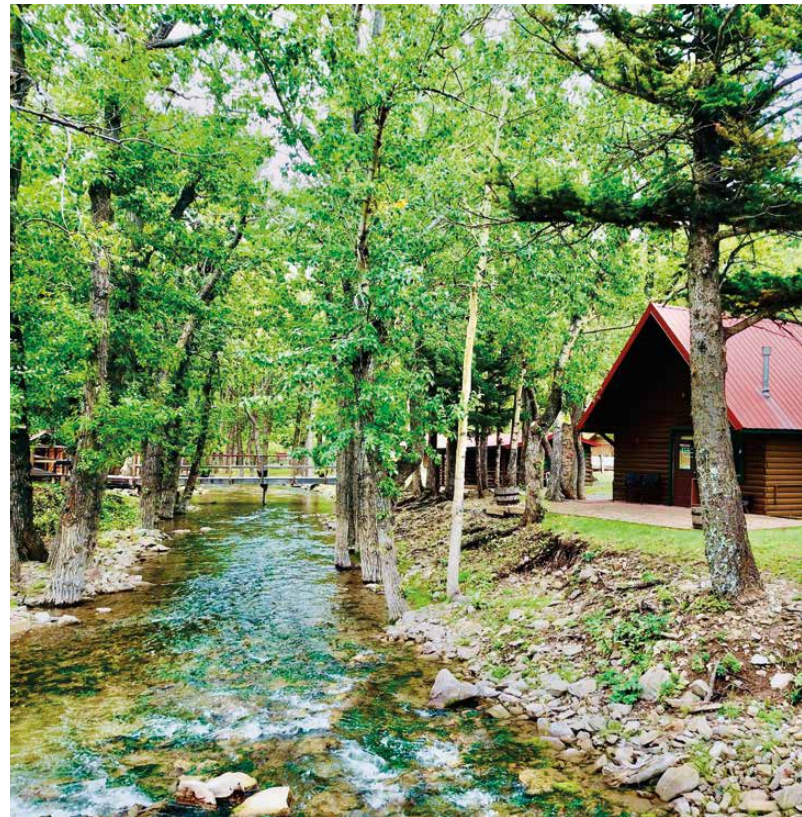


Tucked away among the spectacular mountains creating the diverse Rocky Mountain Front is an opportunity to be a part of treasured memories, unforgettable experiences, and unrivaled scenery. The Ford Creek Outfitters of Augusta, Montana has been providing unequalled big game hunts since 1955. The business is completely turn-key from the website, email, and phone number to the cabins, stock, and tack. An extensive equipment list is provided upon a preapproved buyer's request. The lucrative outfitting opportunity comes with ample potential to expand and grow as it has kept clientele returning and new hunters excitedly booking in hopes of being the next feature photo on TROPHY posing with a high-scoring once-in-a-lifetime trophy elk. Surrounded by the lively Lewis and Clark National Forest, the structures including 10 buildings totaling approximately 8,444 square feet accommodate 24 guests and guides. The cabins are situated on US Forest Service Land which requires a lease and resort permit. Both are included in the sale along with everything else you could possibly need to be successful! The leases re-up every 20 years. The new owner will gain access to all the photos with their releases, magnificent mounts, info on trade shows that acquire clients, and a custom showstopping display to set up at shows!

The border of the Bob Marshall Wilderness Complex is 3 miles from the ranch and imparts 1.5 million acres of area to explore, guide, and recreate upon. Current owners are graciously willing to stay on until the new owners are established and licensed. Ford Creek as clear as glass flows through the middle of the outfitting property designating the north side for the guides and meat cutters to stay and the south side of the creek for the guests to stay. The pristine waters deliver to a spring-fed gravity water system and provide trickling sounds of tranquility. Two walking bridges unite the north and south sides. The property divulges its very own cascading waterfall! Angel Falls delivers water as pure as freshly fallen snow and a blissful scene to host ceremonies, weddings, or photo shoots.

Ford Creek Outfitters has undergone numerous updates from 2018-2021. Pride in ownership is evident when you tour this well-maintained, beautifully landscaped property. The number of details, inclusions, and extras is too many to list. Explore the opportunity while hearing about features such as the 400-amp underground electricity infrastructure valued at \$86,000. Walk the treated marine-certified wood boardwalks to the lodge and check out all the cozy fixtures in each cabin to keep guests comfortable. The prospect is exciting with such a turnkey operation and the potential to promote other avenues of business such as corporate retreats, wedding venues, horseback rides, or a guest ranch.

The Big Sky is home to big game like elk, mule, and white-tailed deer that can all be booked to hunt with this business opportunity. A game range of 3,400 herd of elk is held in these mountains. Montana's best highlights can be experienced here just 18 miles west of Augusta. Take a deep breath in and imagine that fragrant pine aroma and the tantalizing brisk mountain air. Escape to nature. Can it get any better than living in such an enchanting place and sharing it with others as your career? Are you ready to find out?



UNLIMITED POTENTIAL

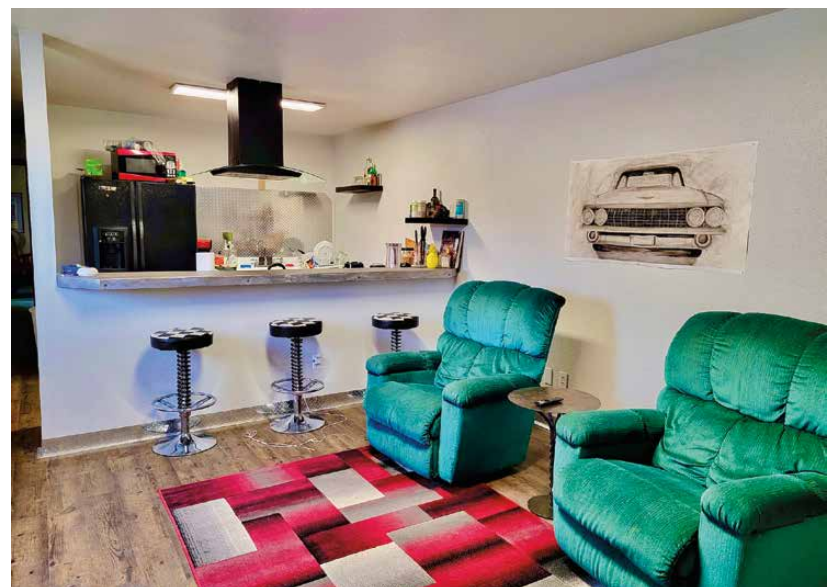
SANDERS COUNTY, MONTANA

MLS# 22105790

\$ 1,195,000




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 sqft	\$ 299,000
---------------	--------------	------------	------------



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!



★★★★★ *"Great Experience. Lots of issues that were unexpected. Stayed on top of all of them and communicated often and clearly. Great experience that dragged out over a year due to inaccuracies in County records. Highly recommend Corder and Associates to anyone!"*

Mark A Pavilonis

MONTANA TROLLEY COMPANY

FLATHEAD COUNTY, MONTANA

MLS# 22117206**\$ 295,000**

Six unique trolleys provide service to Northwest Montana! Allow this opportunity to inspire you to purchase an established business within Montana's tourism sector. The Montana Trolley Company has been a family-operated business for over eight years. No real estate is being transferred, only the business with the six trolleys. The flourishing Flathead Valley offers an ideal area to offer transportation by trolley experiences! There are endless options including bridal or bachelorette parties, wedding transportation to venues, scenic tours, Christmas light tours, corporate events, party trolleys, birthday parties, shopping escapades, parades, and so much more! The trolleys are consistently booked months out, and financials are available upon request. The current owners will graciously provide assistance to get you up and running. Three drivers and a mechanic are also willing to stay on under new ownership. Take the trolleys where you reside or stay in Northwest Montana where business is good! Take the reins and enjoy the ride!



TWO HOMES, ONE GREAT INVESTMENT

CASCADE COUNTY, MONTANA

MLS# 22214448	0.172± Acres	868 & 720 sqft	\$270,000
---------------	--------------	----------------	-----------



In proximity to the beautiful Missouri River, these two homes are available for purchase in a market where there is high demand for rental properties! Six fourteen has been completely remodeled with new siding, a new roof, and new flooring throughout. In addition, the windows were replaced two years ago. This property also has an attached storage shed around the back. Six twelve has 3 bedrooms and 1 bathroom. Diversify your portfolio and add in these lucrative rentals!



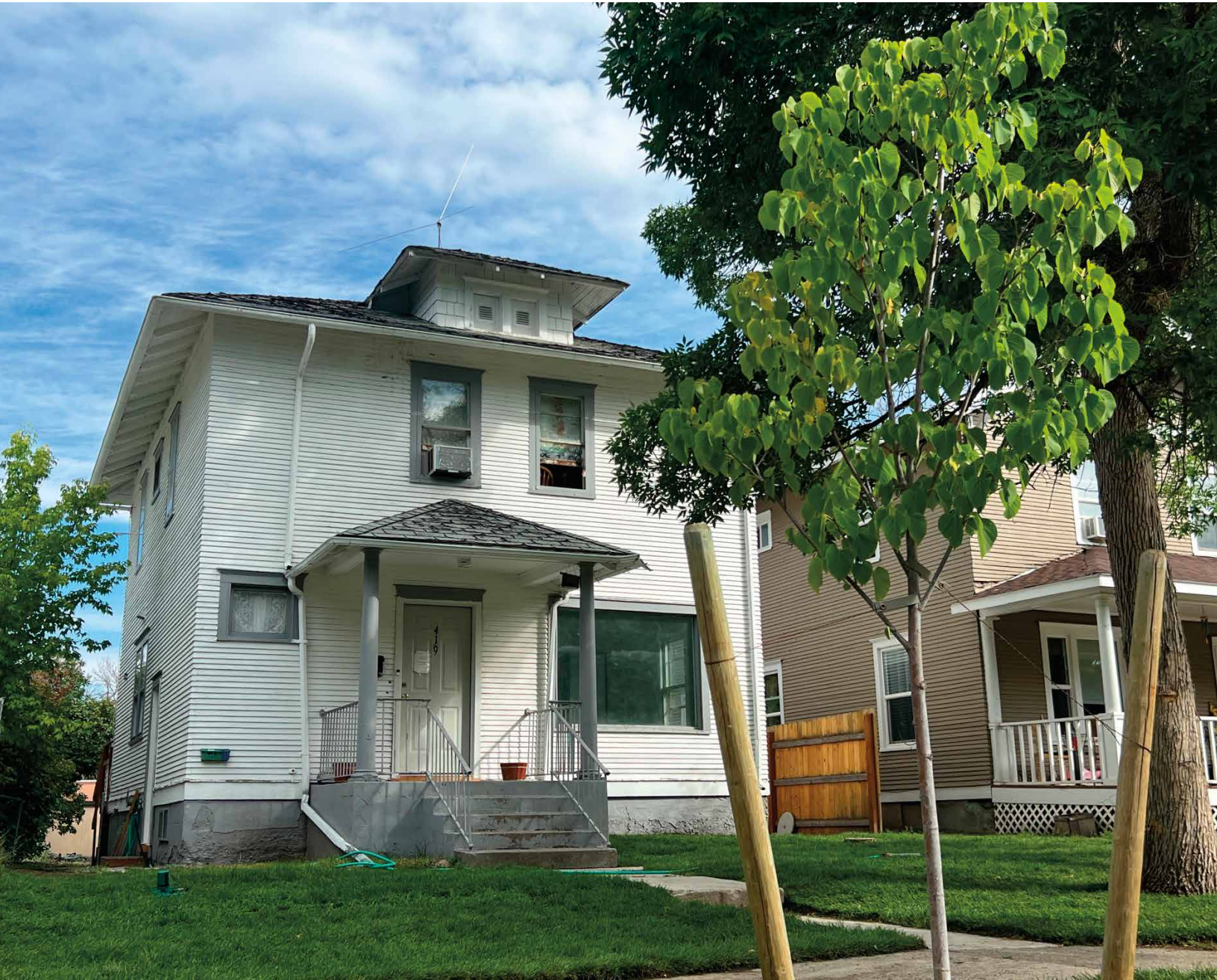
IN HIGH-DEMAND DUPLEX

CASCADE COUNTY, MONTANA

MLS# 22214415	0.131± Acres	2,232 sq ft	\$250,000
---------------	--------------	-------------	-----------



Rental units are in high demand in Great Falls, Montana, and this duplex has one completely remodeled unit with 3 bedrooms and 1 bathroom. The other unit is a one bed/1bath upstairs apartment. Take advantage of this opportunity to invest in a rental property that produces monthly income. The front and back yards have new lush green sod. The property additionally includes a 3-car garage that can be rented out for more income as well. Each unit has its own private entrance. Invest in this lucrative rental property!



GOLDEN TRIANGLE GRAIN ELEVATOR

PONDERA COUNTY, MONTANA

MLS# 22202340	1.527± Acres	\$195,000
---------------	--------------	-----------



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.

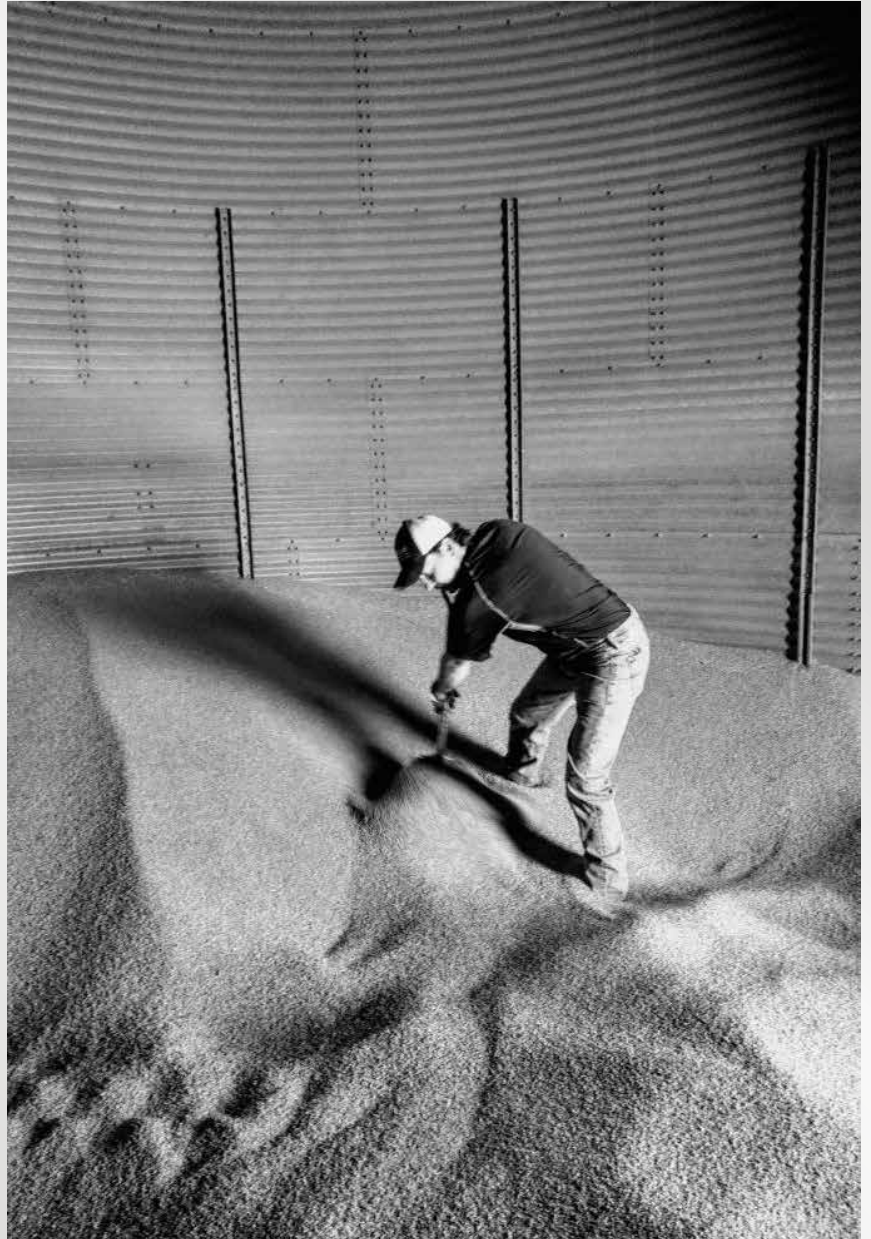


MARKET VOLATILITY

Volatility seems to be the only consistent piece of commodity markets lately. The roller coaster keeps agricultural producers on their toes while trying to balance out their profits and losses. The volatility in grain markets also makes it difficult to predict land values. Ag producers looking to expand their operating acres will continue to have a difficult time planning as we hope to keep up with the trends affecting the markets.

How long can the higher prices last for commodities? There are major factors that we continue to keep an eye on. First, the Ukraine and Russia conflict keep the uncertainty in global markets alive. Ukraine has more than 102.5 million acres of agricultural land that cover 70% of the country. Ukraine ranks globally with sunflower seed, corn, barley, soybean, and wheat production. According to the country's farmers, their biggest challenge is finding the labor to get crops out of the field. Next, the United States is maxed out in terms of acres to bring into production. There is CRP acreage, but it is unlikely that we will dip into those acres. To meet world demands, acreage will have to come either from the Black Sea or from Latin America. Brazil is made up of 868 million acres, 7.5% of which are currently in crop production. In the Black Sea region, about 22 million acres could be converted into farmland. It's predicted we won't reach peak world farmland until about 2060 or 2065 when the world will heavily rely on yields and production.

Land acres remain valuable and in the real estate industry, we continue to see sales to out-of-state buyers with the needed funds to purchase the costly acres. Higher interest rates are starting to come into play fueling urgency for those who want to sell as well as for those who want to buy. However, people are still utilizing a lot of cash that has offset the potential negative influence of higher rates. Farmers and investors recognize farmland's performance as an asset class because of its stability and tangibility. Time will tell if the higher prices will prompt more landowners, including estates, trusts, and recent inheritors to sell in the upcoming months.





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™



406.622.3224 (office)
833.783.3224 (toll free)
corderland@gmail.com

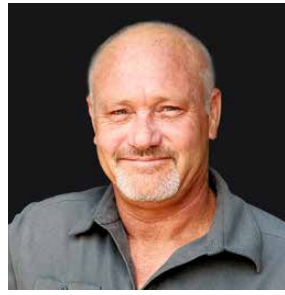
CORDER AND ASSOCIATES is Montana, Wyoming, Colorado and North Dakota's partner of the LandLeader® network. This national group of brokerages consists of the industry's most proven companies in their respective markets. LandLeader® brokerage members are made up of over 200 team members across the United 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!



Trampus & Staci Corder, BROKER/OWNER and REALTOR®

Corders are fifth-generation farmers and understand what it takes to stay current with market trends.

406-622-3224
trampus@corderland.com
833-783-3224
staci@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



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.

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-Eisenzimmer, REALTOR®

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

661-281-5187
kelsey@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



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



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

CORDER

AND ASSOCIATES, LLC

Trusted Real Estate Experts

Meet Our Team



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 mental 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



Kaitlyn Lyders, REALTOR®

Kaitlyn's outgoing personality allows her to effectively communicate with people looking for assistance in their real estate endeavors.

406-570-3256
kaitlyn@corderland.com



Kyla Uribe, REALTOR®

Kyla has extensive knowledge of farming and a determined spirit to help share the mellow pace, lack of traffic, and gorgeous scenery of Montana with others hoping to find their piece of paradise.

303-204-4459
kyla@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



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



Samantha Yearry, REALTOR®

With her knowledge and experience, Samantha invites you to share your story with her so that she can assist you in your journey. Her determination and optimism make her a quality partner for all of your real estate needs!

406-202-4022
samantha@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

CORDER

AND ASSOCIATES, LLC

Living the Life We Sell™

CORDER

AND ASSOCIATES, LLC

Trusted Real Estate Experts



Living the Life We Sell™

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

