

CORDER

AND ASSOCIATES, LLC



Mid-Canyon Gateway to Adventure

2910 Old US Highway 91, Cascade, MT 59421

Offered at \$1,540,000



Presented Exclusively by

Trampus Corder, Broker
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Property Information

Lot Size: 0.63 Deeded Acres

Taxes: \$4,655.86 (2023)

Legal: MISSOURI RIVER TRACTS, S15, T16 N, R02 W,
TR 1 & 2, COS #4461

Year Built: Home 2015; Shop 2017

Bed/Bath: 2 bed/5 bath (Loft can serve as sleeping
area)

Square Feet: 2,240

HVAC: Gas forced air; Central air conditioning

Water/Sewer: Well; Septic

Appliances Included: All appliances

Personal Property Included: All furnishings, display
boat, all smart tvs, riverfront propane fire pit and pavers,
patio chairs, storage building next to shop (All will
accompany a full price offer only)

Special Enhancements/Extras: Armstrong laminate
flooring; 2 way fireplace in main home; Private boat
launch; Full RV hookups; Wifi thermostat; Auto dimmer
lights throughout; Custom railings; \$50k of rock work;
\$15k Epoxy flooring; \$20k vinyl fencing; Astroturf yard;
Special order bathtub in main suite with built-in lounging
pillow; Stainless steel appliances; Upper balcony wired and plumbed with propane for an outdoor bbq or
kitchen

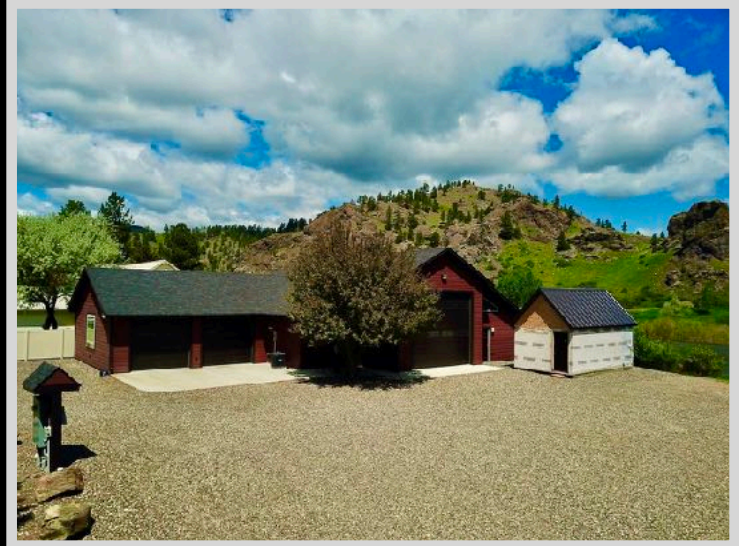
Garage: Oversized double garage off main home; Shop and RV garage is heated and air conditioned

Outbuildings: Storage building

Covenants/HOAs: None

Hunting District: 421

Waterfront: Missouri River



Virtual Land Tour



Tour the home virtually!

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Executive Summary

Traveling along I-15 through the picturesque Dearborn Corridor, which runs alongside the majestic Missouri River, one encounters a rugged landscape characterized by rock formations seamlessly merging with serene meadows. Nestled on the banks of the Missouri River, an exquisite residence boasts captivating river views, promising adventures for fishing enthusiasts, boaters, photographers, and nature lovers alike. The peaceful ambiance appeals to those seeking solace. Conveniently located near Helena and Great Falls, Montana, both of which house international airports, the corridor features a variety of outfitting lodges, vacation rentals, and family river retreats.

The choice is yours when considering the possibilities for this riverfront property.

The property spans 0.63 acres situated adjacent to a public fishing access site. Noteworthy is the presence of a private boat launch exclusively available for the residents. The property offers access to premium blue ribbon trout waters, inviting enthusiasts to indulge in angling pursuits. Guests can unwind on the balcony, bask in stargazing, or gather around the propane fire pit to savor the chilly evenings. The residence boasts a total area of 2,240 square feet, featuring bespoke finishes and meticulous attention to detail. Furthermore, a separate entrance provides access to a guest area comprising two bathrooms, a kitchen, and a cozy space centered around a fireplace for relaxation.

Apart from the riverfront residence, the property features a temperature-controlled workshop with an RV garage that offers ample space for boats or other vehicles. A leveled, gravel driveway equipped with full RV hookups enhances convenience. The property has extensive storage capacity, including provisions for a potential woodworking workshop. The versatility of the property allows for potential rental income generation or full-time residency. Additionally, the private launch enables fishing expeditions, while the proximity to hunting grounds, public lands, hiking trails, and winter sports activities further accentuates the property's allure and desirability.



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Local Area

Follow the Missouri River out of the vast, grand mountains until it flows out to the rolling plains, and there, you'll find the delightful fishing town of Cascade, Montana. There are unlimited opportunities to enjoy the great outdoors here including wildlife viewing, fishing, and hunting. Should you need a bite to eat or some bait, Cascade retains a grocery store, gas station, post office, a couple of lively bars, and fun hardy folks! Get out and about and notice the numerous public fishing access spots along the mighty Missouri River. Cascade serves as a popular location to start a float down the river. Additionally, Eagle Island or Hardy Bridge also offers day use for river access. If you want a short escapade, take the day trip to the Crown Butte Preserve which is located halfway between Cascade and Simms. Hike to the flat-topped buttes and revel in the natural grassland vegetation 1000 feet above the great plains below. If you're in the mood for some history, stop by the Cascade Senior Center and Museum for a taste of local history.



The fishing mecca of Montana is often referred to as Craig, Montana. Craig is located in southwest Montana on the Missouri River, one of the world's premier trout streams! Fishing guides, lodges, bait shops, and fishing access sites are all abundant. The banks of the Missouri River are easily accessible from Craig since it sits just off Interstate 15. The community strives to ensure the waters stay clean. It's safe to say the town has more drift boats than people!

Lewis and Clark County has a small community named Wolf Creek that is located along Interstate 15, 28 miles north of Helena, the state capital. As you are winding through the Wolf Creek Canyon, the scenery is beautiful, and Wolf Creek is a perfect resting place before taking on the many adventures that the area provides. Nearby, the Missouri River widens into Holter Lake Reservoir in which there are 140 campsites, 3 swimming areas, and 4800 acres of boating, water skiing, and fishing opportunities. To the southeast of Wolf Creek, Hauser Lake Reservoir holds some record-sized Kokanee Salmon, Rainbow and Brown trout, Walleye, and Perch. Enjoy a boat ride detailing the adventures of Lewis and Clark and hear how the Gates of the Mountains were named by Meriwether Lewis himself. This gorgeous scenic area boasts the beauties and undefined natural wonders of Montana.



Aerial Property Fly Over



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Area Attractions

The emerald-green and blue waters of the Dearborn River begin in the Scapegoat Wilderness and gently flow for more than sixty miles to the confluence with the Missouri River near Craig, MT. This area is all about fishing



as it should be when located on one of the world's premier trout streams. Fishing guides, fishing lodges, and fishing shops stipple the valley where there are more drift boats on the water than people in the community! In this area, you will find miles of forested wilderness giving a home to varieties of wildlife and activities such as hiking, camping, birdwatching, photography, scenic drives, and outdoor adventure!

Premier Fishing and Hunting

The Montana Fish, Wildlife, and Parks stocks Holter Lake annually with a significant number of rainbow trout. To catch a sizable trout, you will need to take a boat out and sink lines deep. Spin fishing is the most popular method used on the lake because of the various depths. Large spoons or live bait are used to catch the bigger fish. In addition to rainbow trout, Holter Lake also has mountain whitefish, brook trout, brown trout, pike, walleye, and yellow perch. Fly fishing is less popular on the lake but below the dam is



where the blue ribbon stretch of the Missouri River begins. There is one entity that draws thousands of visitors from all around the world to this area and that is the fishing. These waters are filled with nutrients from the cold tailwaters from the bottom of Holter Dam creating a smorgasbord of feed for those finicky fish. As a result, the population of rainbow and brown trout surged averaging about 7000+ fish per mile of river. These fish are frequently greater than 10 inches in length! The river is a playground offering year-round

fishing. In addition to the plethora of fishing access sites along Interstate 15, there are numerous streams and creeks in the area to tackle. Holter Lake, Hauser Lake, and Canyon Ferry Lake also provide excellent fishing and boating.



The central location puts you in the middle of tremendous hunting opportunities. Montana offers millions of acres of public lands for which to roam and hunt as well as diverse habitats providing homes to the many different species of wildlife. The avid hunter can pursue big game animals including white-tailed and mule deer, elk, antelope, bighorn sheep, mountain goats, mountain lions, and black bears. Upland birds

and waterfowl also provide excellent prospects.

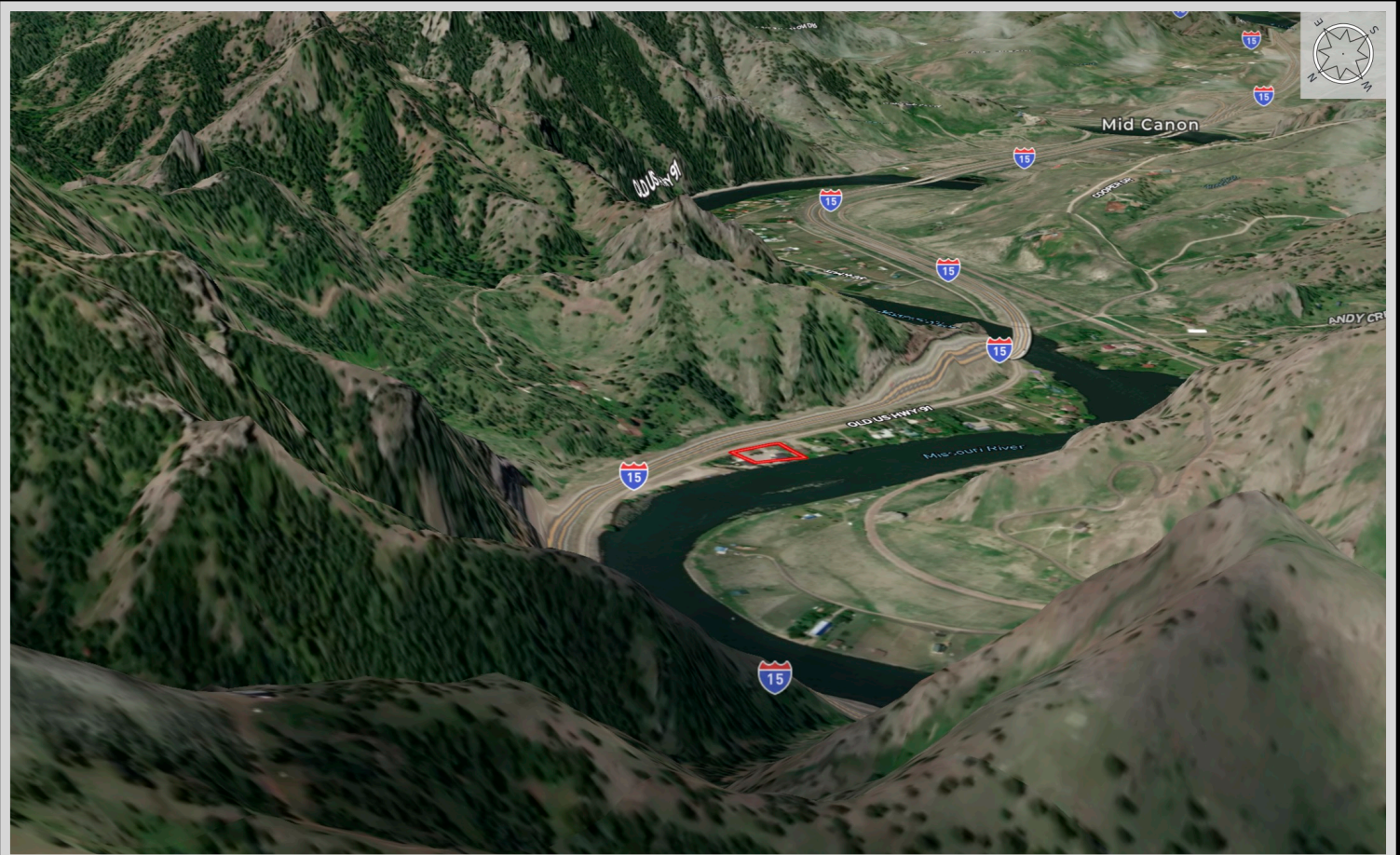
Holter Lake

The emerald-green waters of the spanning lake stretched out in front of the property provide the difference between country living and utterly wonderful recreation and lake living! The lake is formed by Holter Dam on the Missouri River. Holter Lake is popular for its fishing and its water recreational attributes. Many visit the lake to camp, boat (non-motor and motorized), water ski, surf, wakeboard, swim, tube, float, hike, photograph, and view wildlife and birds. With boundless recreation opportunities, the lake makes a busy spot in the summer months among locals. The lake is a moderate-sized reservoir at 3660 acres. Access to the lake is wonderful. Several boat ramps

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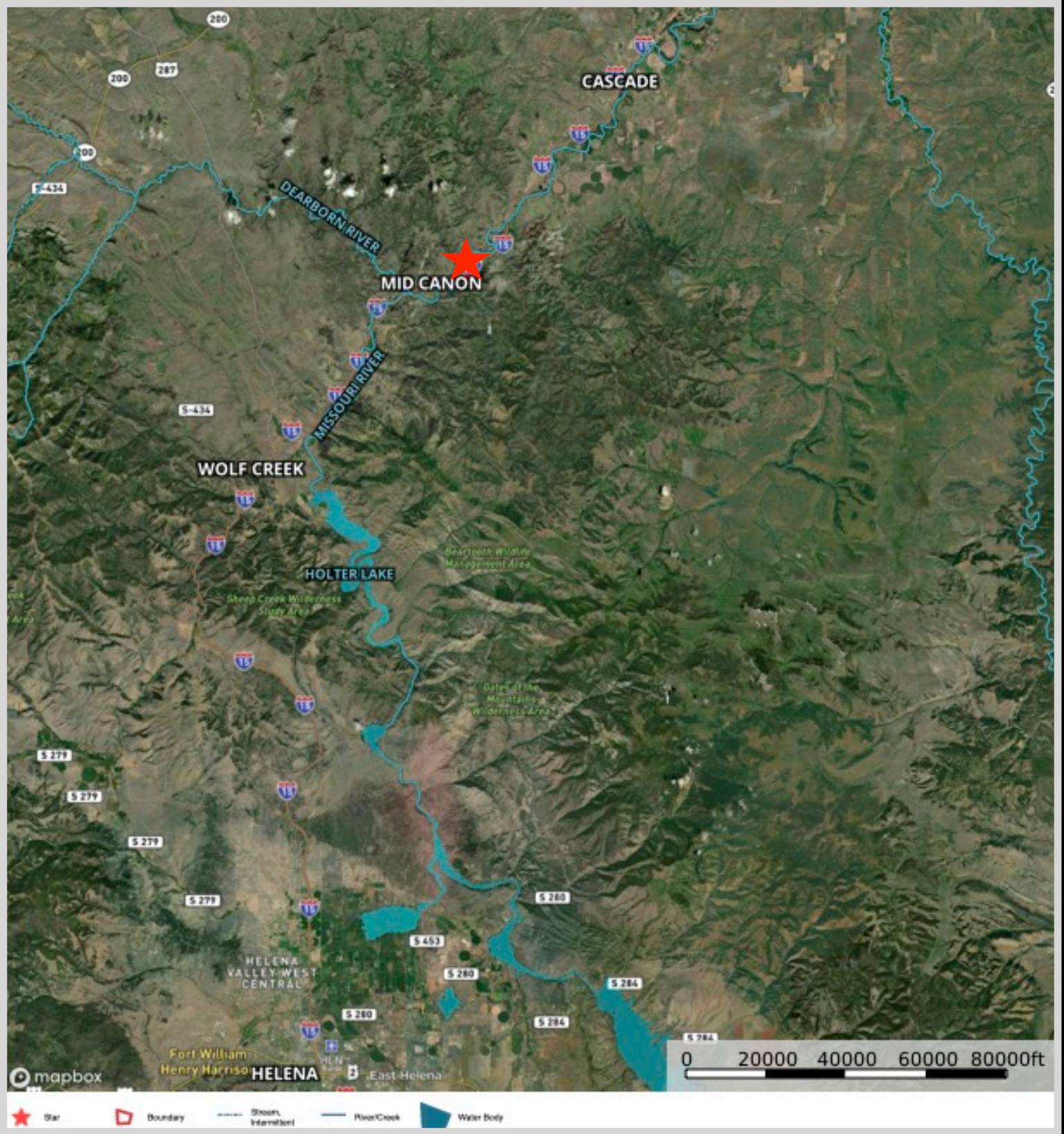
(Holter Lake cont.)

exist along the shore with several designated fishing access sites. Located in the west-central portion of the state near Helena, Montana, there are also well-maintained campgrounds available. The lake is surrounded by rugged and majestic mountains and sparsely wooded hills. This area is also rich in history as Lewis and Clark made their famous trek through this area 200 years ago. You'll be stunned by the views of the Sleeping Giant Wilderness Study Area and the Gates of the Mountains is a beloved trip via watercraft.



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Property Maps



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