SPRING / SUMMER 2023

# CORDER

AND ASSOCIATES, LLC

Trusted Real Estate Experts



LANDLEADER DEARM, RANCH & RECREATIONAL REAL ESTATE

2011-2023

Living the Life We Se

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 farmers, ranchers 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
- $\bullet$  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®

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Living the Life We Sell

### We Offer 360 Degree Virtual Land Tours to Our Clients

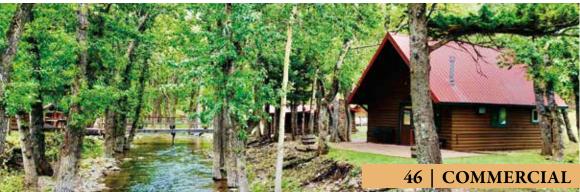
Take your listing to the next level with state-of-the-art technology and allow buyers to tour your property from anywhere around the world.













#### **ALLURING YELLOWSTONE ESTATE**

SWEET GRASS COUNTY, MONTANA



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.







#### MAGNIFICENT MANY GLACIER EQUESTRIAN RETREAT

GLACIER COUNTY, MONTANA



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!







#### HEAVENLY HARPER PUCKETT ROAD RANCHETTE

Gallatin County, Montana



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.







#### RAFTER J RANCH

STILLWATER COUNTY, MONTANA



Locomotive Butte towers over the horizon along the northwest edge of this historical and versatile ranch. A meandering trail leads to the top of Locomotive Butte where it surrenders sweeping views of Rafter J Ranch at Big Coulee. The sandstone rimrocks pile up in astonishing landforms while the fields below sprawl out among 2,104 deeded acres. The south central Montana ranch will support 130 pairs or 260+ yearlings seasonally with proper management and can support 100 pairs year-round. Rafter J Ranch boasts an Artesian well with geothermally heated water that gravity feeds every pasture. Concrete stock tanks are located in each of the five pastures. A perennial stream traverses the ranch in addition to the 2 seasonal springs. With native grasses encompassing the valley floor, an elk herd of 120 head frequently visit Rafter J Ranch. Other wildlife that utilizes lifegiving waters and nutrient vegetation and can be seen wandering the landscape include mule deer, antelope, black bear, mountain lion, and bobcat. The windrows provide excellent cover for pheasants and game birds. Recreational opportunities to hunt are endless.







#### RADIANT ROCK CREEK WATERFRONT ACREAGE

CARBON COUNTY, MONTANA



Gently flowing along the west side of this remarkable property, Rock Creek creates a peaceful and serene setting with the Beartooth Mountains and Red Lodge Mountain providing a stunning backdrop. It's a rare opportunity to purchase a parcel of this size in this highly sought out area. Multiple building sites are evident to support a beautiful large home. Let your creative juices flow and figure in adding RV parking or glam camp spots for additional income.

With endless potential and recreation opportunities, Red Lodge is 18 miles with superb golf, camping, and hiking. In the winter months, Red Lodge Mountain offers some of Montana's best skiing. Below Red Lodge, access to Rock Creek is limited as it flows through private lands, but with this purchase, access will be granted to you only as the owner! Be rewarded with the numerous options this property offers!







#### **GREATER CLANCY CREEK RANCH**

JEFFERSON COUNTY, MONTANA



Welcome to the Greater Clancy Creek Ranch, a stunning 180-acre parcel of land. This property among the pines is a rare gem and an incredible opportunity for real estate developers and those looking for a unique and tranquil lifestyle. Located just 1/4 mile from one of Montana's top schools, this property offers the perfect balance of convenience and serenity. The 180 acres border 475 acres of BLM land, providing you with unparalleled privacy and access to miles of scenic trails. One of the key highlights of this property is the 1/4 mile of creek frontage traversing the mountainous terrain, providing a picturesque and peaceful setting. The flowing creek is stocked with trout and surrounded by majestic mountain views, making it a perfect place to relax, fish, and connect with nature.

The Greater Clancy Creek Ranch is home to a resident elk herd, bears, moose, grouse, and deer, providing a breathtaking and unique wildlife experience. The ability to subdivide the property makes it an ideal investment for developers, providing multiple opportunities for creating stunning residential and recreational properties alike. The property is equipped with gas and electricity, making it ready for immediate development. The undisturbed and pristine views of the Elkhorn Mountains provide a stunning backdrop for your new home or recreational property. For those who prefer the outdoor lifestyle, saddle up on your recreation vehicle and access hundreds of miles of trail systems. This property is a rare find and offers a tremendous opportunity to own a piece of Montana's magnificent landscape. Don't miss out on this once-in-a-lifetime opportunity!







#### SOUTH FORK COUNTRYMAN CREEK RANCH

Sweet Grass County, Montana



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, Crazies, 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



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



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.







#### LARAMIE PEAK RETREAT

ALBANY COUNTY, WYOMING



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



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.







#### MAGICAL MOUNTAIN VIEW LOG HOME

Sanders County, Montana



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 craftmanship and premium fixtures to accommodate comfortably!







#### REMARKABLE VIEWS, SECLUDED SUBDIVISION

FREMONT COUNTY, WYOMING



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!







#### **HEAVENLY HORSESHOE ACRES**

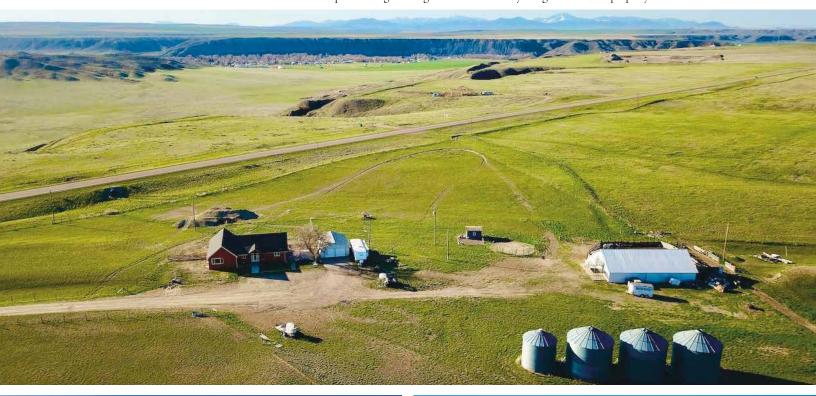
CHOUTEAU COUNTY, MONTANA



Overlooking the frontier town of Fort Benton, Montana, this gorgeous home enjoys an exceptional vantage point. With 38.36 acres to accompany a 3.500-square-foot home, the property encompasses opportunity and freedom. The paved patio serves as the perfect location to melt into a relaxing seat and watch the sunset paint the sky with vibrant hues. Embrace the sight of happy horses galloping in and out of the  $38^{\circ}$  x  $64^{\circ}$  barn.

Begin each day with gratitude for the humbling view of the Highwood Mountains captured by the large picture windows and the sounds of the crowing rooster singing out from the chicken coop. Cross-fencing creates three paddocks of approximately 7 acres each and there are 4 grain bins for your personal use or to rent out for income. The high ceilings in the beautifully updated home mimic the Big Sky of Montana. Hardwood flooring throughout brings warmth and the kitchen keeps it classy with sleek, stainless-steel appliances. A master bedroom boasts a walk-in closet and an ensuite master bathroom.

Surround yourself with luxury and comfort while your animals appreciate the same! The Missouri River is moments away to enjoy fishing or floating. Fort Benton has amenities including a grocery store, a hardware store, pharmacy, golf course, bowling alley, and more. Fort Benton is 47 miles from the Great Falls International Airport making traveling convenient. Country living at its best, this property unlocks the secret of life!







#### MARIAS VALLEY RANCHETTE

Toole County, Montana



Located less than five miles from the Marias Valley Golf and Country Club, these 28 acres include a home, barn, and chicken coop. The 1,826-square-foot home has been vacant for quite some time, but the property provides several possibilities. Invest and restore life to the fabulous farmstead.

Shelby, Montana is a few miles north of the acreage and the Marias River flows just south. Fishing and recreating opportunities are in every direction whether it be boating on Lake Frances, fishing the Marias, or touring Glacier National Park. Perhaps you have ideas for a business to take advantage of the easy access from Interstate 15. Dare to dream with this north central ranchette!







#### LLOYD ROAD RANCH

BLAINE COUNTY, MONTANA



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.



\* \* \* \* \* \* This was a difficult process since we lived so far away and were not 100% sure where we wanted to purchase land in Montana. Our agent was great and when we asked questions or had concerns, she was able to assist in the process. We look forward to moving to Montana in the next 5 years and are grateful we found a property we believe we will truly love."

Amy Cunningham



## EASING INTO EASEMENT BASICS

Easements are common, especially in the world of real estate. If you own a residential property, the utility company has an easement for access to power lines or meters to your property. An easement is defined as an interest in the land in and over which it is enjoyed. It is an agreement defined by a contract that allows for the legal use of the property without actually owning the property.

Our company Corder and Associates gets calls often inquiring about properties listed with no legal access. How is that possible they ask? In the state of Montana, it is not illegal to have landlocked parcels, and owners do not have to allow access through their property to get to yours. We have sold numerous pieces of Montana land that are inaccessible. Buyers have the option of negotiating an easement with the surrounding land owners or accessing the land via boat (if waterfront) or plane. Bare land that ideally makes for a perfect homesite or recreational land may not come with easy access. A spot for a driveway might be through a corner of the neighbor's property. This is another case in which an easement would be needed.

There are three basic types of easements: public, private, and prescriptive. A public easement is one in which the government grants and provides an easement to an individual or organization the right to use public lands such as parks, trails, or waterways. A private easement is between two parties that agree on the right to use someone else's property for their own benefit. A prescriptive easement is established after the continuous use of property openly, notoriously, exclusively, adversely, and uninterruptedly for a period of five years. This particular easement is the most difficult to enforce as it must be shown or proven. Property owners can also utilize easements to preserve land in a particular state of manner. A conservation easement essentially means an owner relinquishes rights and grants permission for certain activities. Read our article on conservation easements to learn more about these specific types and how they can be beneficial!

An executed easement is a legally binding contract and therefore has consequences if violated. In addition, the holder of an easement must agree not to disturb the land of the owner or they can in turn be held liable. In the contract, details such as the 5 w's are addressed. Who is agreeing to the easement? What is the easement being established for? Where does the easement allow for access? When does the easement take effect and if it expires, when is that? Why is the easement being negotiated? Is there compensation being made to the property owner for the easement?

When dealing with farm and ranch land, easements typically transfer with the sale of a property and they are common. Easements generally do not negatively impact the value of one's property unless it severely restricts the use of the property. A qualified real estate broker can help you determine if an easement affects your property's value. Corder and Associates can also help you buy or sell a property that may be affected by an easement. Please trust us with helping you get the answers you need so you can enjoy the property you seek!





ULTIMATE ENTREPRENEURIAL ENDEAVOR

Cascade County, Montana



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

\$1,999,000



**GLORIOUS GLACIER PARK VIEWS** 

GLACIER COUNTY, MONTANA



- 402.94 acres
- No CCR
- No HOA
- Prescribed Easement
- MLS # 22300990

\$1,250,000



VITAL VALLEY VIEW RESIDENTIAL LAND

CASCADE COUNTY, MONTANA



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

\$1,000,000



#### **ROCK SPRINGS ACREAGE**

Sweetwater County, Wyoming



- 4.46 acres
- No CCR
- No HOA
- City water & sewer
- MLS # 20230035

\$ 975,000





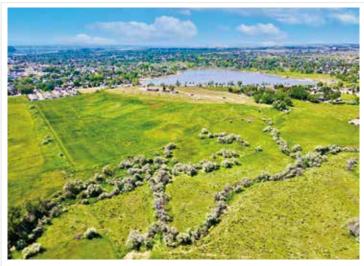
**EMERALD VISTA ESTATES** 

Las Animas County, Colorado



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

\$ 675,000



LAKE ELMO DRIVE ACREAGE

YELLOWSTONE COUNTY, MONTANA



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

\$675,000



#### **WESTERN MONTANA MEADOW**

Sanders County, Montana



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

\$485,000



CAPTIVATING CULEBRA CREEK RANCH

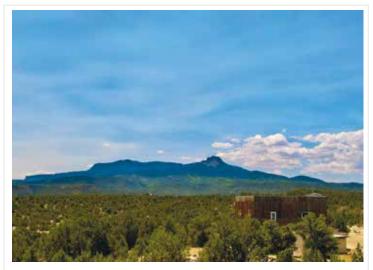
Costilla County, Colorado



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

\$ 400,000





BEAUTIFUL BATMASTERSON DRIVE

Las Animas County, Colorado



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

\$400,000



LITTLE BELT MOUNTAINS ACREAGE

Cascade County, Montana



- 197.96 acres
- No CCR
- No HOA
- Power & partial fencing
- MLS # 22215392

\$400,000



SHANE CREEK RECREATIONAL RETREAT

Stillwater County, Montana



- 51.78 acres
- No CCR
- No HOA
- Fencing
- MLS # 30002191

\$375,000



KICKIN' KUNZITE ROAD ACREAGE

Las Animas County, Colorado



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

\$ 300,000





**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
- Limestone spring
- MLS # 30004267

\$ 224,000



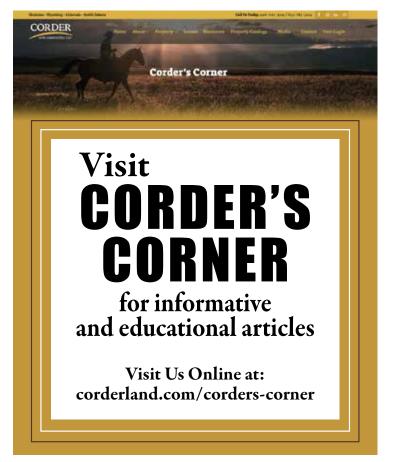
OBTAINABLE OVERLAND TRAIL PARCEL

Park County, Wyoming



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

\$175,000





THE TIMBERS AT THOMPSON RANCH LOT 3

Mineral County, Montana



- 21.08 acres
- CCR
- No HOA
- Power, perk tests completed
- MLS #30004272

\$199,000



#### PINE SPRING RANCH SPLENDOR

La Plata County, Colorado



- 9.3 acres
- CCR
- HOA
- MLS # 8591040

\$ 185,000



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?



**CAPABLE CONRAD LOT** 

Pondera County, Montana



- 6.36 acres
- No CCR
- No HOA
- Electricity
- MLS # 30000676

\$175,000



**BOX CANYON BEAUTY** 

Cascade County, Montana



- 20.47 acres
- CCR
- No HOA
- MLS # 30000525

\$ 145,000



#### **GIBSON FLATS ACREAGE**

CASCADE COUNTY, MONTANA



- 5 acres
- No CCR
- No HOA
- MLS # 30003209

\$ 140,000



#### WONDERFUL WESTERN LARCH LOT

Broadwater County, Montana



- • 1.04 acres
  - CCR
  - HOA
  - MLS # 30003259

\$115,800





WATERFRONT IN WYOMING

ALBANY COUNTY, WYOMING



- 35.1 acres
- CCR
- No HOA
- MLS #20230697





**RIVER VIEW FORT BENTON LOTS 11-15** 

CHOUTEAU COUNTY, MONTANA



- 0.48 acres
  - No CCR
  - No HOA
  - MLS #30003333

\$95,000



**RIVER VIEW FORT BENTON LOTS 16-20** 

CHOUTEAU COUNTY, MONTANA



- 0.48 acres
- No CCR
- No HOA
- MLS # 30003335



ADELINE ACRES RECREATIONAL HAVEN BLK 1 LT 2

Valley County, Montana



- 2.44 acres
- CCR
- No HOA
- Power, water, fiber optics
- MLS # 22207878

\$80,000



### HIKING IN THE NATIONAL PARKS OF THE ROCKY MOUNTAIN STATES

The sun peaks out from under the horizon earlier each morning as the mid-April air hangs heavy with the aroma of campfire from the local farmers preparing their stubble fields for spring seeding. A country drive reveals intense green winter wheat fields contrasted against brown hillsides slowly fading along with the winter season. Birds fill the air with melodious tunes and the sky pierces the day with its sapphire blue hues. Everyone is anxious to get outside and get the dead leaves cleared away to make way for new life. The sunshine persuasively lures out the outdoor adventurers basking in the rays and looking to brave the muddy mountain roads in hopes of witnessing the wildflowers peppering the trails and fish the alpine creeks. Equipped with a backpack, granola bars, and plenty of water, it's time to create treasured memories and hike! The states in which Corder and Associates serves as trusted real estate agents possess breathtaking scenery among several national parks.

It's only appropriate that I introduce you to the "Crown of the Continent" to begin with. Glacier National Park is the 10th most visited park in the country. The picturesque scenes that are experienced in Glacier can be described as life-changing. You'll be mesmerized by the jaw-dropping landscapes and snow-capped peaks. With over 1 million acres, Glacier National Park is visited by tourists from all over the world desperately seeking serenity from behind a clicking camera phone. GNP has over 700 miles of hiking trails. In addition to hiking, there is also boating, fishing, star gazing, bicycling, guided excursions, and wildlife watching. These hikes highlight some of the park's best features and all it has to offer: Highline Trail, Grinnell Glacier, Pitamakan-Dawson Loop, Iceberg Lake, Ptarmigan Tunnel, Siyeh Pass, Fishercap Lake-Redrock Falls, St. Mary and Virginia Falls, and Avalanche Lake.

Headed south from Glacier National Park through the Treasure State, we find the oldest National Park in the US. Yellowstone National Park was established in 1872 as the first national park in the world. In 1871, geologist Ferdinand Hayden explored the region and shared the region's wonders including the geysers, hot springs, and colorful mineral terraces. After Congress heard of the distinctiveness, they passed legislation to create Yellowstone National Park. Enjoy camping, hiking, fishing, rafting, exploring the rocks and fossils, and witnessing incredible wildlife diversity. The park is home to more wildlife than anywhere else in America! Yellowstone also boasts the most active geyser field in the world. Check out these hikes for experiences like no other: Mt. Washburn, North Rim Trail, Clear Lake-Ribbon Lake Loop, Avalanche Peak, Fairy Falls, Storm Point Nature Trail, Trout Lake, Pebble Creek, Yellowstone River Picnic Area Trail, and Beaver Pond's Loop.

Wyoming shares Yellowstone National Park with Montana but has Grand Teton National Park all to itself. To protect the Teton Range and the surrounding lakes, Grand Teton National Park was established on February 26, 1929. The park encompasses 242 miles of hiking trails. These trails make the cut for some of the best in the park: Taggart Lake Loop, Amphitheatre Lake Trail, Paintbrush Canyon and Cascade Canyon Loop, Table Mountain Trail, and Goodwin Lake Trail.

Colorado has four national parks. One park, Rocky Mountain National Park, covers 415 square miles and spans the continental divide. The park has over 300 miles of hiking trails and these are a few of the must-sees: Bear Lake, Alberta Falls, Alpine Ridge Trail, Gem Lake, Tombstone Ridge, Nymph, Dream, and Emerald Lakes, Deer Mountain, Twin Sisters, Odessa and Fern Lakes, Mills Lake, and Black Lake.

It's wild out there! Diverse landscapes of grasslands, wetlands, forests, alpine lakes, and tundra with fields of wildflowers and meadows with wildlife wandering through. If you're considering moving to one of these versatile and beautiful states with national parks, browse our listings on our website! Adventure awaits!



# Over \$25,000 donated through



Scholarship Recipients 2023

May 7th, 2023 • Trampus & Staci Corder

Corder and Associates has been contributing scholarships as part of their Give Back Program for 11 years and counting! Giving back to the community is a passion for the Corder and Associates team. Through the Give Back Program, agents donate portions of their earnings to a nonprofit of their choice. In addition to the Give Back contributions and the scholarship awards, over \$100,000 has been donated and awarded!



Valley Community Center

April 12th, 2023 • Charlie Duffey

The Valley Community Center is the culmination of a 20-year dream that was made a reality by the hard work, dedication and generosity of the residents of the Little Snake River Valley. The Community Center provides a dedicated exercise room for CrossTRX, Pilates, and Yoga, a full basketball court, a walking track and many other exercise machines. In addition the center also has rooms to rent for your personal/ business events.



Terry Wrestling Club

April 15th, 2023 • Megan Pirtz

The Terry Wrestling Club is committed to the improvement of athletic and personal growth through the sport of wrestling by fostering an environment with mentorship and resources to help the youth reach their maximum potential.



Great Falls Children's Receiving Home

April 7th, 2023 • Jennifer Birkeland, April Stene, & Cheyenne Wilson

Great Falls Children's Receiving Home (GFCRH) is a private non-profit agency, established in 1966, to provide safe, temporary shelter to thousands of children, ages birth to seventeen who have been removed from their homes of origin due to child abuse, neglect, abandonment, parental drug use, domestic violence and parental incarceration. GFCRH is a safe haven showing children that abuse is the exceptionnot the norm.



Warriors & Quiet Waters

April 14th, 2023 • Craig Del Grande

Warriors & Quiet Waters guides post-9/11 combat veterans and their loved ones to thrive and find peace, meaning, and purpose through fly fishing and other inspirational activities in nature. Through outdoor experiences, veterans find space to ponder the big questions about their life after service: What do I want to do with my life? What do I value? What brings me joy? Through this reflection, veterans can find their new mission in



Fox Power Performance

March 30th, 2023 • Kelsey Eisenzimer

Fox Power Performance is "The On Ice Edge;" a culmination of vast hockey knowledge and technical figure skating experience. Training beginner through advanced hockey players in the areas of edgework, endurance and agility, they focus on creating athletes that represent Montana and experience success in all areas of life!

Annually, we contribute a portion of all professional fees which we serve as a part of



# our "Give Back Program"



#### Fort Benton FFA Chapter

March 22<sup>nd</sup>, 2023 • April Stene, Jennifer Birkeland & Cheyenne Wilson

Future Farmers of America (FFA) is a dynamic youth organization that changes lives and prepares members for premier leadership, personal growth and career success through agricultural education. FFA develops members' potential and helps them discover their talent through hands-on experiences, which give members the tools to achieve real-world success.



Garfield County Food Bank March 6th, 2023 • Aaron Carroll

For the last 18 years, the Garfield County Food Bank has provided food items to local residents in need. Working mainly from occasional grants and donations, the Food Bank stretches the money as far as they can. Unfortunately, this year the funds started to run very low and the Food Bank was in danger of no longer being able to provide this service. Hearing of the need, Aaron Carroll generously donated his funds from this year's Give Back Program to the Food Bank.



Sanders County Cancer Network
March 16th, 2023 • Lisa Hampton & Ben Castle

The Sanders County Cancer Network provides financial and emotional support for people that are fighting cancer. The program has given over \$900,000 since it was founded.



Angel's Eye Sanctuary
March 3<sup>rd</sup>, 2023 • Kate Sousa

The purpose of Angel's Eyes Sanctuary as a public charity is to rescue and provide protection and welfare to domestic animals, specializing in the vision and hearing impaired. The rescue is open to all animals in need of adoption possibilities available. www.angelseye.org



#### **TRACS**

March 16th, 2023 • Lisa Hampton & Ben Castle

Thompson River Animal Care Shelter is dedicated to the welfare of animals in Northwestern Montana. Our goal is to provide shelter for the lost, homeless, neglected, and abused animals until a suitable loving home can be found. TRACS is a no kill shelter that finds loving homes for over 1,000 animals a year.



**Stillwater County 4-H Club** March 2<sup>nd</sup>, 2023 • *Zach McKinley* 

4-H offers more than 200 different projects and hands-on learning experiences that actively engage youth while having fun. From learning sewing, crafting, building, to raising an animal, shooting sports, conservation and robotics. 4-H offers youth a wide range of choices and opportunities for them to learn and grow.

earned to non-profit organizations in the communities in our Give Back Program.



#### IRRESISTIBLE RIVERFRONT RESIDENCE

Cascade County, Montana

MLS# 22300713

0.63± *Acres* 

1 bed/5 bath

2,240 sq ft

\$ 1,690,000



The sapphire blue of Montana's Big Sky casts off the glistening waters of the mighty Missouri River. The Dearborn Valley reveals a scenic treasure with Montana's finest pristine waters cutting through the towering volcanic rock formations transitioning to open mountain meadows. The highly desirable banks of the premier fishing waters maximize the appeal of this alluring property. This picturesque property consists of a charming home featuring custom attributes that bring the elements of nature inside. The unique build allows for possibilities that deliver an entire investment package. Homes rent out for vacation rentals and stay booked for months as a recreational paradise. Great Falls, Montana has an international airport and is only 30 miles from this property. Fifty-eight miles in the opposite direction is Montana's capital, Helena.

A wrap-around deck overlooks the Missouri River and a private boat launch. The two-way fireplace on the upper balcony provides warmth for a cool crisp morning or an evening of stargazing. The patio below displays a propane fire pit surrounded by welcoming seats to bask in the glow of a blazing fire. Inside the home of 2,240 square feet, exquisite lighting with chandeliers illuminates vaulted ceilings and granite countertops throughout. High-end luxury finishes aid in helping you to relax and enjoy the views from the ceiling to floor windows. Bringing work to the peacefulness of the property? The master office boasts its own private balcony. A loft overlooks the main living space accented by custom finishes alluding to aquatic merriment. A commons area is set apart from the main living area allowing guests to relish in their own space with two bathrooms, a kitchen, a dining table with tv for entertainment, a fireplace, and an outside firepit on the patio.

The property consists of the riverfront home, a private boat launch, a separate heated and air-conditioned shop with an RV garage, a storage building, and a future additional woodworking shop. With the several outbuildings, the possibilities are endless. The property is set up well for renting out a portion or allowing for guests. There are full RV hookups, and the drive is graveled, level, and smooth.

This property has it all and then some. Located in a highly desirable area of Montana, this recreational home offers an answer to your prayers for a dream waterfront property. The property is just down the road from the iconic Hardy Creek Bridge. The bridge was featured in the film "The Untouchables" in 1987 alongside Sean Connery, Kevin Costner, and Robert DeNiro. The bridge is part of many photographic magical moments. Spend your days fishing, relaxing, and sharing the fresh mountain air with the big horn sheep, deer, antelope, and other wildlife along this mountainous corridor of splendor.







#### **CLARK FORK RIVERFRONT HOMES**

Sanders County, Montana

MLS# 22216234

10± Acres

7 bed/6.5 bath

4,128 sq.ft

\$1,250,000



The Clark Fork River cuts through the western side of Montana providing excellent fishing, boating, floating, and picturesque scenery. Enjoy views of the Clark Fork River flowing in front of mountains with a blanket of clouds covering their peaks as you sip on your steaming coffee. A fly fisherman's dream, the two log homes placed on these 10 acres provide income-generating opportunities.

Rent the bunkhouse out as a beautiful VRBO vacation home, or use it as a base camp for a guiding business. The main home has 3 bedrooms with 2 bathrooms while the bunkhouse has 4 bedrooms each with its own bathroom. The unique acreage is well-equipped with buildings and pastures for your horses or animals. The large greenhouse, with the option of wood heat and a gravity watering system, is ready to grow your products along with the variety of fruit trees growing in the orchard. The outdoor cooking space and pavilion allow you to entertain on the banks of the captivating Clark Fork River. Enjoy the pond, a pavilion, and the wildlife that frequently wanders through the premises.

What an experience for homeowners and vacationers alike! Not only can you live on this piece of paradise but you have the opportunity to share it with others and supplement income near Plains, Montana.







#### **COUNTRY VIEW ACRES**

CASCADE COUNTY, MONTANA

MLS# 30000679

20.08± *Acres* 

5 bed/4 bath

4,120 sq.ft

\$719,000



Just east of the growing city of Great Falls, Montana among pastures and farm fields, 20.08 acres accompany a well-maintained home of 4,120 square feet! The spacious home offers comfort just as the 20 acres provide room to roam for your chickens, horses, or dogs! Encompassed by perimeter barbed wire fencing, the property has a post and rail corral, an attached insulated garage, and a 24' x 30' shop. There's ample area for your boat, RV, and off-road vehicle.

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. 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 specifically the open views of the horizon and the wide-open sky above.







#### CAPTIVATING CLARK FORK RIVER RETREAT

SANDERS COUNTY, MONTANA

MLS# 30004178

0.99± *Acres* 

3 bed/2 bath

1,955 sq.ft

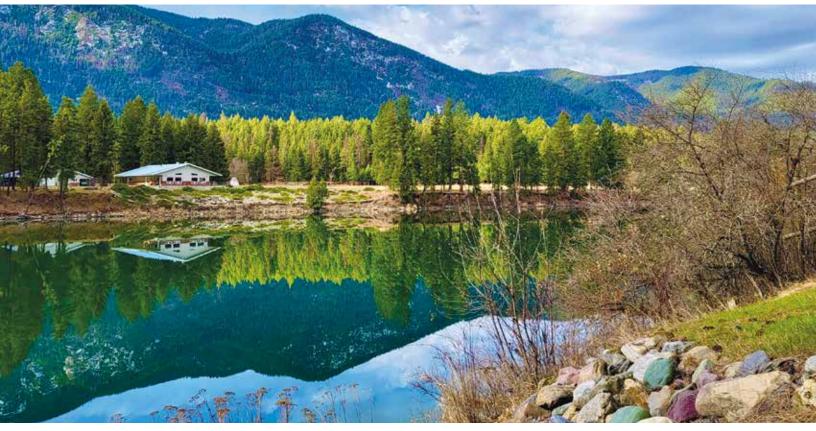
\$718,000



The Clark Fork River captures the picturesque scene and reflects the vivid mountains like a mirror, with blues and greens popping against the white, puffy clouds. Like a picture on a postcard, the property is part of the Salish Shores II Subdivision that provides a shared, community boat launch. The secluded area allows for peaceful living harmoniously with the glasslike waters of the Clark Fork River.

The 1,955-square-foot home displays regal characteristics including chandeliers and arched doorways. Colonial-style features subtly create symmetry around the fireplace. Spacious bedrooms are located on the single-level home including a master bedroom with an ensuite master bathroom and a jetted tub beckoning for relaxation with tranquil panoramic scenes awaiting out the window. A four-car garage offers space for vehicles, boats, or a camper. Enjoy the bonus room as a crafting area, storage space, or game room. Fish the Clark Fork as often as you like while watching the sunset from the patio and under the retractable awning!

This riverfront property is sure to make a lasting impact so be sure to check it out!







#### LIVING LARGE IN LA BARGE

LINCOLN COUNTY, WYOMING

MLS# 20231788

9.15± *Acres* 

3 bed/2.5 bath

4,320 sq.ft

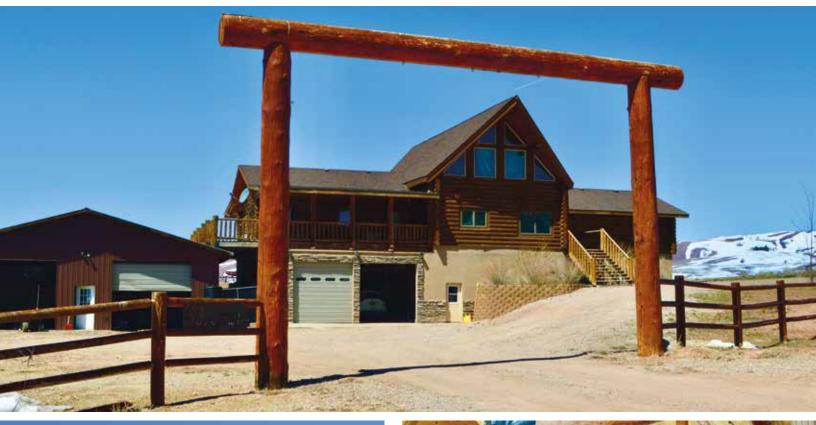
\$700,000



This stunning log home on 9.15 acres near La Barge, Wyoming captures spectacular views in both directions so you can enjoy both the sunrise and sunset. With expansive windows allowing the natural light to spill in, the peaked pitch mimics the beautiful views from the 4,320 square-foot home.

The stand-alone woodstove warms the home accentuated with a stone hearth. The kitchen is accommodating with stainless steel appliances while an open-concept floor plan keeps it all flowing together. A separate metal garage is currently utilized as a horse barn. BLM land borders the edge of the subdivision allowing access to the Bridger National Forest. You'll have the opportunity to explore and enjoy horseback riding, hiking, or off-roading. Located in the Viola Subdivision, the property is a short twelve-mile drive up La Barge Creek Road. La Barge Creek flows less than a mile from the property which offers great fishing through public access sites.

La Barge Creek feeds into the infamous Green River and the waters proceed to Fontenelle Reservoir. Fontenelle Reservoir offers great fishing and recreation for boat and water enthusiasts. Live in this serene area and take advantage of the recreational options. Ride your horse into the sunset every night on this dream property!







#### PLACATE IN PLAINS

Sanders County, Montana

MLS# 30004132

40± Acres

3 bed/2 bath

2,320 sq.ft

\$699,000



The ranch on Buffalo Bill Road consists of 40 acres enveloped by solitude from the sea of tall, green trees. The 2,320 square foot home features an open concept with the wood elements of the outside forest brought in. The undemanding home has Hardi-plank siding, a metal roof, and luxury vinyl flooring while the organized exterior portion of the property presents a barn, a loafing shed, and 2 hay barns.

The property borders timber ground which offers unique privacy and tons of wildlife! The Clark Fork River flows nearby and offers fishing, boating, and recreating. Sanders County in western Montana flourishes with outdoor experiences. Enjoy a soak in the large tub in the master bathroom after a day of working animals and cozy up next to the wood stove that sends a campfire aroma swirling in the fresh mountain air.

Home is waiting where the deer and the elk wander through under the big sky of Montana!







#### WHITEPINE CREEK OFF-GRID ESCAPE

Sanders County, Montana

MLS# 22212458

38.05± *Acres* 

1 bed/1 bath

320 sq.ft

\$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!







#### **CRAWFORD COUNTRY ACREAGE**

Montrose County, Colorado

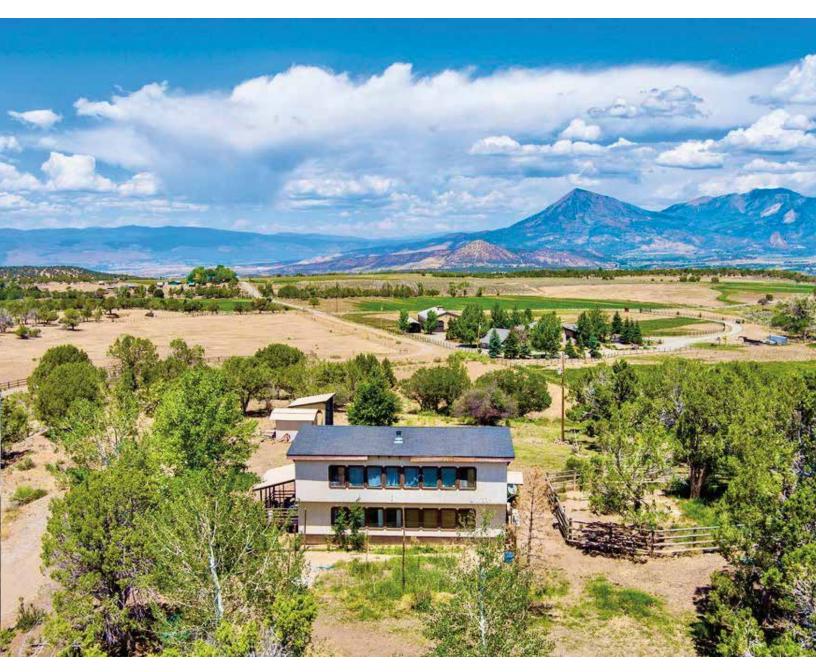
MLS# 1803034 8.99± Acres 5 bed/2 bath 2,208 sq.ft \$547,000



South of Crawford, Colorado west of the eclipsing Elk Range Mountains, these 8.99 acres offer a home for your horses and your canine companions! Structures include a round pen, a hay barn with a paddock, two dog runs, and two sheds.

The 2,208-square-foot home features an open-concept floor plan that highlights the custom-made kitchen cabinets! Two 1,500-gallon cisterns provide water storage in addition to the 10,000 gallons allotted by the Fruitland Domestic Water Company. There are also 100 shares of irrigation water piped from Gould Reservoir. The property connects to 22,800 acres of BLM land! Crawford Reservoir is only 6 miles as well from the stellar Black Canyon of Gunnison National Park.

Abundant wildlife frequents the area including turkeys, deer, elk, foxes, and birds. Each day will bring adventure and opportunity from this gorgeous mountain view ranch!



#### 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!



#### FEATURED FOX CROSSING RESIDENCE

Lewis & Clark County, Montana

MLS# 30003734

1.01± *Acres* 

4 bed/3 bath

2,024 sq ft

\$ 449,999



Gaze at the rising, snow-capped mountains on the horizon from the back porch that overlooks the huge backyard! The Helena, Montana home is part of the Fox Crossing Subdivision with nicely paved roads but room to breathe without the bustle of in-town living. The country feel culminates from the welcoming front porch and is met by beautiful vinyl flooring that encompasses the home.

The 2,024 square foot space is open as the living space flows nicely to the dining room and kitchen. Stainless steel appliances give the kitchen a sleek design. The large windows allow natural light to spill in! The tri-level residence features 4 spacious bedrooms and 3 full bathrooms. An ensuite master bath accompanies the master bedroom with a double vanity. A greenhouse sits in the backyard ready to produce greens and vegetation.

Enjoy the shade the trees provide and there are plenty of areas to park a boat or RV. With the many surrounding lakes, you'll be sure to have many fun adventures hunting, fishing, camping, and sightseeing! The central Montana location allows for a day's drive to many unforgettable locations. This clean and classy house is ready for you to make a home!





#### OFF-GRID BEAVER CREEK SANCTUARY

SAGUACHE COUNTY, COLORADO



- 43.27 acres
- 2 bed / 1 bath
- 1,344 square feet
- MLS # 7715688

\$350,000



#### **OSBORNE STREET STUNNER**

CARBON COUNTY, WYOMING



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

\$ 220,000



#### 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!



#### **OPTIONS AND OPPORTUNITIES**

Chouteau County, Montana



- 0.174 acres
- 5 bed / 2 bath
- 2,664 square feet
- MLS # 30004389

\$ 180,000



#### **CHINOOK CHARMER**

BLAINE COUNTY, MONTANA



- 0.193 acres
- 3 bed / 2 bath
- 1,695 square feet
- MLS # 30006405

\$175,000



#### **CUSTOMIZABLE CHESTER HOME**

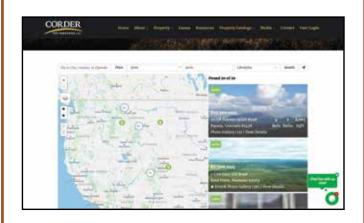
LIBERTY COUNTY, MONTANA



- 0.11 acres
- 4 bed / 2 bath
- 2,128 square feet
- MLS # 22300803

\$150,000

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#### NW BYPASS INDUSTRIAL ACREAGE

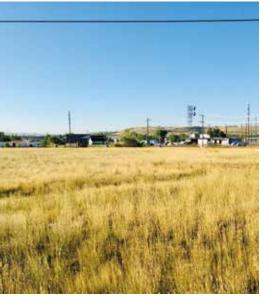
Cascade County, Montana

MLS# 22213099 \$ 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



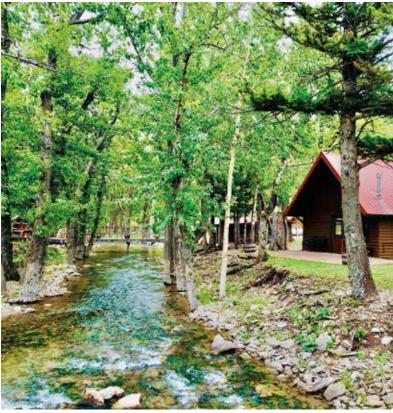
Tucked away among the spectacular mountains creating the diverse Rocky Mountain Front is an opportunity to be a part of treasured memories, unforgettable experiences, and unrivaled scenery. The Ford Creek Outfitters of Augusta, Montana has been providing unequaled big game hunts since 1955. The business 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?





#### **RURAL LIVING WITH BUSINESS OPPORTUNITY**

CASCADE COUNTY, MONTANA

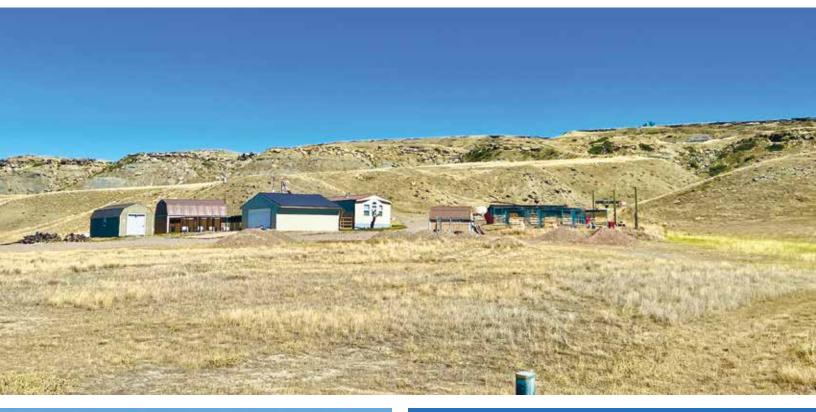
MLS# 30000108 26± Acres 1,232 sq.ft \$650,000



Among the sandstone cliffs and situated on the prairie grasslands near Vaughn, Montana, this 26-acre property consists of a freshly remodeled home, a large, heated shop/garage, and a spread of 21 kennels to support the AKC Registered Labrador and Beagle breeding facility.

With room to run, the Diamond D Kennel business operates efficiently with 3 designated kennel areas, whelping facility kennel, a conditioning and training area, and Montana's fresh air for the newborn pups!

Living in this rural setting offers recreational possibilities galore! The property comes with a 100-yard shooting range with a gun range roof over the bench rests. The land lends itself to activities such as off-roading, horseback riding, exploration, shooting, fossil hunting, and digging up Indian artifacts.







#### DIAMOND D KENNEL

CASCADE COUNTY, MONTANA

MLS# 30000117 \$250,000



Do you have a heart and a passion for raising and or/training pups? Purchase this already-established AKC Registered Labrador and Beagle breeding business. This business opportunity comes with an extensive list of inventory and equipment that transitions a buyer into a successful operation. The seller is a retired veterinarian with 50 years of experience in raising and training quality hunting dogs and is willing to remain available for consultation or any questions that may arise!

The Beagles and Labradors are featured on the included website, Facebook, and Instagram pages. Get everything you need such as the kennels, whelping kennel, doghouses, dog food and treats, dams and sires, laboratory equipment, veterinary supplies, and much more! This business is also available to purchase with a 26-acre property and home.







#### **CENTRAL MONTANA BLOOMING BUSINESS**

CHOUTEAU COUNTY, MONTANA

MLS# 22300927 0.26± Acres 2,810 sq.ft \$449,000

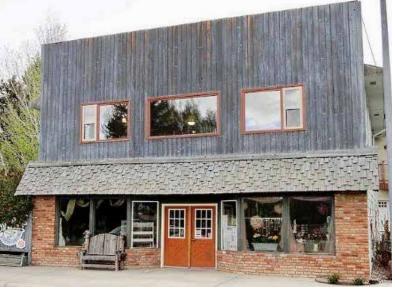


Fort Benton attracts visitors with its significant historical presence, and the town's charm keeps people from ever wanting to leave. Take the opportunity to flourish with River's Edge Floral that overlooks the mighty Missouri River. It comes with a multitude of possibilities as there is an apartment over the retail space. The apartment can be utilized for a manager's living quarters, for the owner's river view digs, or rented out for additional income. Rentals in Fort Benton are consistently in high demand.

The retail space includes a 15' x 5' cooler area, a back storeroom with organized shelving, and an office. The furnishings, personal property, and décor can all be negotiated. Two greenhouses are situated on the property equipped and ready to house your flowers and vegetation. Be the source of Fort Benton's intimate connections and joy! It's been proven that flowers have an immediate impact on happiness and produce a long-term effect on moods. Not to mention the weddings, social gatherings, proms, holidays, parties, and memorial services where your creative talents can be the true gift! Green thumbs visit from all over Chouteau County for seeds and starts for their gardens.

There's excellent exposure on Front Street and the floral shop has large front windows to advertise and display products. Come experience the awesome river views that you can enjoy throughout the day and bring your business plans!







#### 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!



 $\star\star\star\star\star$  "Our agent was amazing to work with! He went above and beyond. I would highly recommend him to anyone wanting a genuine, hardworking, caring person. An asset to your company! Thank you!"

David & Geneva Raines

#### **GOLDEN TRIANGLE GRAIN ELEVATOR**

Pondera County, Montana



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.

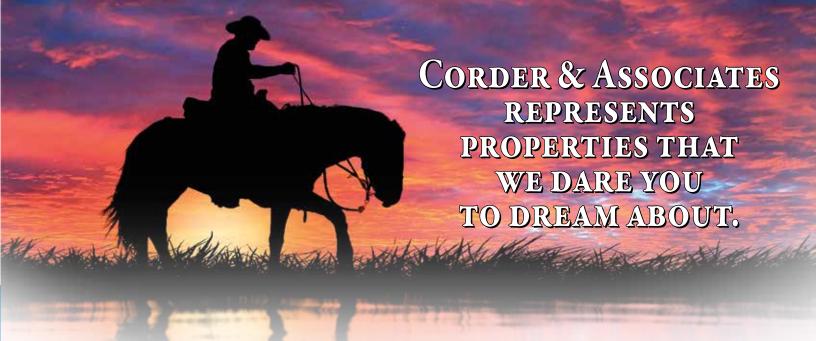
Public records postulate approximately 269,000 bushels of storage exist among the buildings. The large lot provides plenty of space for a semi-truck and trailer and to turn around. Conrad sits in the heart of the Golden Triangle, a portion of Montana with exceptional soils that produce quality grains and pulse crops.



 $\star\star\star\star\star$  "Our agent was absolutely phenomenal throughout the entire process. Not only was she friendly and informative, but she worked with my husband and I as we moved from Washington State to purchase our dream home here in Shelby. As first-time home buyers we had ALL of the questions and our agent answered them without hesitation. We HIGHLY recommend her to anyone looking for a home in Montana!"

Megs Thompson





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!





Trampus & Staci Corder, BROKER/OWNER and REALTOR® Corders are fifth-generation farmers

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



Pam Amundsen, REALTOR®

Pam will take the stress out of the buying or selling experience. Licensed in MT & WY

406-208-0630 pam@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



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



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



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



Charlie Duffey, REALTOR®

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

307-380-6391 charles@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



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



### JOIN OUR TEAM!

# leet Dun Jeann



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



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



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

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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



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



April Stene, BROKER and 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



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



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 Mon-tana with others hoping to find their piece of paradise.

303-204-4459 kyla@corderland.com



Cheyenne Wilson, REALTOR®

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

406-930-2323 cheyenne@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!

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