

CORDER

AND ASSOCIATES, LLC



Crystal Mountain Road Ranch

18711 Crystal Mountain Rd., Three Forks, MT 59752

Offered at \$1,100,000

Presented Exclusively by
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Property Information

Lot Size: 97.22 deeded acres

Taxes: \$2,265.46 (2022)

Legal: S19, T04 N, R03 E, C.O.S. 2757, PARCEL A, ACRES 97.22

Year Built: 1995

Bed/Bath: 2 Bed/2 Bath

Square Footage: 1,300

HVAC: Gas forced air; Central air conditioning; Fireplace

Water/Sewer: Well; Septic

Appliances/Personal Property: Range/Oven, Microwave, Refrigerator

Garage: 2 car; 4 stall shop

Special Enhancements/Extras: Underground sprinkler system; Security cameras; Gazebo; Hardwood floors; Oversized deck

Covenants/HOAs: None

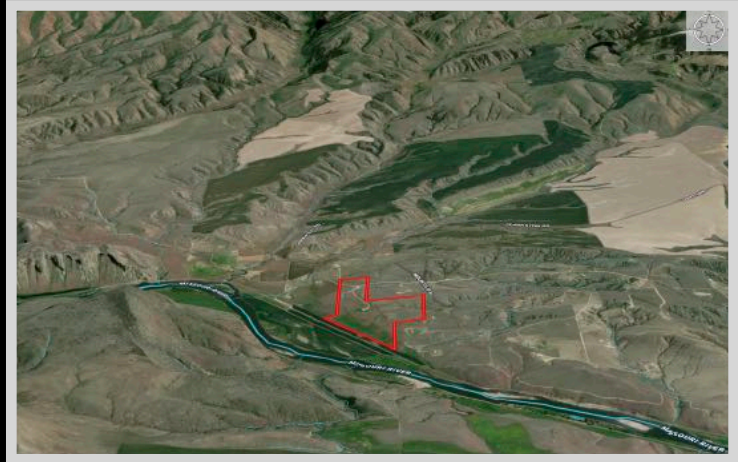
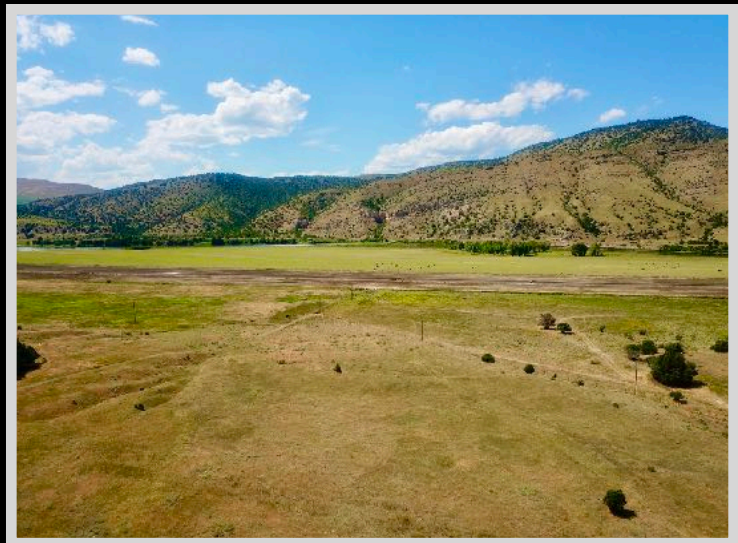
Elevation: 4,000 ft.



Property Fly Over



Tour the home virtually!



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Executive Summary

Located between Townsend and Three Forks, Montana, Crystal Mountain Road winds through the gently rolling terrain to bring you home to this 97.22-acre property. The ranch-style home consists of 1,300 square feet in an open-concept floor plan.



Hardwood floors encompass the

2-bedroom, 2-bathroom home, and large windows allow natural light to fill each room. Central air conditioning and a wood-burning stove accommodate the hot and cold months. Sweeping mountain views span the horizon from the oversized deck. A separate set of patio doors allow the master suite its own degree of privacy and exit to the wrap-around porch. A gazebo allows for a separate retreat to relax and enjoy the tranquility. Security cameras keep the property safe and an underground sprinkler system provides hydration to keep the lawn lush. The 97 acres make for an ideal space for horses or animals. A separate shop has 4 stalls to keep a boat, a camper, ATVs, or other vehicles. The area is rich with opportunities to enjoy the great outdoors of Montana. The mighty Missouri River lies a couple of miles west of the property. Enjoy fishing, hunting, hiking, camping, boating, or riding away into the sunset on your steady horse with not a worry in the world and big blue skies stretching overhead.



Local Area

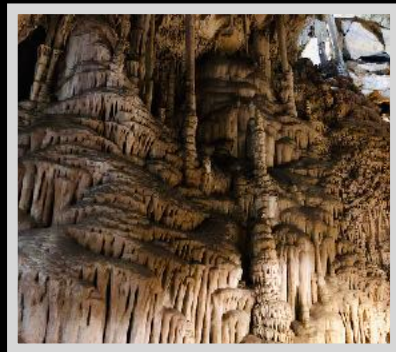
Just off I-90 is the recreational mecca of Three Forks, Montana. Three Forks is rich with the historical expedition of Lewis and Clark and how they discovered the confluence of the Jefferson, Madison, and Gallatin rivers. There is much to do regarding outdoor adventuring: fishing, hiking, floating, bicycling, hunting, and much more. Three Forks also has a 9-hole golf course with panoramic views of beautiful scenery all around while you swing away.

Between all of the major cities in Montana is the county seat of Broadwater County, Townsend. Located in the Missouri River Valley between the Big Belt and the Elkhorn Mountains, where the Missouri River opens into Canyon Ferry Lake (Montana's 3rd largest body of water), Townsend was named by railroad officials in 1883. It was then that a rail stop was made because businesses were becoming more established to support the gold mining in this region. Land lots then were just \$5 apiece! Famed explorers Lewis and Clark traveled through in 1805. The mighty Missouri River borders the town, and the area is nicknamed the "Valley of Adventure" because of the vast outdoor opportunities that are readily available. Large areas of BLM and state land surround the town. Townsend is just 15 minutes from Canyon Ferry Lake which is one of Montana's most sought-after recreational spots. The lake provides activities of boating, ice boat sailing, year-round fishing for Trout, Salmon, Perch, and Walleye, camping, sightseeing, picnicking, hiking, hunting, and swimming. It is also conveniently near 4 major ski areas ranging from 1.5 to 3 hours away. In addition, the Broadwater County Museum is located in Townsend and holds unique artifacts such as an authentic painted buffalo robe. A short drive of 35 minutes will get you to the state capital of Helena.

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Canyon Ferry Lake

The Canyon Ferry Valley is rich with recreational opportunities! The lake spans 25 miles leaving plenty of room to boat, fish, sport fish, sail, swim, water ski, and more. It is proudly Montana's 3rd largest body of water and a popular destination for outdoor enthusiasts. Twenty-four recreation sites are maintained by the Bureau of Reclamation. Fishing is phenomenal and you can reel in Trout, Salmon, Perch, and Walleye year-round. When the snow flies, the lake is dotted with ice fishing huts and is also utilized for ice skating and iceboat sailing. In addition, there is the Canyon Ferry Wildlife Management Area which encompasses 5,129 acres. The goal of this area is to maintain the existing habitat and provide a place for wildlife viewing and hunting. Archery, shotgun, muzzleloader, and traditional handguns can be used to hunt white-tailed deer and birds such as pheasants, ducks, and Canadian geese. The area is superb for viewing migratory or nesting birds such as Canada geese, double-crested cormorants, American white pelicans, Caspian tern, and ospreys. White-tailed deer, beaver, raccoon, mink, red fox, and sometimes otters and moose can be observed.



Lewis and Clark Caverns State Park

This unique and fascinating park was Montana's first state park and features one of the largest known limestone caverns in the Northwest. The spectacular caves are lined with stalactites, stalagmites, columns, and helictites.

Madison Buffalo Jump Monument

Archaeologists have been attracted to this monument as it is one of the larger Indian pishkun of buffalo jumps before Indians had horses for hunting. It is a great place to relive the excitement of the hunt and catch a glimpse of how life was!



Museum of the Rockies

Visit the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils.



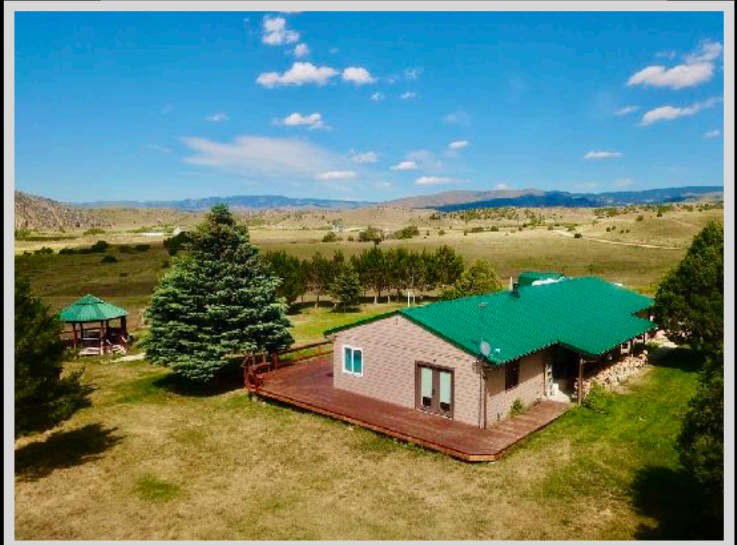
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Yellowstone National Park

Yellowstone National Park is a mere 90 minutes away where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!

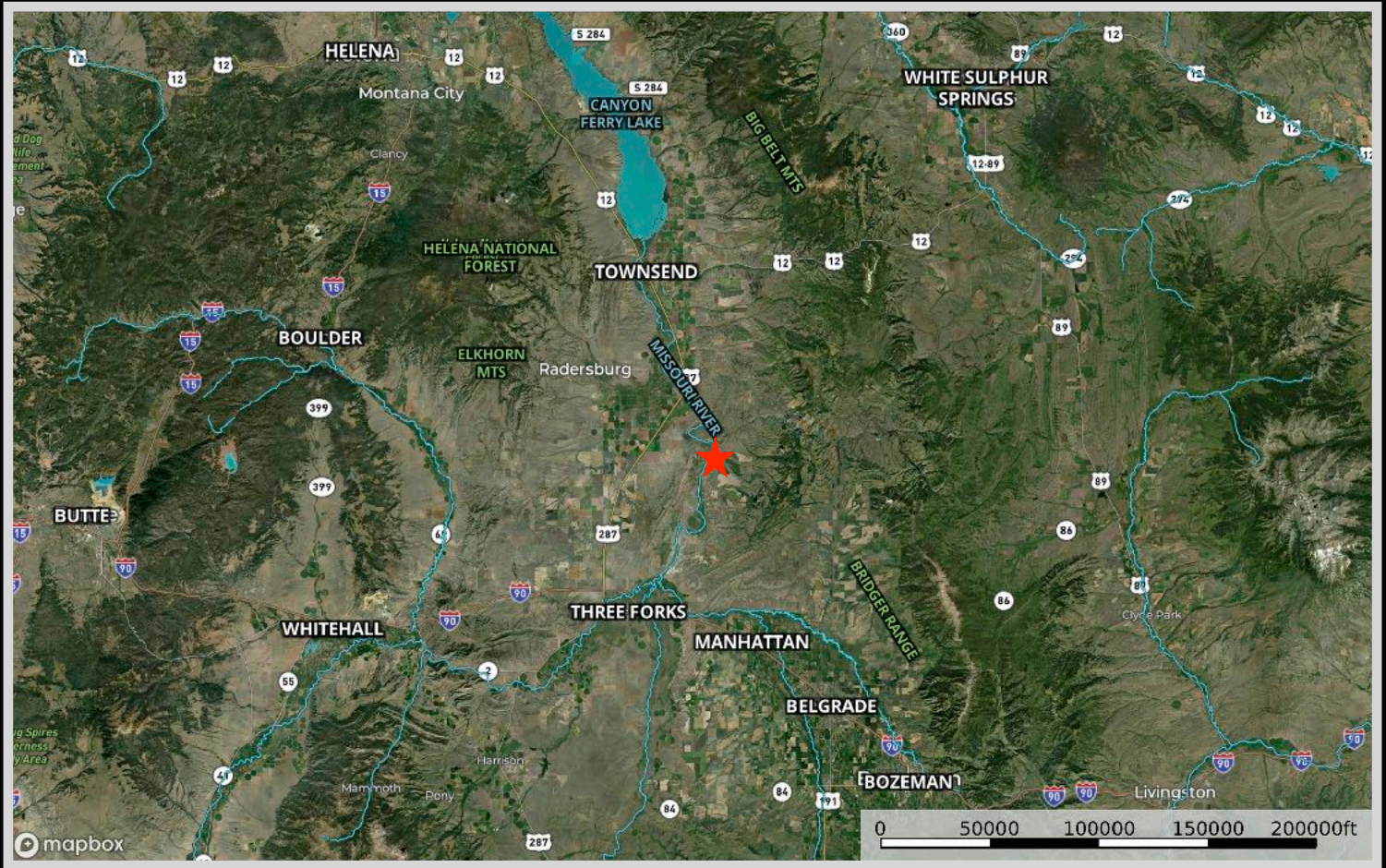
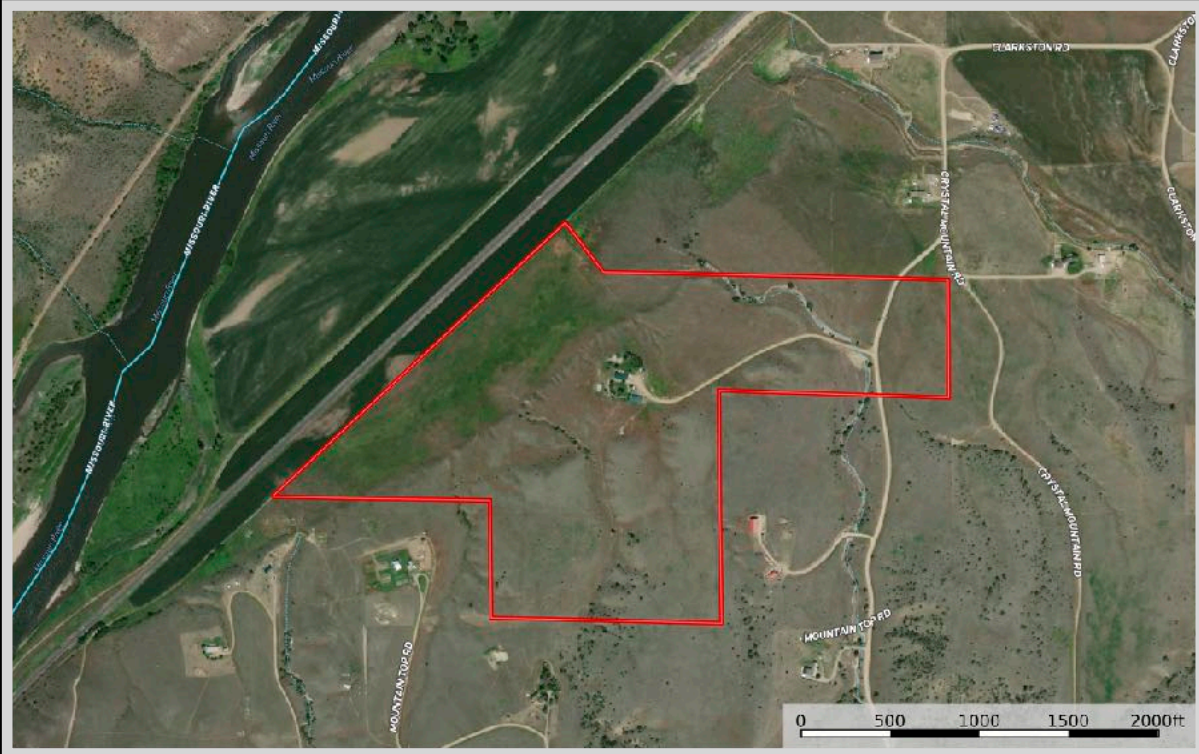
Bridger Bowl Ski & Snowboard Resort

The resort boasts four large bowls within its boundaries that offer a variety of landscapes and terrain for any individual's ability.



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Property Map



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