

WINTER 2023-2024

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*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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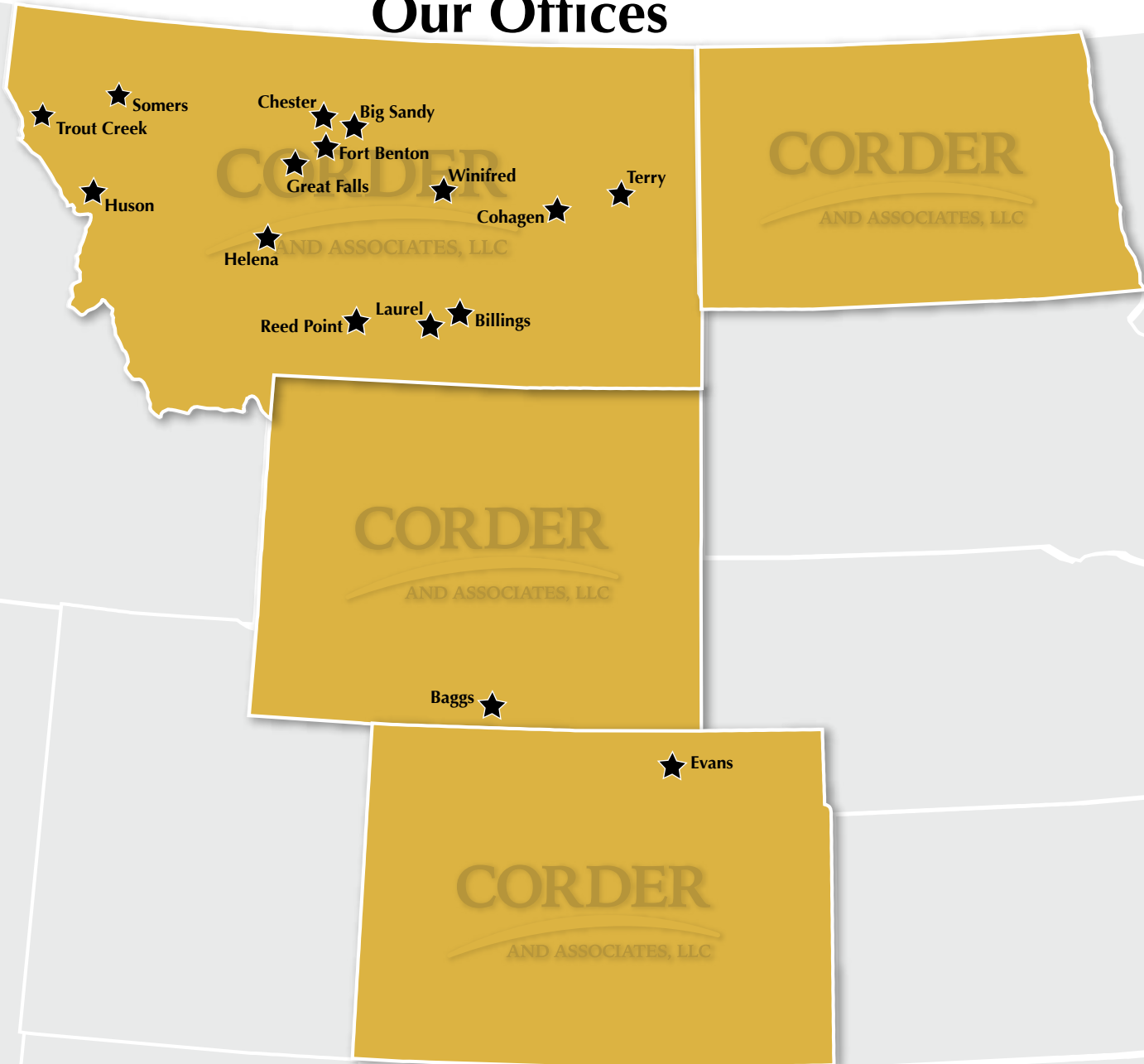
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*Living the Life We Sell™*

# Our Offices



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## AND ASSOCIATES, LLC



Trampus & Staci Corder  
Fort Benton, MT

We are licensed in Montana, Wyoming, North Dakota and Colorado and we have intimate knowledge of each community while providing clients with a trusted partnership to find them the finest farms, ranches, and recreational properties.

# Our Agents



**Aaron Carroll**  
Cohagen, MT



**Kaitlyn Lyders**  
Chester, MT



**April Stene**  
Fort Benton, MT



**Kate Sousa**  
Huson, MT



**Ben Castle**  
Trout Creek, MT



**Kelsey Judisch-Eisenzimer**  
Somers, MT



**Charles Duffey**  
Baggs, WY



**Lisa Hampton**  
Trout Creek, MT



**Cheyenne Wilson**  
Reed Point, MT



**Megan Pirtz**  
Terry, MT



**Ella Jurenka**  
Big Sandy, MT



**Pam Amundsen**  
Laurel, MT



**Emily Schneider**  
Great Falls, MT



**Samantha Yearry**  
Helena, MT



**Emma Wickens**  
Winifred, MT



**Shannon Guelzow**  
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**Jennifer Birkeland**  
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**Zach McKinley**  
Billings, MT



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## *360° Land Tour*



*SCAN ME!*





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54 | MEET OUR TEAM



## ALLURING YELLOWSTONE ESTATE

SWEET GRASS COUNTY, MONTANA

MLS# 22205469

1404± Acres

\$ 5,000,000



A hunter's paradise; a photographer's passion; a rancher's dream. Approximately 1,404 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.



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## 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.



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**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!



Kelsey Judisch-Eisenzimmer, REALTOR® 661-281-5187 • kelsey@corderland.com





## RIDGE ROAD RANCH

BROADWATER COUNTY, MONTANA

MLS# 30007643

1549± Acres

\$ 2,900,000



Experience Montana the way it was meant to be experienced: wild, natural, and serene. Magnificent terrain from rolling meadows blanketed with lush vegetation to towering pine trees illustrate this gorgeous property. The draws and wooded areas provide the cover that large game seek. Black bear, deer, herds of elegant elk, moose, mountain lion, lynx, and other critters have been captured by the trail cam journeying through the acreage. This 1,549.45-acre parcel lies in the "Valley of Adventure," described as such because of the abundant ways to recreate. A sportsman's paradise, the area has tremendous hunting opportunities! Access to the property is convenient and unrestricted.

The ranch features operational and functional corrals near a one-bedroom dry cabin with power. In addition, a storage container is situated near the corrals and cabin and is utilized as a convenient garage for storing a side-by-side, the mower, and other recreational toys. Retreat to this tranquil recreational property to hunt, fish, explore off road, photograph, and take in the spectacular views! Bring your horses or cattle as the acreage has perimeter fencing and some cross-fencing south of Ridge Road. The native grasses here are rich with nutrients adequate for packing pounds on the young calves. A rancher could easily run 125 pair with forage left over for the wildlife.

Greyson Creek traverses the property with its glacial flowing waters attracting thirsty creatures. Several natural and developed springs flow throughout with stock tanks. Canyon Ferry is a short drive from the property offering up numerous recreational activities on the water and the surrounding area such as boating, kayaking, canoeing, water skiing, floating, swimming, picnicking, camping, fishing, hunting, ice fishing, cross country skiing, and so much more!

The property is an hour from multiple airports including Bozeman International Airport in Bozeman, MT and Helena Regional Airport in Helena, MT. Access to this area is convenient from potentially anywhere in the US due to the proximity of airports. Looking to purchase more paradise? An adjacent parcel is available consisting of 165 acres with a hunting cabin. This paradise has sweeping views, wonderfully curious wildlife, and adrenaline-pumping adventures!



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## RAFTER J RANCH

STILLWATER COUNTY, MONTANA

MLS# 30000445

2,104± Acres

\$ 2,674,999



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 life-giving 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.



Zach McKinley, REALTOR® 406-799-2664 • zach@corderland.com



**BUFFALO COULEE RANCH**

VALLEY COUNTY, MONTANA

**MLS# 30016472****2267± Acres****\$ 2,050,000**

The Buffalo Coulee Ranch encapsulates 1,947 contiguous acres of nutrient-rich grazing land that satisfies livestock and wildlife alike. In addition, 320 acres are leased from the Bureau of Land Management Acres. The coulees and diverse terrain give the ultimate cover for wildlife ensuring a successful hunting season. The ranch consists of 3 separate pastures sustaining a grazing system that allows for the native grasses to flourish. A well-designed water system provides water to eight stock tanks located strategically within the three grazing pastures. There are an additional two wells with stock tanks for backup if ever needed. Structures on the property consist of working corrals and a round tub that makes sorting and shipping easy and efficient.

The natural landscape of Buffalo Coulee Ranch is well-preserved and respected. The present wildlife offers opportunities to hunt and fill your freezer with grass-fed white-tailed and mule deer, antelope, pheasant, sharp-tailed grouse, and Hungarian partridge. The tranquility surrounds the seasonal Buffalo Coulee Creek. Historically, dry land wheat was seeded and harvested whereas the 80 acres of hay ground currently produce up to 300 bales.

The area sees about 12 inches of rain annually and 32" of snow with only 1 inch of average depth. The high temperatures rise in July to about 87 degrees and the low drops in January to 4 degrees. In a year, the Glasgow area typically sees 196 days of sunshine.

Opportunities abound with such a diverse property. The Fish, Wildlife, and Parks provide income in return for participation in the Block Management program. Buffalo Coulee Ranch has been enrolled since 2012 offering hunters a chance to fill their freezers as well.

The property is situated approximately 19 miles west of Glasgow, Montana, and 23 miles east of Saco. A country gravel road leads to this rangeland ranch.



**Megan Pirtz, BROKER and REALTOR®** 406-939-3806 • [megan@corderland.com](mailto:megan@corderland.com)



## IRRIGATED FORT SHAW FARM

TETON COUNTY, MONTANA

MLS# 30012716

224± Acres

\$ 1,950,000



Where the rolling plains of Central Montana meet the jagged peaks of the Rocky Mountain Front, the fertile soils produce hay or grain crops and support grazing cattle. These 224.12 country acres combine scenic coulees with irrigated hay ground for the ideal balanced rural lifestyle. Two center pivots irrigate 104 acres to produce hay. An additional 5 acres have the potential to be flood irrigated.

County gravel roads take you home to this ranch with 2 duck ponds, natural springs throughout, and a creek that flows year-round. Enjoy fishing the creek for browns and rainbow trout or watch the 2-resident mating bald eagles continue to thrive as they have for the last 25 years they've lived here.



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## PARAMOUNT VIEWS ON PARCEL 1

BROADWATER COUNTY, MONTANA

MLS# 30013310

723± Acres

\$ 1,490,000



Come let your cattle or horses roam on these 723.08 acres with panoramic views and abundant water! Greyson Creek traverses Parcel 1 and there are seasonal springs throughout the undulating hills. The sturdy corrals are set up for use and a lovely bunkhouse cabin is situated overlooking a stunning scene. The terrain varies providing a diverse landscape with fantastic wildlife that take up residence or wander through. The property serves as a majestic piece of land to escape the city hustle and bustle, a hunting base camp, or a place to build and live full-time. A storage container accompanies the sale offering protection for a mower, side-by-

side, or other recreational toys. A power box is in the storage container. The cabin on the property is connected to power and serves as a refreshing two-room bunkhouse so you don't have to leave! Fish the creek, hunt, hike, camp under the sparkling sky of stars, and make memories to treasure for a lifetime! There are adjacent parcels also available for purchase if you are looking to expand your dream acreage. The land is natural, beautiful, and a blank canvas for your dreams to take flight.



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## DRY GULCH RANCH

SANDERS COUNTY, MONTANA

MLS# 30011671

90± Acres

\$ 1,400,000



Blanketed mountains loom out the front picture windows that lead to a relaxing covered porch overlooking Dry Gulch Ranch. Just beyond the bright white fence sprawls open pasture that produces high-yielding hay grass each year under proper management. The sprinkler system keeps the yard inside the fence lush and green as the landscaped fountain and pond keeps it magical! The sapphire blue sky stretches and tucks behind the mountain peaks. The walls inside capture a vintage elegance with subtle features like glass doorknobs and decorative wallpaper for a classical allure. The charm of this 3-bedroom home instills a warm comfortable essence that will make it difficult to ever leave! Dry Gulch Ranch is well equipped for horses or cattle with a barn, 7 stalls in another, a Quonset, a

hay barn, and corrals. A Conservation Easement protects any further subdividing or development ensuring wide open spaces and scenic views for generations to come. The property provides a winter range for majestic elk, deer, and turkey and is adjacent to 316.34 acres of Forest Service Land. Desired by many, the tranquility of the area is inspiring in combination with the beautiful views. Recreational activities are abundant including boating, fishing, hunting, hiking, horseback riding, camping, and winter skiing and snowshoeing. A main trailhead is just down the road for riding or hiking. A hot tub awaits for a relaxing soak after a long day in the mountains. A rare gem with many attractive features, this property is one to treasure!



Lisa Hampton, REALTOR® 406-396-2527 • [lisa@corderland.com](mailto:lisa@corderland.com)



## PREMIER RECREATION ON PARCEL 6

BROADWATER COUNTY, MONTANA

MLS# 30013481

826± Acres

\$ 1,390,000



Discover abundant wildlife and endless recreational opportunities across Parcel 6 of Ridge Road Ranch. The ample mountain grazing ground of 826.37 acres can supply your cattle or horses with plenty of nutrients. The captivating natural settings display jaw-dropping scenes and panoramic views.

The versatile property lies south of Ridge Road and enjoys views of the Big Belt Mountains. Power lines parallel the road and electricity is available at the northwest corner. Water is abundant in the form of natural and undeveloped springs flowing seasonally along the entire corridor of this wildlife wonderland. The diverse landscape makes for a thrilling camping spot or a perfect place for your hunting headquarters.

Whether you aspire to a thriving cattle operation, exclusive hunting grounds, or simply a premier recreational landscape in Montana, Parcel 6 encompasses it all, and additional acres are for sale to contribute to the ultimate legacy ranch. Resident elk thrive on the property alongside a variety of other wildlife. Breathe in the fresh mountain air alongside the world-class elk and leave behind all of your cares!



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## CRYSTAL MOUNTAIN ROAD RANCH

BROADWATER COUNTY, MONTANA

MLS# 30010942

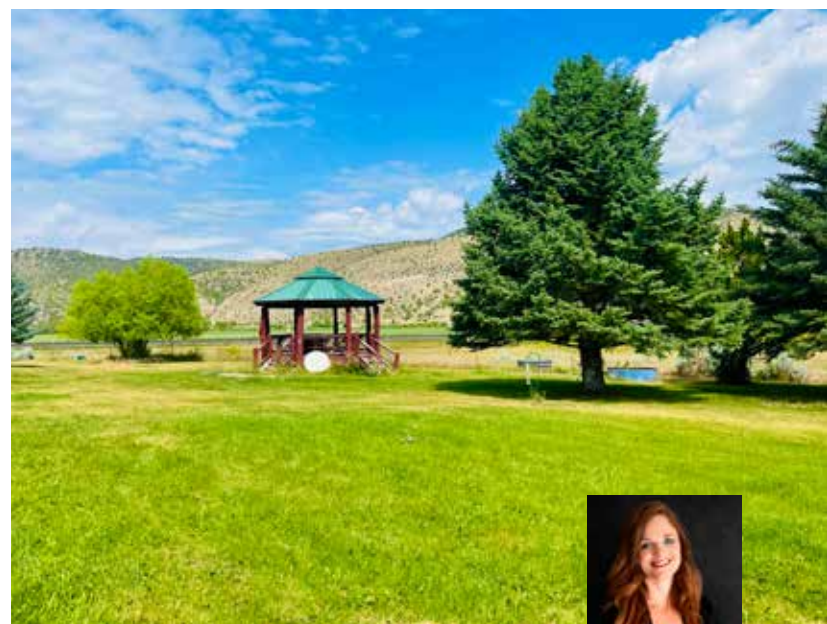
97± Acres

\$ 1,100,000



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.

Samantha Yearry, REALTOR® 406-202-4022 • [samantha@corderland.com](mailto:samantha@corderland.com)



## GARFIELD COUNTY BALES RANCH

GARFIELD COUNTY, MONTANA

MLS# 30007291

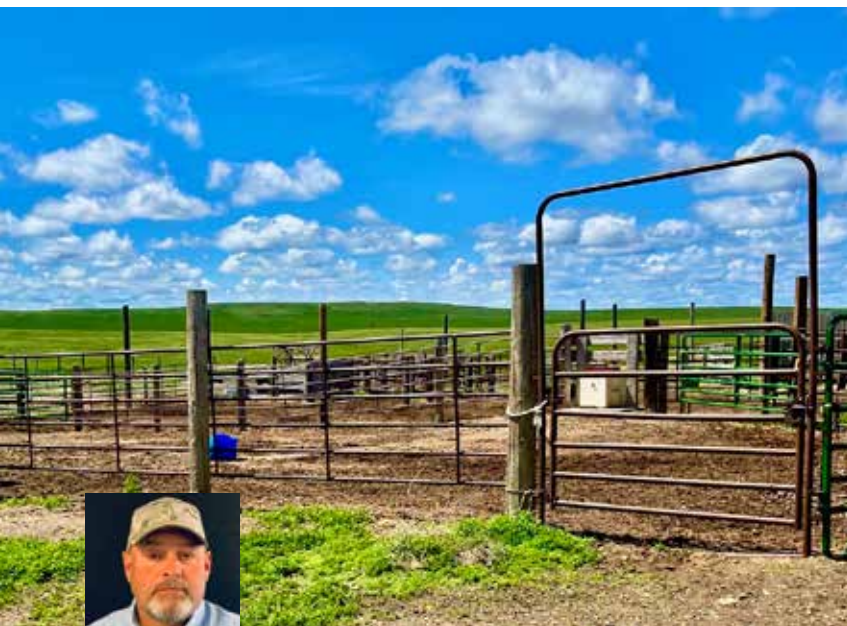
865± Acres

\$ 874,900



The rumble of the cattle guard greets you as you make your way up the road and reminds you, you're home as the windmill smoothly turns in the breeze on Bales Ranch. The 865 acres sprawl over gently rolling hills in Garfield County, Montana just 6 miles south of Jordan. A reservoir completes the ranch attracting ducks, geese, and swans upon its waters and carp and catfish beneath. Sand Creek meanders through the north side of the property. The horses gallop around the arena and graze on the luscious, green grasses. The manufactured home is 3 bedrooms and 2 bathrooms of which the bath and tub were just remodeled!

Natural light spills in through the large windows. A pellet stove helps keep things toasty in the winter months. Bring your horses and ride into the sunsets or enjoy fishing in the reservoir. Hunting is excellent for antelope, mule and white-tailed deer, and upland game birds. Waterfowl frequents the property. Fort Peck Lake and Hell Creek Formation are a short drive for an adventure digging for dinosaur fossils, fishing, boating, and more. There is an opportunity to lease out the grass for grazing in addition to bringing your own cattle or animals to the Bales Ranch. Bring your horses, tack, and dreams!



Aaron Carroll, REALTOR® 406-941-2495 • aaron@corderland.com



## DYNAMIC DEADMANS CANYON

STILLWATER COUNTY, MONTANA

MLS# 30016257

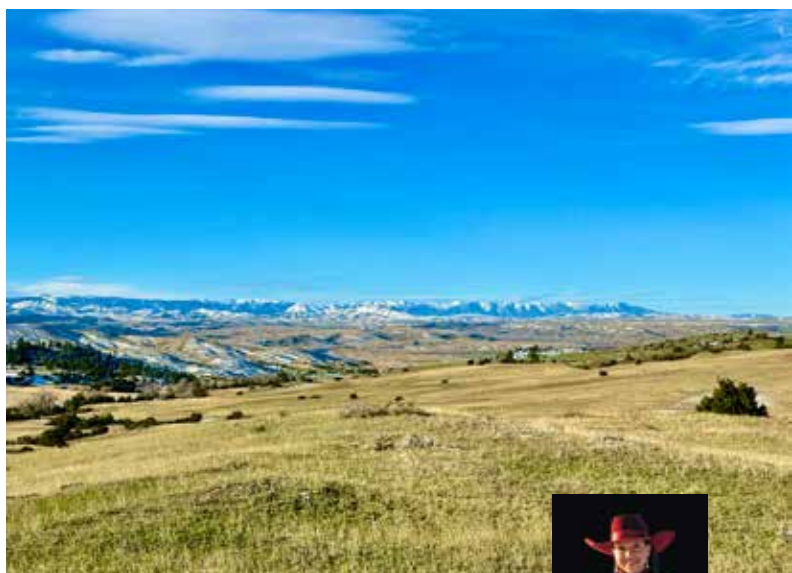
160± Acres

\$ 700,000



Deadmans Canyon near Greycliff, Montana is very much alive with 160 acres of grazing for your horses, cattle, or sheep. Hangmans Creek traverses the acreage luring wildlife to this gently rolling mecca. The mountainous view seems to go on for eternity on the horizon. Access is convenient via Deadmans Canyon Road. The blue-ribbon Yellowstone River offers amazing fishing and is nearby for recreation. The property is wonderful for hunting mule deer, white-tailed deer, elk, grouse, pheasant, and coyotes. The diversity of the land means an investment full of prosperity, one with stunning views, nutrient-rich soils, epic hunting, and memorable adventures.

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!



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## HOME GULCH RANCH

GALLATIN COUNTY, MONTANA

MLS# 30010712

30± Acres

\$ 699,000



Sprawling along Broken Creek Road near Three Forks, Montana, these 30.091 acres provide peace combined with room to roam. A horse-riding mecca, the ranch consists of a custom-built pole barn converted home encompassing 1,616 square feet, 2 bedrooms, and 2 bathrooms. It has all the comforts and conveniences and is completely self-sustaining using solar power. Surrounded by secure, sturdy fencing, folks who yearn to leave the city behind can bring their horses home to graze and gallop. The stable houses 8 stalls with a grooming area and a tack hut. Store your hay,

harvest produce from the garden, grab eggs from the chicken coop, and enjoy the scenery. There is a bunkhouse that sleeps 6 and can be rented out for income. The rolling hills provide hunting opportunities or fish the Missouri River that flows a few miles from the property. Gaze above at the sparkling stars from the fire-heated hot tub! This ranch has it all as does the surrounding area. From blue ribbon fishing to shopping in Bozeman, dream big and then come home for a soak in the claw foot tub. With so much to offer, you'll want to experience this paradise yourself!



Kaitlyn Lyders, REALTOR® 406-570-3256 • kaitlyn@corderland.com



LITTLE LAMB RANCHETTE

SANDERS COUNTY, MONTANA

MLS# 30013847      23± Acres      \$ 550,000



This picturesque property has 23+ acres with beautiful views in all directions. Pastures are fenced, cross-fenced, and set up for flood irrigation. The charming historic barn provides various-sized stalls perfect for all your livestock needs. Other outbuildings include a rustic cabin, a large 30x60 metal pole barn, a chicken coop, and several loafing and storage sheds. With a little work, the cabin could be used as a guest house, Airbnb, or farm store to sell your eggs and produce from

the ample garden. The spacious manufactured home has a total of 4 bedrooms and 2 baths, with the master at one end of the house and a guest room suite with a separate living area at the other. Enjoy your coffee while watching the sunrises from the back porch, then take a short walk into the quaint town of Hot Springs to relax and soak in the local mineral pools.



Kate Sousa, REALTOR® 406-370-1490 • kate@corderland.com



## HEAVENLY HORSESHOE ACRES

CHOUTEAU COUNTY, MONTANA

MLS# 30005117

38± Acres

\$ 539,900



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' x 64' 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!



Trampus Corder, BROKER/OWNER and REALTOR® 406-622-3224 • [trampus@corderland.com](mailto:trampus@corderland.com)

April Stene, BROKER and REALTOR® 406-564-8442 • [april@corderland.com](mailto:april@corderland.com)





## STUNNING ST. MARY SANCTUARY

GLACIER COUNTY, MONTANA

MLS# 30011897

359± Acres

\$ 500,000

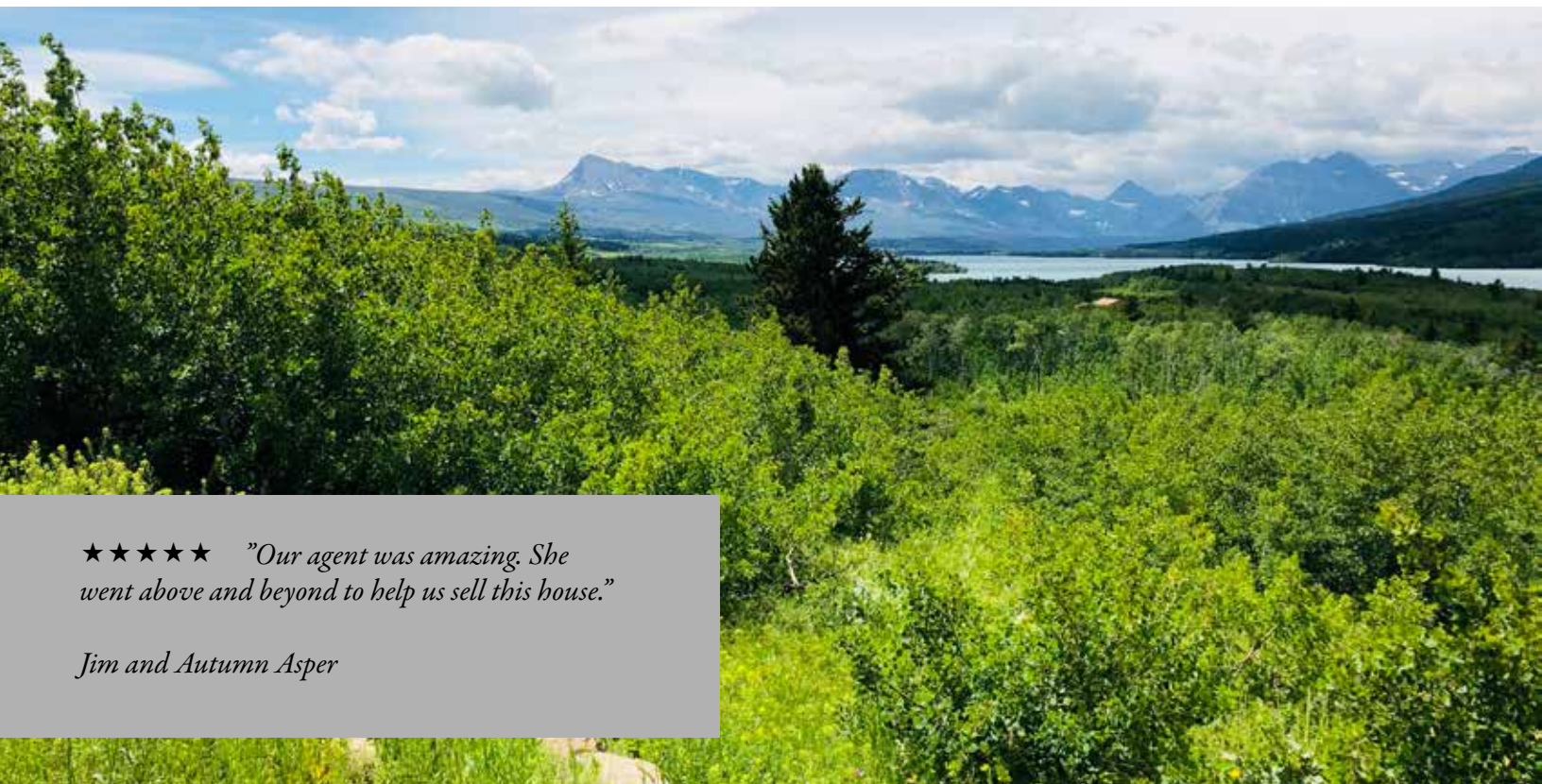


Surrounded by virtually untouched wild Montana, this property lies just east of Lower Saint Mary Lake and south of Babb. The peaks of Glacier National Park boldly rise in the distance creating spectacular picturesque scenes. These 359.32 acres come with many possibilities of quiet, forested campouts or invigorating exploration and hiking. Glacier National Park offers its unparalleled experiences a mere 45 miles from the acreage! Many Glacier is only 8 miles from the land.

The number of sights and drives in this area can take you away from any worry or care and reintroduce your soul to peace and gratitude. Away from city lights, see the night sky come alive with stargazing like you've never seen before. Get ready to see some amazing wildlife! Paddle the waters of Lower Saint Mary Lake or take a swim. This gem sparkles with opportunity and truly shows off the best of Montana.

★★★★★ *"Our agent was amazing. She went above and beyond to help us sell this house."*

*Jim and Autumn Asper*



Trampus Corder, BROKER/OWNER and REALTOR® 406-622-3224 • [trampus@corderland.com](mailto:trampus@corderland.com)



## GREYSON CREEK MOUNTAIN CAMP

BROADWATER COUNTY, MONTANA

MLS# 30007582

163± Acres

\$ 499,000



A cozy hunting cabin sits upon the ridge's crown imparting inspiring views of the sparkling creek winding through the scenic valley below. Ridge Road offers the way to this beautiful 163.34-acre property. Adequate for horses, cattle, pets, ATVs, fishermen, hunters, or those just looking to reconnect to nature! Tranquility greets you as does the fresh mountain air! Greyson Creek and natural springs flow through the northern portion. Hop in a side-by-side and explore the several dirt tracks to find wildlife. Black bears, deer, herds of elegant elk, moose, mountain lion, lynx, and other critters have been captured by a trail cam journeying through. The cabin provides

an excellent vantage point or base camp for a hunting expedition. Canyon Ferry is a short drive from the property offering up numerous recreational activities on the water and the surrounding area such as boating, kayaking, canoeing, water skiing, floating, swimming, picnicking, camping, fishing, hunting, ice fishing, cross country skiing, and so much more! The property is an hour from multiple airports including Bozeman International Airport in Bozeman, MT and Helena Regional Airport in Helena, MT. Access to this area is convenient from potentially anywhere in the US due to the proximity of airports. Be enthralled by this spectacular Montana land!



Trampus Corder, BROKER/OWNER and REALTOR® 406-622-3224 • [trampus@corderland.com](mailto:trampus@corderland.com)



## FEEL ALIVE ON PARCEL 5

BROADWATER COUNTY, MONTANA

MLS# 30013426

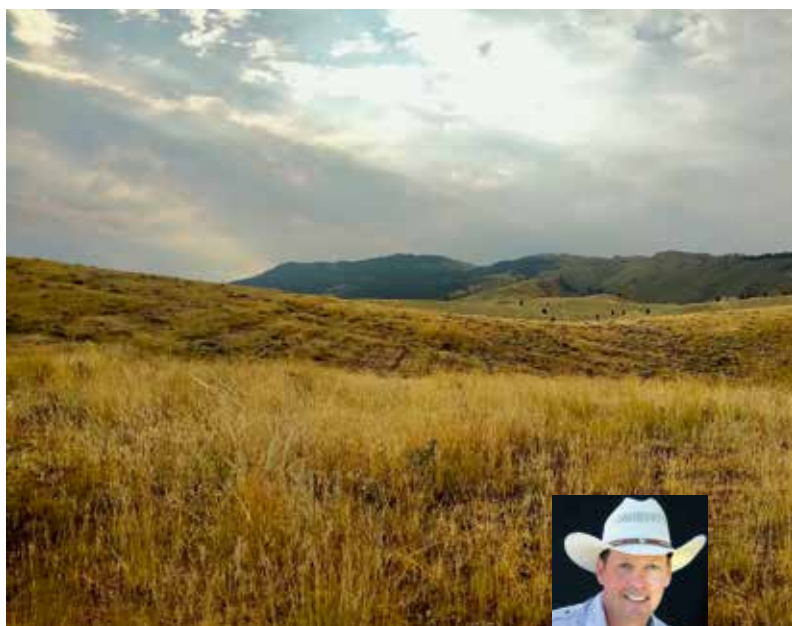
165± Acres

\$ 399,000



From the top of the ridges, gorgeous Montana terrain sprawls onward beyond the mountains on the horizon. The open space and tranquil setting lies south of Ridge Road under the Montana Big Sky. These 165.57 acres offer wildlife, scenery, adventure, natural springs, a variety of grazing grasses, peacefulness, and fresh air. The land is free of any covenants or HOAs and can provide wondrous experiences wandering, camping, watching wildlife, running cattle, or riding

horses. A priceless commodity, raw land serves as a lucrative investment to broaden your portfolio or an irresistible retreat to escape the city lights and noise. Blend harmoniously with your surroundings and delight in the beautiful views. Resident elk and deer provide incredible hunting opportunities. Imagine hunting for trophy elk on your own property calling them in and listening to spine-tingling bugles echoing off the hills. Adjacent parcels are available for purchase as well.



Trampus Corder, BROKER/OWNER and REALTOR® 406-622-3224 • [trampus@corderland.com](mailto:trampus@corderland.com)



## MARIAS VALLEY RANCHETTE

TOOLE COUNTY, MONTANA

MLS# 30002136

28± Acres

\$ 350,000



Located less than five miles from the Marias Valley Golf and Country Club, these 28.64 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!



Kaitlyn Lyders, REALTOR® 406-570-3256 • kaitlyn@corderland.com



## RIDE AND ROAM ON PARCEL 2

BROADWATER COUNTY, MONTANA

MLS# 30013359

165± Acres

\$ 299,000



Ridge Road provides access to these 165.2 acres of contoured grass-covered Montana land. Small Evergreen trees are flourishing and emit a fresh mountain pine aroma in the air. Southeast of Townsend, Montana, and effectively in the central portion of the state, the location inspires a base camp for hunting or a horse haven to ride and roam. With power just across Ridge Road to the north,

the possibility of building a dream home exists as well. Graze cattle to keep them healthy and stocky with nutrient-dense grass or set up a camper and adventure around with the wildlife! Adjacent parcels are available for purchase as well to increase your land investment.

★★★★★ *"Super job! Had a listing for me right away, and we were able to move on it."*

*Michael Crump*



Trampus Corder, BROKER/OWNER and REALTOR® 406-622-3224 • [trampus@corderland.com](mailto:trampus@corderland.com)



# DRONES

## and Agriculture

Aerial drones are changing the view of ag industries. New technology can assist farmers and ranchers with tasks that require time, money, and perfect conditions. Utilizing drone technology gives farmers and ranchers another tool to help them work efficiently, increase productivity, and make good management decisions.

In precision agriculture, drones can assist in several tasks, including soil health monitoring, seed planting, fertilizer application, crop stress management, irrigation schedule planning, weed management, crop yield management, and weather analysis. To spread or spray products on farming land, one model aerial drone, the DJIT40, demonstrates how to achieve these tasks. This model is used for spraying products and spreading cover crops, for example. It is not used for spreading seeds as it cannot introduce seeds to the soil and can only drop them on the surface. Imagine a muddy bog where your sprayer is destined to get stuck or a difficult field to get to in the wetter months. With a drone, the operator sets it and lets it fly. He then just has to keep an eye on it. When a crop stands, a farmer can eliminate driving a sprayer over it and leaving ruts, tracks, and damaging crop stands. This specific drone model can hold 10 gallons of spray and spread. Distribution can be controlled by droplet size, spread pattern, and location. When fully loaded, the drone will weigh about 220-250 pounds.

What is the cost of this innovative and effective solution? A drone bundle costs producers around \$34,000 and runs four drones at once, covering 45 acres an hour. In comparison, a new ground sprayer can run you up to \$700,000 and cover 200 acres per hour. If a machine like that breaks down, you're losing money and time. Drones cost less and are fully autonomous, and if one goes haywire, three others continue and pick up the slack.

Perhaps you're considering a drone for your farm or ranch operation. There are a few other elements to consider before purchasing. Flying a drone requires licensure. Flight requirements include an FAA drone pilot license and an FAA part 137 license. In addition, each state has specific requirements for obtaining local applicator licenses. A person could accomplish getting certified in six to eight weeks.

Drones are helping ag producers in other ways as well. In Kentucky and Colorado, researchers are training drones to find cattle and assess their health from the air. Cattle production is one of the most important agricultural industries in the country, but it has seen challenges due to climate change, lack of labor supply, and land development.

Consider the winter months in Colorado, Wyoming, Montana, and North Dakota. The weather can make finding cattle quite an unpleasant job. In addition, ranchers are busy! To lose one, whether to illness or being lost, costs money. Every year, more than 2.5 million cows in the United States die from health problems. That adds up to a \$1.5 billion loss in the cattle industry. Illness in cattle also means they're prone to eat less and move around less, stunting the growth of calves and impacting their reproduction. What if a drone could patrol pastures to locate cattle, monitor weight, and check for physical ailments such as pink eye? The University of Kentucky is trying to do just that by researching the use of drones and using computer algorithms to build facial identification technology so that drones can identify and track specific cows. Features such as the noses act as cow fingerprints, but if there is dirt or anything else present, the software can be thrown off. A group of unmanned aerial vehicles (UAV) will grab images of cattle from different angles simultaneously for a 3D model. The model will estimate the weight and volume and then keep a record to alert you of any loss or gain. Videos can be taken to monitor activity levels.

Back off PETA, the research team is also studying the effects the hovering drones have on cattle. The team has heart rate monitors and GPS collars to measure the physiological responses of the drones, making sure they aren't being stressed. If a UAV gets within 8-12 feet, the cows are compelled to move, so the team is studying how to move the cows to round them up. If they are farther away than that, the cows seem unbothered.

This new technology is mind-blowing, and I'm excited to see where it goes. Things can be studied like where and how much cows graze and how that impacts the sustainability of the land. The research is promising, and the vision is inspiring. Ranchers could potentially be able to push a button and have cattle locations and alerts sent to their phones or tablets, making the ranching industry and those who have two jobs a lot easier.





**\$ 1,250,000****GLORIOUS GLACIER PARK VIEWS**

GLACIER COUNTY, MONTANA



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

**Kelsey Judisch-Eisenzimer, REALTOR®**  
661-281-5187 • kelsey@corderland.com

**\$ 975,000****ROCK SPRINGS ACREAGE**

SWEETWATER COUNTY, WYOMING



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

**Charlie Duffey, REALTOR®**  
307-380-6391 • charles@corderland.com

**\$ 675,000****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

**Shannon Guelzow, ASSOCIATE BROKER**  
970-889-3206 • shannon@corderland.com

**\$ 675,000****LAKE ELMO DRIVE ACREAGE**

YELLOWSTONE COUNTY, MONTANA



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

**Pam Amundsen, REALTOR®**  
406-208-0630 • pam@corderland.com





**\$ 600,000****MOUNTAIN VIEWS YOU CAN'T REFUSE**

SWEET GRASS COUNTY, MONTANA



- 43.29 acres
- CCR
- No HOA
- MLS # 30013949

**Cheyenne Wilson, REALTOR®**  
406-930-2323 • cheyenne@corderland.com

**\$ 468,000****WESTERN MONTANA MEADOW**

SANDERS COUNTY, MONTANA



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

**Ben Castle, REALTOR®**  
406-242-0205  
ben@corderland.com



**Lisa Hampton, REALTOR®**  
406-396-2527 • lisa@corderland.com

**\$ 450,000****CAPTIVATING CULEBRA CREEK RANCH**

COSTILLA COUNTY, COLORADO



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

**Shannon Guelzow, ASSOCIATE BROKER**  
970-889-3206 • shannon@corderland.com

**\$ 400,000****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

**Shannon Guelzow, ASSOCIATE BROKER**  
970-889-3206 • shannon@corderland.com





\$ 335,000

**MAGICAL LAKE VIEWS**

GLACIER COUNTY, MONTANA



- 82.82 acres
- No CCR
- No HOA
- Power at the road
- MLS # 30009997



**Kaitlyn Lyders, REALTOR®**  
406-570-3256 • kaitlyn@corderland.com

\$ 300,000

**KICKIN' KUNZITE ROAD ACREAGE**

LAS ANIMAS COUNTY, COLORADO



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



**Shannon Guclow, ASSOCIATE BROKER**  
970-889-3206 • shannon@corderland.com

\$ 225,000

**DIVINE LAKESIDE LAND**

FLATHEAD COUNTY, MONTANA



- 0.86 acres
- No CCR
- No HOA
- MLS # 30010628



**Kelsey Judisch-Eisenzimmer, REALTOR®**  
661-281-5187 • kelsey@corderland.com

\$ 214,000

**THE TIMBERS AT THOMPSON RANCH LOT 5**

MINERAL COUNTY, MONTANA



- 25.84 acres
- CCR
- No HOA
- Limestone Spring
- MLS # 30004267



**Kate Sousa, REALTOR®**  
406-370-1490 • kate@corderland.com



\$ 199,000

**TRANQUIL JACK CREEK ACRES**

JEFFERSON COUNTY, MONTANA



- 11.2 acres
- CCR
- No HOA
- Access to Forest Service acres
- MLS # 30015520



**Trampus Corder, BROKER/OWNER & REALTOR®**  
406-622-3224 • [trampus@corderland.com](mailto:trampus@corderland.com)

\$ 185,000

**PINE SPRING RANCH SPLENDOR**

LA PLATA COUNTY, COLORADO



- 9.3 acres
- CCR
- HOA
- MLS # 8591040



**Shannon Guelzow, ASSOCIATE BROKER**  
970-889-3206 • [shannon@corderland.com](mailto:shannon@corderland.com)

# Join Our Team!

ARE YOU INTERESTED IN JOINING  
CORDER AND ASSOCIATES, LLC TEAM  
OF RURAL LAND SPECIALISTS?

DO YOU ENJOY SPENDING TIME  
IN THE GREAT OUTDOORS  
INSTEAD OF IN AN OFFICE?

WOULD YOU LIKE TO ENJOY A  
REWARDING CAREER IN SELLING  
RURAL LAND, RECREATIONAL  
PROPERTIES AND  
AGRICULTURAL ACREAGE?



# ELK: A MONTANA TREASURE

Montana's playground is not for the faint of heart. The rugged and vast landscapes, paired with the sometimes brutal fluctuations in temperature in a matter of minutes, keep you on your toes. Though she holds breathtaking scenes, the Treasure State demands respect, and after that, admirers can expect to feel like they've stumbled upon some of life's best-kept secrets that no amount of photographs can fully capture.

## WHITE-RUMPED DEER

Home to one of the largest elk herds in North America, Montana is naturally synonymous with the American hunting tradition of these majestic wild animals. In 2022, the Montana Fish, Wildlife, and Parks (FWP) counted more than 141,000 elk, so it's no wonder visitors from all over the world flock for an opportunity to see them or the chance to hunt one. There are several subspecies, but the Rocky Mountain Elk found throughout the state has the largest antlers. The Roosevelt's Elk found in the Coastal Pacific Northwest has the largest body size.

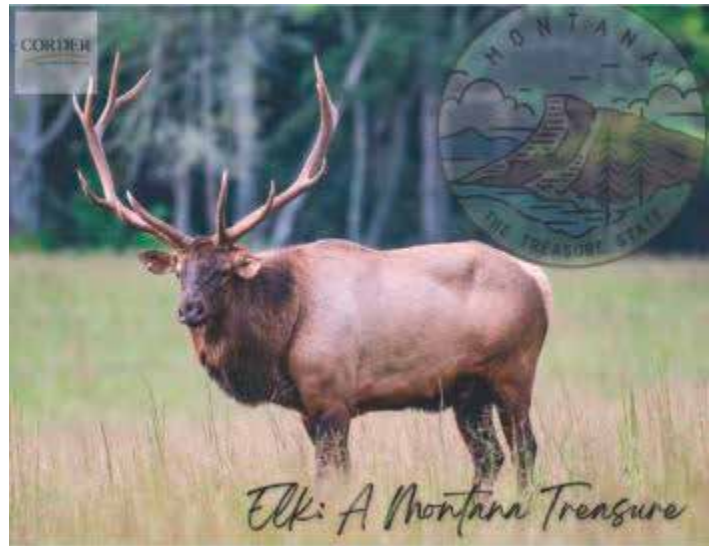
## THE TRADITION

Montana is the place to be, with ideal American Elk or *Cervus canadensis* habitats. Elk have significantly impacted the culture and history as their meat was nutrient rich and hides warm for the native tribes depending on them for survival. The tradition of hunting elk has deep roots and continues to draw recreationists, impacting the economy by generating millions of dollars in revenue annually. Local businesses, outfitters, and guides flourish alongside the state's tourism industry. If you've ever been, you can attest that experiencing Montana in the flesh and witnessing the wapiti (white-rumped deer as named by the Shawnee and Cree Tribes) raise the rack of antlers that can weigh up to 40 lbs and over 5 feet wide is to be in the presence of greatness. The smell of fall is in the air, with the dampness of the leaves lingering under the smoke of campfires. The air is crisp, the soil damp and no match for the spikes a bull elk uses to scrape grass and vegetation, only to fling through the air like weightless weeds.

The Big Sky equals big antlers. These impressive antlers are shed every spring and grow back during the summer. Elk antlers can grow up to an inch a day in the summer when the sunlight impacts testosterone levels, making antlers the fastest-growing bone in the world! They then harden to solid bone by September as they enter the mating season known as the rut. The rut happens during September and October when dominant bulls, usually with the largest antlers, protect a group of cows and calves. The bull is devoted to chasing off threatening smaller bulls and bringing back any runaway cows to the harem. Bulls can lose up to 20% of their body weight as a result. Their size of 700-1100 lbs and sharp bronze tines aren't the only impressive features of bull elk. A bull elk's unmistakable, spine-tingling bugle causes hunters and wildlife viewers to anticipate the domineering size of what's producing it. As part of the mating ritual, bull elk bugle to assert their dominance and challenge another bull to sparring of clashing horns.

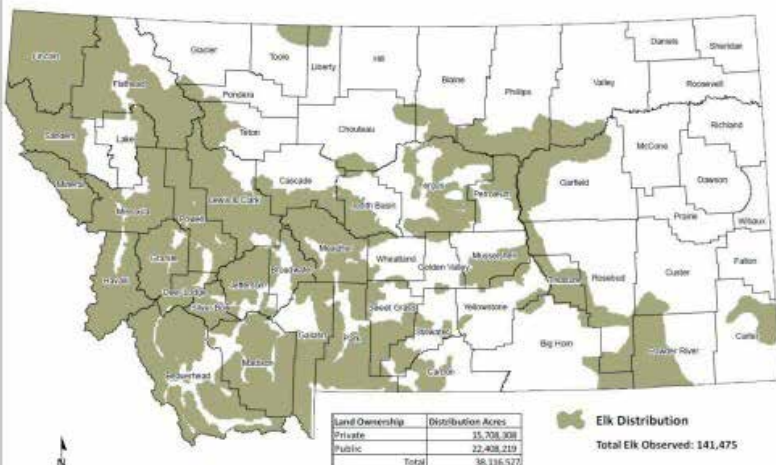
## IN SEARCH OF THE WAPITI

Montana's forest-covered mountains, wide-open mountain meadows, and sprawling grasslands give elk shelter and forage opportunities. The best time to catch elk searching for grass, leaves, twigs, and shrubs is in the early morning or late in the evening. They are more active when it is cooler and in higher elevations for the same reason during the warmer months. As the cold sets in, they move down lower, seeking warmth and cover from the tree-lined ridges to bed down.



2022 Montana Elk Distribution and Observed Numbers

MONTANA FWP



## CONSERVATION

The US once supported as many as 10 million elk, but as settlers moved farther west in the early 1900s, they cleared much of the land for farming and development. Elk numbers plummeted to nearly 100,000 in the US at the turn of the century. Conservation efforts turned those numbers around as habitats have been restored and elk numbers monitored. There are about 1,000,000 elk across the country today. Hunting permits limit the number of elk harvested, and the Montana FWP has monitored the numbers in the state since 1978. Montana's state sees the greatest elk population in the western and central parts. With programs to help overharvesting and keep an eye out for negative impacts from a population that is getting too big, elk numbers are thriving, and hunting in Montana is an experience many desire—looking to own your hunting property? Contact us to learn about properties that offer world-class elk hunting!



**\$ 180,000****SOMEWHERE OVER THE RAINBOW**

SANDERS COUNTY, MONTANA



- 2.01 acres
- CCR
- HOA
- MLS # 30015726

**Lisa Hampton, REALTOR®**  
406-396-2527 • lisa@corderland.com

**\$ 175,000****CAPABLE CONRAD LOT**

PONDERA COUNTY, MONTANA



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

**Kelsey Judisch-Eisenzimer, REALTOR®**  
661-281-5187 • kelsey@corderland.com

**\$ 175,000****OBTAINABLE OVERLAND TRAIL PARCEL**

PARK COUNTY, WYOMING



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

**Pam Amundsen, REALTOR®**  
406-208-0630 • pam@corderland.com

**\$ 149,000****BUILD IN BULL MOUNTAIN PARKS**

MUSSELSHELL COUNTY, MONTANA



- 7.73 acres
- CCR
- HOA
- MLS # 30016569

**April Stene, BROKER and REALTOR®**  
406-564-8442 • april@corderland.com





\$ 140,000

**BOX CANYON BEAUTY**

CASCADE COUNTY, MONTANA



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

**Kaitlyn Lyders, REALTOR®**  
406-570-3256 • kaitlyn@corderland.com



\$ 110,000

**WATERFRONT IN WYOMING**

ALBANY COUNTY, WYOMING



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

**Charlie Duffey, REALTOR®**  
307-380-6391 • charles@corderland.com



\$ 109,900

**WONDERFUL WESTERN LARCH LOT**

BROADWATER COUNTY, MONTANA



- 1.04 acres
- CCR
- HOA
- MLS # 30003259

**April Stene, BROKER and REALTOR®**  
406-564-8442 • april@corderland.com



\$ 95,000

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

CHOUTEAU COUNTY, MONTANA



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

**Jennifer Birkeland, REALTOR®**  
406-781-3258 • jennifer@corderland.com





\$ 95,000

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

CHOUTEAU COUNTY, MONTANA



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



**Jennifer Birkeland, REALTOR®**  
406-781-3258 • jennifer@corderland.com

\$ 89,000

**PRIME TIME PROPERTY**

LEWIS AND CLARK COUNTY, MONTANA



- 10 acres
- CCR
- No HOA
- MLS # 30014777



**Trampus Corder, BROKER/OWNER & REALTOR®**  
406-622-3224 • trampus@corderland.com

\$ 75,000

**GIBSON FLATS ACREAGE**

CASCADE COUNTY, MONTANA



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



**Kaitlyn Lyders, REALTOR®**  
406-570-3256 • kaitlyn@corderland.com

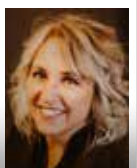
\$ 21,500

**QUIET RESIDENTIAL LOT**

BIG HORN COUNTY, MONTANA



- 0.27 acres
- No CCR
- No HOA
- MLS # 30014254




**Pam Amundsen, REALTOR®**  
406-208-0630 • pam@corderland.com



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





The pickup is chilly. Several layers of clothing keep you warm though: long johns, wool socks, cuddle-duds, bright orange hats and vests. Your breath hangs in the air when you jump out making sure to meticulously close the door with care so as not to startle any wildlife in the near environment. The silence is deafening but you can't wait to get into position and hear the spine-tingling bugle of a bull elk. The hunt is on!

Whether you are setting up camp in the backcountry with pack mules and horses, or hiking through the mountains at daybreak, hunting season is a time of excitement from a whole year of anticipation. It's another shot (pun intended) at finding that game to fill your freezer for your family or at capturing the trophy bull to display with pride.

We service the states of Montana, Colorado, North Dakota, and Wyoming. This time of year sends an increased number of buyers calling about hunting ground when they remember how frustrating it is to share public land with lots of other hunters or ask for permission to hunt on private property. If you are in the market for hunting land, give us a call. Our team of agents includes active and savvy hunters who can help you find exactly what you want!

In the interim, we have some things that might help you out this hunting season. 2023 has some key changes in Colorado. For example, the limited license allocation and preference point requirements have changed. There is also an updated hybrid draw list, GMU boundary name revision, and no longer discounted nonresident cow elk license fee. Some important dates that you may want to remember:

The primary draw application deadline is 4/4/2023 at 8 p.m. MT.

The secondary draw application deadline is 6/30/2023 at 8 p.m. MT.

Wyoming has a ton of information on their Wyoming Game & Fish Department. Apply for and purchase your license and preference points. Find public land access. Explore the different wildlife options.

North Dakota hunting has a plethora of information on their website, from wild game recipes to guides to licensing information.

Montana Fish, Wildlife & Parks has an app and features an online platform to buy and apply as well. Here are some handy date cards to keep things organized for your hunting season.





## IRRESISTIBLE RIVERFRONT RESIDENCE

CASCADE COUNTY, MONTANA

MLS# 22300713

0.63± Acres

2 bed/5 bath

2,240 sqft

\$ 1,590,000



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 gravelled, 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.



Trampus Corder, BROKER/OWNER and REALTOR® 406-622-3224 • [trampus@corderland.com](mailto:trampus@corderland.com)



## CLARK FORK RIVERFRONT HOMES

SANDERS COUNTY, MONTANA

MLS# 22216234

10± Acres

7 bed/6.5 bath

4,128 sq ft

\$1,250,000

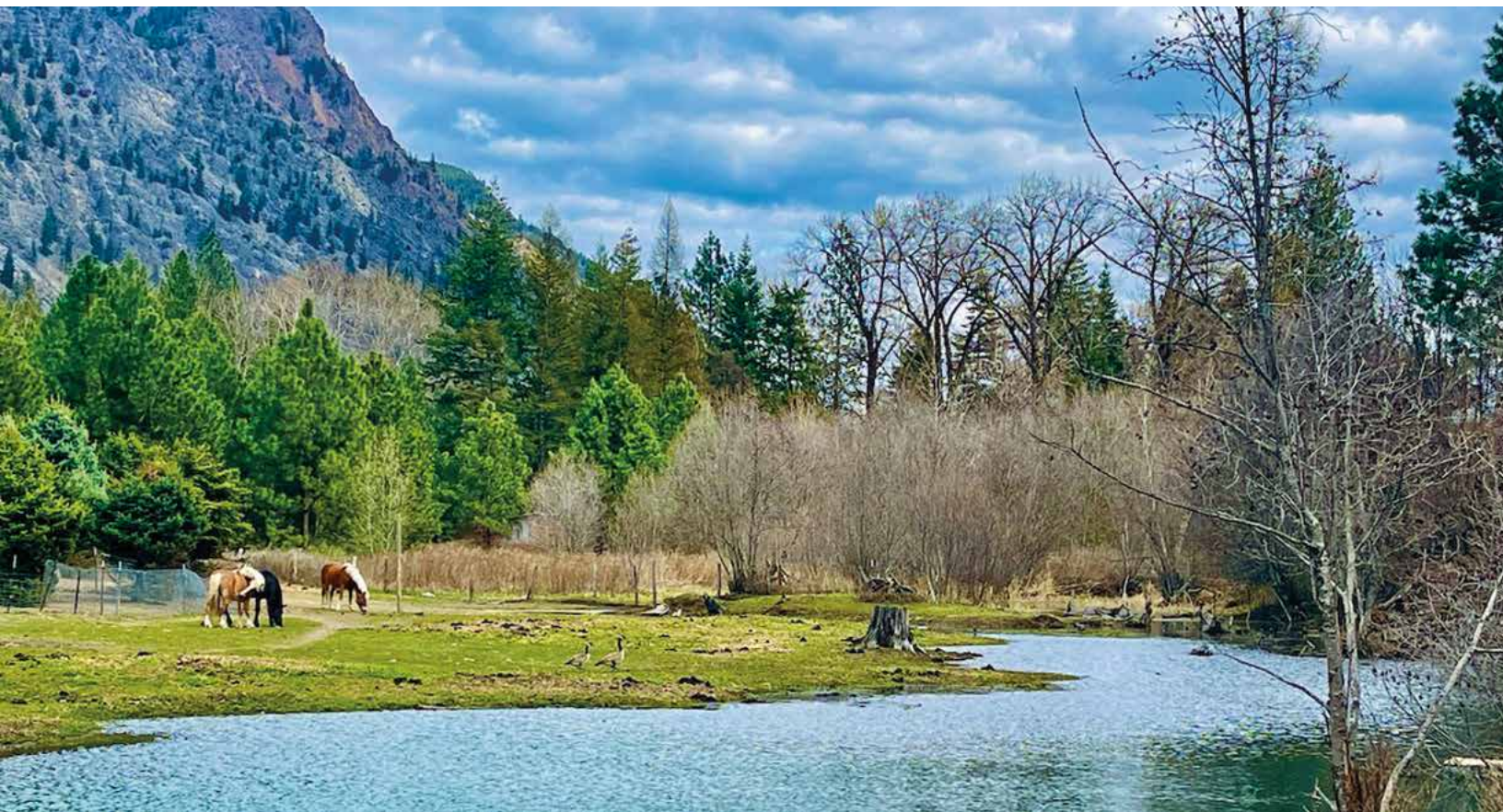


The Clark Fork River cuts through the western side of Montana providing excellent fishing, boating, floating, and picturesque scenery. Enjoy views of the Clark Fork River flowing in front of mountains with a blanket of clouds covering their peaks as you sip on your steaming coffee. A fly fisherman's 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.



Kate Sousa, REALTOR® 406-370-1490 • kate@corderland.com

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## INTIMATE &amp; INVIGORATING LAKE VIEW

FLATHEAD COUNTY, MONTANA

MLS# 30012974

1± Acres

1 bed/1 bath

990 sqft

\$ 725,000



Enhance your investment portfolio and invest in this magical cabin with incredible Flathead Lake views from a sprawling deck! The 1 bedroom, 1 bathroom cabin stuns with an open floor concept and custom cabinets in the kitchen. The large deck is comprised of easy-to-maintain Trex materials opening up to sparkling Flathead Lake peeking through the trees. The ideal location for a lucrative VRBO or AirBnB, this cabin is suited to store toys, boats, and vehicles in the large heated three-car garage. Let the pine tree aroma relax you while lounging on the deck watching the sun set beyond the blue horizon. An adjacent lot is also

available from the sellers that would be offered at a reduced price if purchased alongside this property. The lot is MLS 30010628. Expand the land for which you have to roam and take delight in the private, tranquil point three miles from the community of Lakeside. Play on the lake and enjoy fishing, hunting, and scenic drives all year long. Recreation is abundant so marketing a vacation rental is simple! A true gem, this mountainside wonder is turn-key with furnishings included so you can come to rejuvenate right away!



Kelsey Judisch-Eisenzimer, REALTOR® 661-281-5187 • kelsey@corderland.com



## GALLATIN GATEWAY VERSATILITY

GALLATIN COUNTY, MONTANA

MLS# 30013078

1± Acres

2 bed/1.5 bath

925 sq ft

\$725,000



With views of majestic mountain ranges in any direction, the Gallatin Valley offers recreation, picturesque scenery, and this lovely home and shop on one acre of land. The 925 square foot home encompasses 2 bedrooms and 1.5 bathrooms situated in an open floor concept. The mini wood stove keeps the cold months cozy inside while the hot tub provides a hot soak after a long day of skiing or working outside! The expansive yard includes a gazebo and underground sprinklers to keep the grass green and lush. The attached garage/shop combo is heated and 1,564 square feet allowing you to tinker and continue to work when the weather outside is not

so fair. Store your camper, boat, vehicles, tools, and anything else with ample space. There are no limiting covenants or HOAs to pay so there is freedom to live the life you choose. Bozeman, Montana is a college town with a dynamic and energetic cultural scene. There is also an airport for easy travel convenience. Outdoor adventure awaits out your back door. Blue Ribbon fishing can be found at the Gallatin River while hunting, camping, hiking, horseback riding, and more are available on a whim. Come see this opportunistic beauty in the Gallatin Gateway!



Samantha Yearry, REALTOR® 406-202-4022 • [samantha@corderland.com](mailto:samantha@corderland.com)



WHITEPINE CREEK OFF-GRID ESCAPE

SANDERS COUNTY, MONTANA

MLS# 22212458	38± Acres	1 bed/1 bath	320 sqft	\$675,000
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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!



Lisa Hampton, REALTOR® 406-396-2527 • lisa@corderland.com



Ben Castle, REALTOR® 406-242-0205 • ben@corderland.com



## CRAWFORD COUNTRY ACREAGE

MONTROSE COUNTY, COLORADO

MLS# 1803034

9± 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!



Shannon Guelzow, ASSOCIATE BROKER 970-889-3206 • shannon@corderland.com





**\$ 350,000**



## OFF-GRID BEAVER CREEK SANCTUARY

GUNNISON COUNTY, COLORADO



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



**Shannon Guelzow, ASSOCIATE BROKER**  
970-889-3206 • shannon@corderland.com

**\$ 229,000**



## LIGHTHEARTED LIVING IN FORT BENTON

CHOUTEAU COUNTY, MONTANA



- 0.146 acres
- 4 bed / 2 bath
- 1,525 square feet
- MLS # 30015210



**April Stene, BROKER and REALTOR®**  
406-564-8442 • april@corderland.com

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**\$ 150,000**



## LOVELY LIBBY LOCATION

LINCOLN COUNTY, MONTANA



- 0.287 acres
- 3 bed / 2 bath
- 1,452 square feet
- MLS # 30010741



**Lisa Hampton, REALTOR®**  
406-396-2527 • lisa@corderland.com



\$ 135,000

**GLEAMING GLENDIVE HOME**

DAWSON COUNTY, MONTANA



- 0.13 acres
- 2 bed / 1 bath
- 1,152 square feet
- MLS # 30016113

**Megan Pirtz, BROKER and REALTOR®**  
406-939-3806 • [megan@corderland.com](mailto:megan@corderland.com)



\$ 125,000

**RURAL LIVING AND REMODELS GALORE**

CASCADE COUNTY, MONTANA



- 26 acres
- 3 bed / 2 bath
- 1,232 square feet
- MLS # 30016168

**Kaitlyn Lyders, REALTOR®**  
406-570-3256 • [kaitlyn@corderland.com](mailto:kaitlyn@corderland.com)



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## 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 Rivers 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!



Staci Corder, BROKER/OWNER and REALTOR® 406-622-3224 • staci@corderland.com





## GOLDEN TRIANGLE GRAIN ELEVATOR

PONDERA COUNTY, MONTANA

MLS# 30000673

1.527± Acres

\$175,000



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.

★★★★★ "Our agent has been helping us find the perfect house for 2 years. She is kind, patient, professional and goes above and beyond. You are lucky to have her on your team."

Sabrina Andara



Kelsey Judisch-Eisenzimmer, REALTOR® 661-281-5187 • kelsey@corderland.com



DIAMOND D KENNEL

CASCADE COUNTY, MONTANA

MLS# 30000117

\$124,500



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!



Kaitlyn Lyders, REALTOR® 406-570-3256 • [kaitlyn@corderland.com](mailto:kaitlyn@corderland.com)



## INFINITE NUTRITION

LEWIS &amp; CLARK COUNTY, MONTANA

MLS# 30014110

0± Acres

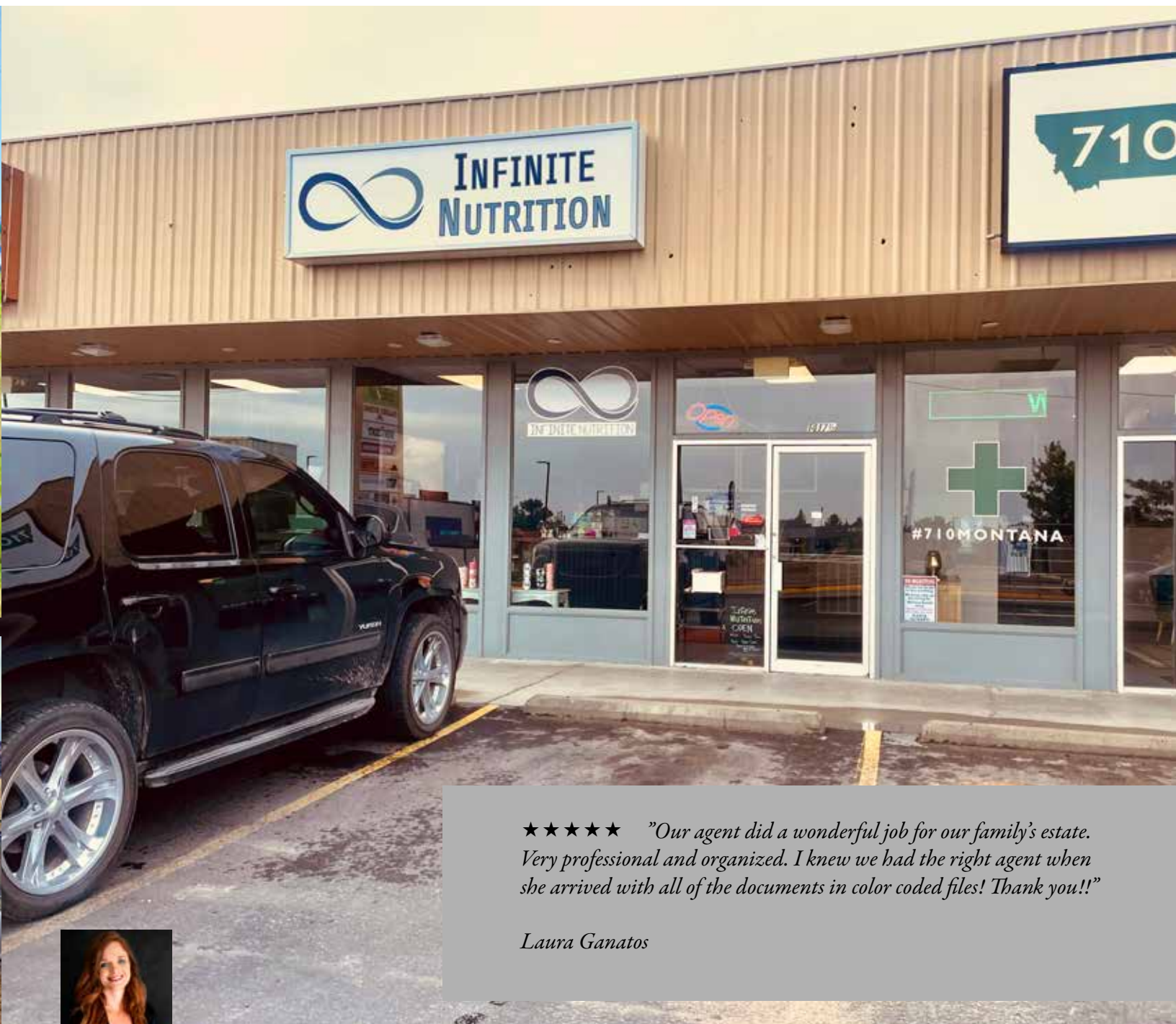
0 sq ft

\$ 45,000



Is it time for a career change? Are you looking for an opportunity to help people feel good and be healthy? Infinite Nutrition of Helena, Montana is available for purchase! Put your social skills and marketing ideas to work as you help nourish thirsty patrons. The business leases building space on 11th Ave. and the purchaser

has the option to continue to do so. The setup is established, and inventory accompanies the sale. Be your own boss, set your own hours, and start running your own successful business!



★★★★★ "Our agent did a wonderful job for our family's estate. Very professional and organized. I knew we had the right agent when she arrived with all of the documents in color coded files! Thank you!!"

Laura Ganatos



Samantha Yearry, REALTOR® 406-202-4022 • [samantha@corderland.com](mailto:samantha@corderland.com)



★★★★★ *"I thought you did an amazing job with the marketing of my property. Thank you!"*

*Betty Swartz*

★★★★★ *"Our agent was very professional and pleasant to work with. She was knowledgeable about real estate, but if there was something she didn't know, she researched the question in order to find the answer. She was very responsive on any questions or concerns we had. Our sale took many unique twists and turns through which Megan guided us with confidence and encouragement. And it made us feel good assuming she had the Corders to consult and support her through the process."*

*Carol Brown-Mills*

★★★★★ *"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*



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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!



# **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  
scapes of  
forests,  
tundra  
flowers  
wildlife  
If you're  
to one of  
beautiful  
parks,  
our website!

out there! Diverse land-  
grasslands, wetlands,  
alpine lakes, and  
with fields of wild-  
and meadows with  
wandering through.  
considering moving  
these versatile and  
states with national  
browse our listings on  
Adventure awaits!





# CORDER

AND ASSOCIATES, LLC



**Trampus 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



**Staci Corder, BROKER/OWNER and REALTOR®**

*Staci effectively designed a lucrative marketing platform and joined forces with LandLeader, one of the nation's leading land brokers. After achieving merited success, Corder and Associates has flourished.*

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**Pam Amundsen, REALTOR®**

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

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**Charlie Duffey, REALTOR®**

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

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**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  
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**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  
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**Aaron Carroll, REALTOR®**

*Aaron looks forward to helping people find their next adventure, whether it be a home, a ranch or purely recreational.*

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**Lisa Hampton, REALTOR®**

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

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**Ben Castle, REALTOR®**

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

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**Kelsey Judisch-Eisenzimer, REALTOR®**

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

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# CORDER

AND ASSOCIATES, LLC

*Trusted Real Estate Experts*

## JOIN OUR TEAM!



# 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.*

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**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  
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**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  
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**Kate Sousa, REALTOR®**

*Kate's experiences from her career in land management provides her with a unique insight to buying and selling land.*

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**Zach McKinley, REALTOR®**

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

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**Emma Wickens, REALTOR®**

*As a real estate professional, she looks forward to helping clients clearly define their goals and walking alongside them through making those dreams a reality.*

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**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  
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**Cheyenne Wilson, REALTOR®**

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

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**Emily Schneider, REALTOR®**

*The beauty and size of Montana allow Emily space for her big dreams and goals. Her passion for achieving those goals and traveling inspires a tenacity that reassures her clients she is willing to go the extra mile.*

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emily@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

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