

SUMMER 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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6 | FARM & RANCH



28 | BARE LAND



40 | RESIDENTIAL



62 | COMMERCIAL



68 | MEET OUR TEAM

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

PARADISE HUNTING ACRES

LINCOLN COUNTY, MONTANA

MLS# 30026921

554± Acres

\$ 1,999,500



The tranquil echoes of nature's symphony fill the air as gentle breezes sway the pine needles above on these 554 acres in Northwestern Montana. In this serene haven, the possibilities are as endless as the lush expanse that surrounds it. For the avid hunter, the land presents a bounty of game to pursue amidst the rugged beauty of the mountains. Specifically, the superior hunting land offers trophy elk hunting. Meanwhile, the majestic sun casts its ethereal glow, bathing the landscape in a golden hue that seems to illuminate every corner of this wondrous sanctuary. The land's

abundant marketable timber stands tall and proud, a testament to the rich resources it holds. Beyond 2/3 of its borders lie vast expanses of Forest Service land, beckoning adventurers and nature enthusiasts alike to explore and discover the wonders that lie beyond. Whether one seeks the thrill of the hunt, the tranquility of a horseback ride through the wilderness, or simply a quiet moment of reflection in nature's embrace, this idyllic retreat offers a tapestry of experiences waiting to be woven into unforgettable memories.



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BUFFALO COULEE RANCH

VALLEY COUNTY, MONTANA

MLS# 30016472

1947± Acres

\$ 1,900,000



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.



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IRRIGATED FORT SHAW FARM

TETON COUNTY, MONTANA

MLS# 30012716

224± Acres

\$ 1,750,000



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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REFUGE OF REFINEMENT

YELLOWSTONE COUNTY, MONTANA

MLS# 30019212

17± Acres

\$ 1,499,500



An equestrian refuge of refinement, this incredible property features numerous advantageous attributes. With 17.2 irrigated acres, featuring three cross-fenced pastures, it is a paradise for your horses or livestock. In addition, a private pond is situated on the property with fish and Canyon Creek runs year-round. A secluded road leads you through a gated entrance where you can find tranquility just six miles from the bustling city of Billings, Montana. The top-of-the-line Pella windows capture gorgeous views of the bluffs and landforms in the 2,464-square-foot home encompassing 4 bedrooms, 2 bathrooms, and a walkout basement. Sophisticated and sleek, the kitchen has been newly remodeled to feature solid wood floors and granite countertops. Emitting a cozy and relaxing glow, unwind in front of the high-efficiency wood fireplace insert. Attached is a two-car insulated garage with a wood stove to keep the space warm for winter projects. For your animals, keep them sheltered in a spacious 30' x 60' barn with three stalls. The property offers ample hay storage, a tack room, a corral, a round pen, and a three-acre pasture with secure goat fencing. Find a private oasis by the pond or marvel at the stunning sunsets that provide a backdrop while lounging by the inviting fire pit. The gated property provides ample room to roam and space to park your toys, including RV parking. Consider adding to the property such as glam tents or a tiny home to rent out for additional income. Comprised of irrigated lush land, a peaceful pond, and a beautiful home, your dream acreage awaits in the heart of Big Sky country.



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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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TANTALIZING TWO MEDICINE RIVER ACREAGE

GLACIER COUNTY, MONTANA

MLS# 30024110

162± Acres

\$ 1,400,000



Imagine waking up to the breathtaking views of Glacier National Park every morning, with the tranquil sound of the Two Medicine River flowing through your property. The clear glacial waters shimmer under the sun, creating a serene and picturesque setting right at your doorstep. With power already available on the property, the opportunities are endless. Whether you dream of building a cozy cabin to escape to or envision a full-time residence surrounded by nature's beauty, this location offers the perfect canvas for your aspirations. For those seeking a more adventurous experience, bring your camper and immerse yourself in the ultimate campout. The priceless view alone is worth it, with wildlife freely roaming around, creating a harmonious blend of nature and tranquility. If you're a lover of animals, feel free to bring your furry friends or horses to complete your paradise. This property is not just a piece of land, it's a sanctuary where you can truly connect with nature and find peace in its purest form.

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DRY GULCH RANCH

SANDERS COUNTY, MONTANA

MLS# 30011671

90± Acres

\$ 1,250,000



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



SADDLE BUTTE ESTATES

HILL COUNTY, MONTANA

MLS# 30018289

23± Acres

\$ 1,225,000



Southeast of Havre, Montana amid the Saddle Butte Estates, a Modern Executive style home radiates luxury and freedom on 3 acres. Another 20 acres are located minutes from the home property providing wide open room to run for your horses or animals and fresh native grasses for grazing. The enchanting turn-key residence mimics the Big Sky of Montana with vaulted ceilings and rustic, elegant features making the home warm and inviting. With 4,127 square feet, the 5-bedroom, 5-bathroom estate encompasses updated hardwood,

engineered hardwood, and luxury vinyl plank flooring. The kitchen is a common gathering space, and the remodeled area highlights a new island with refinished cabinets and beautiful granite countertops. New light fixtures tastefully update the home. The exterior is just as lovely with a pergola and a new swim spa in the back of the home! Review the unbelievable list of updates and improvements solidifying the pride in ownership and care that has been shown for this property!



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

CRYSTAL MOUNTAIN ROAD RANCH

GALLATIN 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.

Brad Veis, REALTOR® 406-590-2029 • brad@corderland.com

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15



PRISTINE WOODLAND OASIS

STILLWATER COUNTY, MONTANA

MLS# 30018152

134± Acres

\$ 795,000



The superior attention to detail and astounding pride of ownership radiates from this custom-built log cabin in the scenic Stillwater Valley. Ponderosa Pines were harvested from the property to construct the off-grid retreat. Follow the private drive through the pine-infused mountain air to the 1 bedroom, 1.5 bathroom residence situated to capture beautiful views. Wildlife frequents the area so be sure to keep a lookout for turkeys, mule and white-tailed deer, moose, elk, and antelope. Three stock dams are located on the property among the juniper and sagebrush. Seven meadows have been seeded to hay and the bales produced accompany the sale. In addition, a pickup equipped with a water tank helps with keeping the 2 cisterns filled and is also included in the sale.

Step inside the custom cabin and find high-end features and finishes that make the space sophisticated and pleasant. The outdoors flow seamlessly to the indoors. Columbus, Montana is mere minutes from the property, but the 134.8 acres sprawl out for an isolated and peaceful atmosphere. The Stillwater Valley has vast wetlands and river braids that are home to trout and birds. Enjoy hunting for waterfowl, gamebirds, and big game. Fish the Yellowstone River that flows just south of Columbus. The idyllic setting is unmatched. Without restrictions and as free as the sky above, the custom-built cabin is just the start of your new chapter for living in Montana!



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LUMINOUS LAKE ELWELL RANCHETTE

TOOLE COUNTY, MONTANA

MLS# 30021481

80± Acres

\$ 675,000



Nestled just over 2.5 miles south of Lake Elwell/Tiber Dam lies a rural expanse spanning 80 acres. This enchanting property boasts a diverse array of outbuildings, including a shop, greenhouse, garage, airplane hangar, barn with corrals and a loading ramp, and a spacious 3,040-square-foot residence. The homestead is meticulously adorned with raised flower beds, hedges, and trees, painting a vibrant picture beneath the expansive Big Sky. Grassy pastures host contented cattle, while the surroundings abound with fertile farm fields. A generously sized seasonal pond shares its waters with local wildlife and grazing cattle. The property's front porch, shaded by trees, provides a serene retreat occasionally

serenaded by song birds. The farmhouse exudes a blend of spacious comfort and rustic charm. Conveniently located equidistant from Chester, Shelby, and Conrad, each offering a grocery store, dining, and amenities. Nature enthusiasts can relish the abundant hunting opportunities for pheasant, game birds, mule and white-tailed deer, and antelope, while fishing enthusiasts can enjoy the superb fishing at Lake Elwell. Friendly neighbors and tranquility envelop the area, creating an idyllic setting for both residents and livestock to savor the vast expanse and breathtaking views.



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CORA CREEK FARM AND FUR

JUDITH BASIN COUNTY, MONTANA

MLS# 30018308

82± Acres

\$ 640,000



Versatile vistas outstretching to unveil the Highwood Mountains, this property offers dry land farming, hunting, and a peaceful plot to escape to. The contoured coulees provide habitat and cover for elk, mule and white-tailed deer, game birds, pheasant, and coyotes. The 82.08 acres are situated east of Armington Junction and north of Raynesford, a short commute to Great Falls, Montana. Seasonal springs trickle through and water rights accompany the sale! A beautiful area in Central Montana, raw land is rare

and desirable, especially with the coinciding bird and game hunting. Upon the foothills of the Highwoods, camping, hiking, brookie fishing, and elk hunting (with permit) await. Skiing in Showdown Ski Resort is south of the property approximately 50 miles. Opportunities abound for a dry hunting cabin or bring in electricity that is a half a mile away and build a dream home. One piece of Montana land with numerous ways to utilize!



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DIAMOND D RANCH & KENNELS

CASCADE COUNTY, MONTANA

MLS# 30020658

26± Acres

\$ 575,000



Hunting and outfitting are major economic drivers in Montana, so this property offers a real opportunity to become a part of that! These sellers have 50 years of experience breeding, whelping, raising, and training quality hunting dogs and are willing to impart their knowledge to the new owners. The property provides all of the equipment and supplies necessary and 26 acres of room to roam. Not only will you be out of the city bustle, but you'll be situated in a beautiful location with sandstone ridges meeting prairie grasslands, as well as views of the Eastern Rocky Mountain Front. The option to run your own well-established and profitable business is an invaluable one. This land comes complete with exceptional living quarters in addition to the total business including Beagle and Lab dams and sires, kennels, doghouses, dog food, treats, whelping facility, laboratory equipment, vet supplies, and much more! The home is remodeled with lists of improvements that contribute to comfort and tranquility. Entertain all of your hobbies with the 100-yard shooting range or enjoy off-roading, horseback riding, fossil hunting,

and opportunities to dig up historical artifacts. The home has 3 bedrooms and 2 bathrooms encompassed with luxury vinyl plank flooring and updates throughout! Enjoy the new central air conditioning and sleek appliances. The wood stove keeps things cozy in the colder months while a Rinnai tankless water heater produces on-demand hot water. The newer windows help efficiently keep the home hot or cool. New sinks, a bathtub, a shower, and new countertops illuminate the newly remodeled space. Great Falls, Montana is an easy twelve-mile commute, and the International Airport is less than 15 miles. Great Falls provides shopping, restaurants, events, and concerts for when it's time to get out and about. The location puts you in proximity to all kinds of recreation in any direction. Head to Glacier National Park for sights to behold or to Freezeout Lake to witness the massive snow geese migration. Take this opportunity to live a peaceful rural ranch life with impeccable Beagles and Labradors under the Big Sky of Montana!



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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!

JUST SOLD!



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



LITTLE LAMB RANCHETTE

SANDERS COUNTY, MONTANA

MLS# 30025483

24± Acres

\$ 547,500



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



FLAT CREEK RANCH

CASCADE COUNTY, MONTANA

MLS# 30024054

269± Acres

\$ 537,500



Located twelve miles southeast of Cascade, these 269 acres provide opportunities for grazing and dryland farming. Presently, 40 acres are dedicated to cultivating sanfoin hay. The property features a seasonal creek running through a section of the land. Underground power lines accompany the dirt driveway. The area boasts nutrient-rich native grasses and pastures suitable for cattle, sheep, or horses, enclosed within perimeter

sheep fencing. Situated in proximity to various recreational amenities, the Smith River lies to the east, the Missouri River to the northwest, and the Little Belt Mountains to the southeast. Residents can engage in fishing, hunting, camping, hiking, or taking scenic drives to appreciate the diverse landscapes and wildlife.



Julie Ridgeway, REALTOR® 406-899-0035 • julie@corderland.com

HOME FOR YOUR HORSES

TOOLE COUNTY, MONTANA

MLS# 30018290

30± Acres

\$ 520,000



The equestrian estate offers 30.37 acres for your horses, goats, or sheep to roam! Outbuildings include a 10-stall horse barn, a Quonset, corral, a 4-stall horse barn, and a lean-to barn. The property is fully fenced capturing magnificent views of the sunrises and sunsets. The 4-bedroom, 2-bath home consists of 2,976 square feet with shiplap accents, newer paint in the bedrooms, and a heated floor in the upstairs bathroom. Two fireplaces keep the home heated nicely in cooler

months and enjoy central a/c in the warm ones. Situated on the outskirts of Shelby, Montana, the property has tons of space for animals or for you to feel the tranquility of country living. A round track encompassing a hill serves as a peaceful riding ring. The Roadrunner Recreation Trail borders the property providing miles of paved trail around Shelby. Bring your horses and get ready for the comforts this acreage graciously gives!



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23



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!

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COUNTRY LAND FOR RIDIN' OR LIVIN'

HILL COUNTY, MONTANA

MLS# 30019880

20± Acres

\$ 275,000



Let the country roads take you home to these 20 acres with the Bear's Paw Mountains in the background and blue skies stretching for days. Possibilities are endless so let your creativity devise a dream home to build or introduce your four-legged friends to the room to roam. Use the garage to park vehicles or for extra storage space. A horse shelter is situated on the property with the opportunity to

construct a barn or outbuilding. The acreage provides grazing and is fully fenced. Power is right across the fence. There is an option to purchase a home on three acres separately that is 1 minute from the property if you are interested in one amazing package!



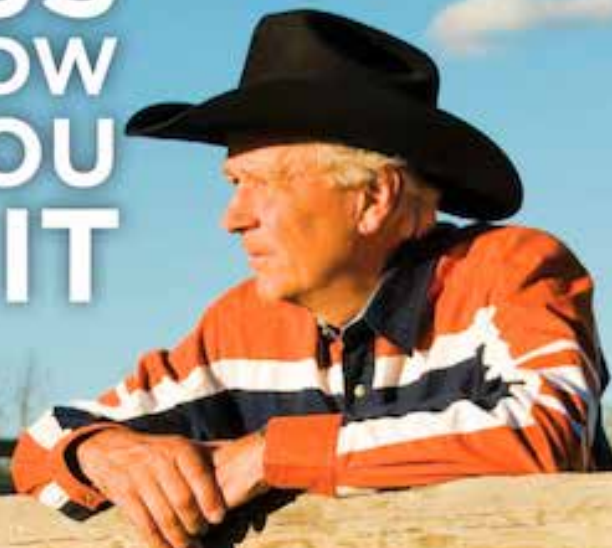
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THANK A FARMER
and All in the Ag Sector

Get ready to celebrate all things agriculture, because the United States is gearing up for National Agriculture Week from March 17 to 24, 2024, with a special National Ag Day on March 19, 2024! It's a time when we all tip our hats to farmers, ranchers, and those who make sure we're clothed. The Agriculture Council of America aims to spread the love for agriculture, shout out its vital role in our daily lives, and maybe spark a farming career idea or two. This year's theme is "Agriculture: Growing a Climate for Tomorrow," and the gang at ATTRA is all pumped up to join the party and give agriculture the high-five it deserves!

History of National Agriculture Week

Agriculture stands as the primary contributor to the American food supply. Notably, the United States serves as a net exporter of food, underscoring the industry's dual role in sustenance and economic prosperity. The rich agricultural heritage of the U.S. played a pivotal role in attracting European colonists, who brought with them farming practices that left a lasting imprint on American soil.

The influx of European colonists heralded the introduction of diverse livestock species to the American landscape, triggering significant changes in the natural environment. Over time, as the population burgeoned and settlements expanded westward, American agriculture experienced exponential growth, leading to a diverse array of crops and livestock.

Distinct agricultural frontiers emerged across the nation, with the western regions cultivating wheat, the eastern regions specializing in livestock farming, and the southern areas dominated by cash crops like tobacco and cotton. In contrast, northern farmers focused on subsistence farming, selling any surplus produce in local markets.

Historical milestones such as the Civil War and the Second World War catalyzed the centralization of the agricultural sector, ushering in systematic agricultural practices. The establishment of the Agriculture Council

of America in 1973 marked a significant stride towards supporting farmers and fostering advancements in agricultural techniques.

Comprising influential figures in agriculture, food production, and farming, the Agriculture Council of America operates as a non-profit organization dedicated to raising awareness about the crucial role of agriculture in American society. Concurrently, the inception of National Agriculture Day alongside the council's formation evolved into a week-long celebration known as National Agriculture Week, which annually honors the significance of agriculture and aims to promote awareness of its potential and vitality.

5 FASCINATING FACTS ABOUT AGRICULTURE EVERYONE SHOULD BE AWARE OF:

- 22 million people are employed in the agriculture sector.
- Every farmer now feeds 144 people, a significant increase from one farmer feeding 25 people in the 1960s.
- On average, a farmer operator spends 58.3 years on the farm throughout their lifetime.
- The average farm size in the U.S. is approximately 434 acres.
- 11% of farmers in the U.S. are former military personnel.



\$ 675,000

**EMERALD VISTA ESTATES**

LAS ANIMAS COUNTY, COLORADO



- 71.30 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



\$ 635,000

**NEW BEGINNINGS ON BOON ROAD**

FLATHEAD COUNTY, MONTANA



- 19.79 acres
- CCR
- HOA
- Private Well
- MLS # 30018427

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



\$ 569,000

**GLEN LAKE PARK LOT 7**

LINCOLN COUNTY, MONTANA



- 1.42 acres
- No CCR
- No HOA
- MLS # 30023150

Colter Comstock, REALTOR®
307-431-9787
colter@corderland.com

Terry Comstock, BROKER & REALTOR®
406-250-7722
terry@corderland.com



\$ 525,000

**ELK VIEW ESTATES LOT 6**

LINCOLN COUNTY, MONTANA



- 5.02 acres
- CCR
- HOA
- MLS # 30023434

Colter Comstock, REALTOR®
307-431-9787
colter@corderland.com



Terry Comstock, BROKER & REALTOR®
406-250-7722
terry@corderland.com



\$ 475,000

**BEAUTIFUL FLATHEAD LAKE VIEWS**

FLATHEAD COUNTY, MONTANA



- 14.99 acres
- CCR
- No HOA
- Flathead Lake Views
- MLS # 30018669

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



\$ 425,000

**ELK VIEW ESTATES LOT 1**

LINCOLN COUNTY, MONTANA



- 3.74 acres
- CCR
- HOA
- MLS # 30023352

Colter Comstock, REALTOR®
307-431-9787
colter@corderland.com



Terry Comstock, BROKER & REALTOR®
406-250-7722
terry@corderland.com



\$ 425,000

**ELK VIEW ESTATES LOT 4**

LINCOLN COUNTY, MONTANA



- 3.03 acres
- CCR
- HOA
- MLS # 30023368

Colter Comstock, REALTOR®
307-431-9787
colter@corderland.com



Terry Comstock, BROKER & REALTOR®
406-250-7722
terry@corderland.com



\$ 425,000

**ELK VIEW ESTATES LOT 3**

LINCOLN COUNTY, MONTANA



- 3.13 acres
- CCR
- HOA
- MLS # 30023366

Colter Comstock, REALTOR®
307-431-9787
colter@corderland.com



Terry Comstock, BROKER & REALTOR®
406-250-7722
terry@corderland.com



\$ 400,000

**ELK VIEW ESTATES LOT 2**

LINCOLN COUNTY, MONTANA



- 2.53 acres
- CCR
- HOA
- MLS # 30023356

Colter Comstock, REALTOR®
307-431-9787
colter@corderland.com



Terry Comstock, BROKER & REALTOR®
406-250-7722
terry@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

**\$ 319,000****PANORAMIC MOUNTAIN MAJESTY**

SANDERS COUNTY, MONTANA



- 20.46 acres
- CCR
- No HOA
- MLS # 30020089

Lisa Hampton, REALTOR®
406-396-2527 • lisa@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 Guelzow, ASSOCIATE BROKER
970-889-3206 • shannon@corderland.com

**\$ 299,000****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



\$ 295,000

**WILDERNESS CLUB RESORT LOT**

LINCOLN COUNTY, MONTANA



- 0.43 acres
- CCR
- HOA
- MLS # 30016681

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



\$ 290,000

**PEACEFUL PRAIRIE BUTTE ROAD**

STILLWATER COUNTY, MONTANA



- 39.75 acres
- No CCR
- No HOA
- MLS # 30024306

Jocelyn Charlo, REALTOR®
406-539-0372 • jocelyn@corderland.com



\$ 225,000

**HAPPY HOLLOW LOT 2**

LINCOLN COUNTY, MONTANA



- 2.50 acres
- No CCR
- No HOA
- MLS # 30015100

Scott Rumble, BROKER & REALTOR®
406-249-4193 • scott@corderland.com



\$ 225,000

**HAPPY HOLLOW LOT 3**

LINCOLN COUNTY, MONTANA



- 2.50 acres
- No CCR
- No HOA
- MLS # 30015129

Scott Rumble, BROKER & REALTOR®
406-249-4193 • scott@corderland.com





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MISSOULA, MT
59801



\$ 175,000

**CAPABLE CONRAD LOT**

PONDERA COUNTY, MONTANA



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

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



\$ 135,000

**BOX CANYON BEAUTY**

CASCADE COUNTY, MONTANA



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

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



\$ 120,000

**OBTAINABLE OVERLAND TRAIL PARCEL**

PARK COUNTY, WYOMING

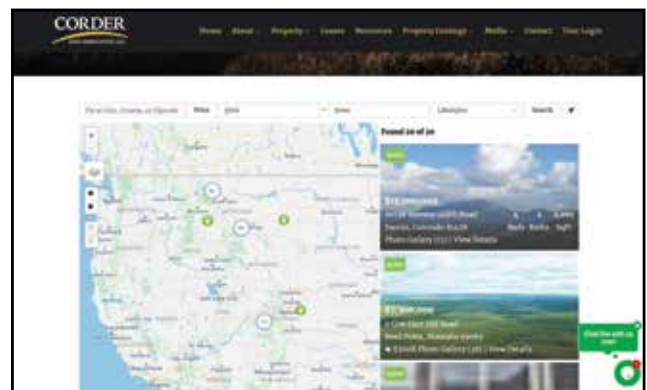


- 35.70 acres
- No CCR
- No HOA
- Power
- MLS # 20234458

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



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\$ 120,000

**BIGHORN RIVER BASECAMP**

BIGHORN COUNTY, MONTANA



- 2.81 acres
- No CCR
- No HOA
- MLS # 30022997

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



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\$ 99,000



HOLTER LAKESHORE LOT

LEWIS AND CLARK COUNTY, MONTANA



- 0.345 acres
- CCR Unknown
- No HOA
- Electricity Available
- MLS # 30027319

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



\$ 87,000



VIRGINIA CITY VIEWS

MADISON COUNTY, MONTANA



- 1.87 acres
- No CCR
- No HOA
- MLS # 30007463

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



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Todd Neighbor
(406) 217-1442
1703 2nd Ave N
Great Falls, MT 59401

todd.neighbor@comparioninsurance.com



\$ 84,000



MEDICINE BOW RANCH

ALBANY COUNTY, WYOMING



- 100 acres
- CCR
- No HOA
- MLS # 20242435

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



\$69,400**LAKE HILLS SUBDIVISION**

YELLOWSTONE COUNTY, MONTANA



- 0.33 acres
- CCR
- No HOA
- MLS # 30016796

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



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Megan Hedges, Owner/Agent
406-759-5150 | northernplainsins@gmail.com



www.northernplainsinsurance.com
Chester, MT

\$ 48,000**BUTTE LOT WITH BEAUTIFUL VIEWS**

SILVER BOW COUNTY, WYOMING



- 0.138 acres
- No CCR
- No HOA
- MLS # 30021901

Trish Brown, REALTOR®
406-369-1499 • trish@corderland.com

**\$ 15,000****RESIDENTIAL LOT IN RUDYARD**

HILL COUNTY, MONTANA



- 0.299 acres
- No CCR
- No HOA
- MLS # 30022842

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



Over \$125,000 donated through



Stanford Little League

Aaron Carroll

Aaron Carroll of Corder and Associates donated his annual Give Back earnings to the Stanford Little League baseball program in central Montana. The Stanford Little League baseball program has been a cornerstone of the community, providing a space for children to learn valuable life skills through the game they love. From understanding the importance of teamwork to developing a strong work ethic, the program instills values that extend far beyond the baseball diamond.



Toby House

April Stene

Toby's House Crisis Nursery is committed to the prevention of child abuse and neglect by providing crisis, respite, and transitional care for children 0-6. They believe all children deserve a safe, loving, and immediate shelter during a family crisis. To learn more about Toby's House, visit their page @tobyshousemt or online!



YWCA

Jennifer Birkeland

YWCA is dedicated to eliminating racism, empowering women and promoting peace, justice, freedom, and dignity for all. In support of this mission, the YWCA provides services to meet critical needs, promote self-sufficiency, reduce violence, and achieve equal opportunities for all people.



CJI Hawks Booster Club

Kaitlyn Lyders

The CJI Hawks Booster Club is dedicated to enthusiastically supporting and endorsing all the exciting after-school activities at C-J-I. Thanks to a generous contribution from Corder and Associates, they not only secured a valuable sponsorship but also received additional funds to allocate towards various endeavors.

Scan to read more
about our Give
Back Program
contributions and
scholarship awards!



our "Give Back Program"



Yellowstone Valley Special Olympics

Zach McKinley

The Yellowstone Valley Special Olympics' mission is to provide year-round sports training and athletic competition in a variety of Olympic-type sports for children and adults with intellectual disabilities, giving them continuing opportunities to develop physical fitness, demonstrate courage, experience joy and participate in a sharing of gifts, skills and friendship with their families, other Special Olympics athletes and the community. Pictured is Larry Sherwood, who at 76 years young, will be competing in Billings for the summer games.



Angel's Eye Sanctuary

Kate Sousa

The purpose of Angel's Eyes Sanctuary is to rescue and provide protection and welfare to domestic animals, specializing in the vision and hearing impaired. The rescue is open to all animals in need with adoption possibilities available.



Thompson River Animal Care Shelter (TRACS)

Lisa Hampton

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



Corder and Associates Scholarships

Corder and Associates

Corder and Associates has been contributing scholarships as part of their Give Back Program for 12 years and counting! Giving back to the community is a passion for the Corder and Associates team. Through the Give Back Program, agents donate portions of their earnings to a nonprofit of their choice. In addition to the Give Back contributions and the scholarship awards, well over \$100,000 has been donated and awarded!

MID-CANYON GATEWAY TO ADVENTURE

CASCADE COUNTY, MONTANA

MLS# 30023479	0.63± Acres	2 bed/5 bath	2,240 sq ft	\$1,540,000
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Mid-Canyon Gateway to Adventure 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.



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

HEAVEN ON FOREST HAVEN ROAD

SANDERS COUNTY, MONTANA

MLS# 30025868	4.33± Acres	4 bed/3.5 bath	3,176 sq ft	\$ 1,200,000
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Elegantly situated on a sprawling 4.33-acre parcel along Forest Haven Road, this exquisite custom-designed residence seamlessly combines rustic elements with modern finishes. The interior is bathed in natural light streaming through expansive windows, creating a luminous atmosphere. Noteworthy features include a striking stacked rock propane fireplace, providing both visual allure and literal warmth. Spanning 3,176 square feet, this home comprises four bedrooms and two and a half bathrooms, adorned with luxury plank and porcelain tile flooring. The gourmet kitchen, a haven for culinary enthusiasts, showcases custom cabinets, quartz countertops, a convenient pantry, and high-end stainless-steel

appliances. The master suite boasts a private entrance leading to the back deck, providing a serene retreat. Step outside into the vast Montana landscape to savor the tranquility of your garden. Witness the local wildlife meandering by while immersing yourself in the mesmerizing night sky from the firepit, under a canopy of stars. Embrace leisurely weekends exploring the outdoors, whether fishing in the nearby Clark Fork River or hiking the scenic trails in the surrounding public lands. Revel in the awe-inspiring mountain vistas enveloping this secluded paradise!



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



ALLURING LAKEVIEW LOG HOME

LEWIS & CLARK COUNTY, MONTANA

MLS# 30025621

2± Acres

3 bed/3 bath

2,450 sq ft

\$1,100,000



As you step inside this charming log home, you are greeted by the warm embrace of natural light streaming through the picture windows, offering breathtaking views of Upper Holter Lake. The rustic elegance of the interior is accentuated by the grand rock fireplace that stands proudly in the center of the spacious great room. With 3 bedrooms and 3 bathrooms all conveniently located on a single level, including a luxurious main bedroom with an ensuite bathroom and a cozy sunroom, this home is designed for both comfort and convenience. Nestled on 2 acres of land, this unique property boasts an open floor plan that perfectly complements the stunning panoramic views that stretch as far as the eye can see. The 3-stall garage provides ample space for your vehicles, as well as your boat or jetskis, making it easy to enjoy the serene waters of the lake whenever the mood strikes. Additionally, the two

private dock slips and access to a community boat ramp ensure that your waterfront adventures are always within reach. For those with a green thumb, the garden enclosed with a protective fence offers a peaceful retreat to cultivate your favorite plants and flowers, while keeping unwanted critters at bay. Just a short thirty-minute drive away lies the state capital of Helena, where you can find all the amenities you need, including an airport for convenient access to your tranquil lakeside sanctuary. Whether you're a fishing enthusiast looking to explore the 3 picturesque lakes that adorn the Missouri River in the Helena Valley, or an outdoor enthusiast eager to roam the nearby public lands for hunting or adventure, this Holter Lake log home offers the perfect blend of nature and relaxation. Embrace the serenity of this idyllic retreat and let the beauty of the surroundings envelop you in a sense of peace and tranquility.



Tim Holm, REALTOR® 406-930-1382 • tim@corderland.com

LIBERATING LAKE VIEWS

LINCOLN COUNTY, MONTANA

MLS# 30023536	0.579± Acres	3 bed/2 bath	2,880 sq ft	\$ 1,050,000
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The expansive picture window frames a breathtaking panorama of Glen Lake's vibrant turquoise waters, with a backdrop of tree-lined shores, sandy beaches, and majestic mountains. This 2,880-square-foot lake house boasts 3 bedrooms, 2 bathrooms, an open floor plan, and a shed for kayaks and firewood. Woodburning stoves in both the upstairs and downstairs living areas provide a cozy ambiance. The interior design features wood finishes, seamlessly blending the home with its forest surroundings. A dock permit accompanies the property, allowing for the construction of a personal dock to accommodate kayaks, canoes, or boats, offering a perfect spot for sunbathing while listening to the gentle lapping of the water. Glen Lake, a highly sought-after location, provides ample fishing

opportunities with an array of fish species like Kokanee, Rainbow Trout, and Yellow Perch. Wildlife enthusiasts can enjoy observing local fauna such as geese, herons, and ducks amidst the tranquil 301-acre lake. Located just 60 miles south of Glen Lake, Kalispell, Montana, offers convenient access via two airports: Kalispell City Airport and Glacier International Airport. The nearby Eureka area, predominantly government-owned, provides a plethora of recreational activities including hiking, camping, hunting, horseback riding, and ATV adventures. Embrace the quintessential Montana lifestyle by embracing the serene lakefront living that Glen Lake epitomizes.



Terry Comstock, BROKER & REALTOR® 406-250-7722 • terry@corderland.com



MODERN EXECUTIVE-STYLE HOME

HILL COUNTY, MONTANA

MLS# 30021482	3± Acres	5 bed/5 bath	4,127 sq ft	\$ 975,000
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Southeast of Havre, Montana amid the Saddle Butte Estates, a Modern Executive style home radiates luxury and freedom on 3 acres. The enchanting turn-key residence mimics the Big Sky of Montana with vaulted ceilings and rustic, elegant features making the home warm and inviting. With 4,127 square feet, the 5-bedroom, 5-bathroom estate encompasses updated hardwood, engineered hardwood, and luxury vinyl plank flooring. The kitchen is a common

gathering space, and the remodeled area highlights a new island with refinished cabinets and beautiful granite countertops. New light fixtures tastefully update the home. The exterior is just as lovely with a pergola and a new swim spa in the back of the home! Review the unbelievable list of updates and improvements solidifying the pride in ownership and care that has been shown for this property!



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

CRAWFORD COUNTRY ACREAGE

MONTROSE COUNTY, COLORADO

MLS# 1803034

9± Acres

5 bed/2 bath

2,208 sq ft

\$ 729,000



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



CAPTIVATING CORNER CRAFTSMAN

FERGUS COUNTY, MONTANA

MLS# 30020518

0.1± Acres

5 bed/3 bath

3,472 sq ft

\$ 698,000



An open front porch surrounded by luscious green fruit trees, shrubs, and pretty perennials creates a welcoming ambiance. The landscaping is thoughtfully arranged to capture nature's oasis. Step inside the historic 1914 Craftsman's style bungalow and be enchanted by the numerous architectural designs that give this home its aesthetic appeal and its character. The 5-bedroom, 3-bathroom bungalow encompasses stunning stained-glass windows, built-in China cabinets, bookcases, linen drawers, and bench seating with storage. In addition, the home features a cloakroom, dark stained wood wainscoting and decorative moldings, a centralized fireplace, Rococo-style cast iron radiators, cedar beveled siding, and Croatian stone masonry. Well-maintained and tastefully upgraded, comfort and convenience were at the forefront of inspiration. The remodeled kitchen

combines modernization awaiting the personal touches of new ownership. The home is decorated with textures found in natural material, thick wooden trim, Travertine and porcelain tile, and stone masonry, all of which are durable and sustainable. The open floor plan sprawls out among 3,472 square feet of living space. The main floor includes an office space that can be utilized as a business space or an income-producing property with some conversions. The canopy outside is a treat to the eyes as well as the stomach when the fruit-producing trees yield ripe Montmorency and Nanking cherries, raspberries, and Goodland apples. Daylilies bathe the property with pops of color in a field of vibrant yellow, purple, orange, and pink perennials.



Emma Wickens, REALTOR® 406-366-6532 • emma@corderland.com

INTIMATE & INVIGORATING LAKE VIEW

FLATHEAD COUNTY, MONTANA

MLS# 30012974	1± Acres	1 bed/1 bath	990 sq ft	\$695,000
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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-Eisenzimmer, REALTOR® 661-281-5187 • kelsey@corderland.com



COUNTRY VIEW ACRES

CASCADE COUNTY, MONTANA

MLS# TBD	20.08± Acres	5 bed/4 bath	4,120 sq ft	\$ 679,000
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Just east of the growing city of Great Falls, Montana among pastures and farm fields, 20.08 acres accompany a well-maintained home of 4,120 square feet! The spacious home offers comfort just as the 20 acres provide room to roam for your chickens, horses, or dogs! Encompassed by perimeter barbed wire fencing, the property has a post and rail corral, an attached insulated garage, and a 24' x 30' shop. There's ample area for your boat, RV, and off-road vehicle. Get out of the city for open spaces and still be close enough to take advantage of the convenient amenities. The home was designed with convenience and opportunity in mind.

The downstairs features a full kitchen, laundry hookups, a pool table, a dining room, and guest suites. The home is outfitted with oak cabinets and trim, a central vacuum system, an on-demand water heater, a water softener, and underground sprinklers to keep the surrounding yard lush and green. The main floor features a laundry room, two living rooms, and a master suite with its own private deck. There is much to appreciate about this home and property specifically the open views of the horizon and the wide-open sky above.



Julie Ridgeway, REALTOR® 406-899-0035 • julie@corderland.com

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



WHITEPINE CREEK OFF-GRID ESCAPE

SANDERS COUNTY, MONTANA

MLS# 22212458	38± Acres	1 bed/1 bath	320 sq ft	\$ 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!



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

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



THE SECRET TO SERENE LIVING

SANDERS COUNTY, MONTANA

MLS# 30023494	4± Acres	3 bed/3 bath	2,280 sq ft	\$ 600,000
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Just east of the growing city of Great Falls, Montana among pastures and farm fields, 20.08 acres accompany a well-maintained home of 4,120 square feet! The spacious home offers comfort just as the 20 acres provide room to roam for your chickens, horses, or dogs! Encompassed by perimeter barbed wire fencing, the property has a post and rail corral, an attached insulated garage, and a 24' x 30' shop. There's ample area for your boat, RV, and off-road vehicle. Get out of the city for open spaces and still be close enough to take advantage of the convenient amenities. The home was designed with convenience and opportunity in mind.

The downstairs features a full kitchen, laundry hookups, a pool table, a dining room, and guest suites. The home is outfitted with oak cabinets and trim, a central vacuum system, an on-demand water heater, a water softener, and underground sprinklers to keep the surrounding yard lush and green. The main floor features a laundry room, two living rooms, and a master suite with its own private deck. There is much to appreciate about this home and property specifically the open views of the horizon and the wide-open sky above.

JUST SOLD!



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

PURSUIT OF ROCKY MOUNTAIN PEACE

TETON COUNTY, MONTANA

MLS# 30024465

2± Acres

3 bed/3 bath

1,764 sq ft

\$ 550,000



A log-style residence sits on the peaceful plains of central Montana, where they converge with the rugged Rocky Mountain Front. This immaculate home offers breathtaking views of the snowcapped mountains, visible from its porches and expansive windows. Boasting three bedrooms and three bathrooms, the cabin features an open main floor designed around a charming wood stove. Spanning 1,764 square feet on a 2-acre plot, the property includes a detached garage and a historic cabin with potential for renovation, ideal for use as a vacation rental or for historical preservation. Enclosed by a perimeter fence, the land invites

residents to bring their horses, pets, or other animals, embracing a tranquil rural lifestyle in Montana. For those with an adventurous spirit, the Teton River flows just south of the property, while numerous reservoirs and lakes in proximity offer opportunities for fishing and boating. The majestic Bob Marshall Wilderness envelops the Rocky Mountain Front, providing a haven of unspoiled wilderness. Whether seeking a memorable hunting experience or scenic drives along gravel backroads, this property offers a gateway to a life of natural splendor and outdoor pursuits.



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



COZY CREEKSIDE CABIN

CHOUTEAU COUNTY, MONTANA

MLS# 30021690	1.06± Acres	1 bed/1 bath	827 sq ft	\$ 500,000
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Shonkin Road carves out a beautiful drive towards the Highwood Mountains stippled with cattle and wildlife. Eventually, the county road approaches a cozy cabin as it leads you across a rustic wooden bridge, a crystal-clear creek rippling beneath. Surrounded by meadows and partially wooded mountains, the air carries whispers of pine and the sounds of the water emit an unmatched tranquility. The sun shines above sending forth rays that kiss the ridges and the sapphire sky serves as the background. This retreat provides an escape that embraces nature. The cabin consists of a bedroom, a bathroom, and a loft all centering on the open den and kitchen space. A crackling woodstove warms the space when the weather outside is frigid. Attune your eyes to capture the frequent wildlife including deer, bear, elk, mountain lion, coyotes, and small

critters. Start your day with a cup of morning brew on the front porch, gently swaying in a rocking chair to the rhythm of nature's symphony or bask in the glory of a westward-facing sunset. Finish off a long summer day well spent at the swimming hole just footsteps from the front entrance. Test your fishing skills and reel in a trout to smoke over a fire at the pit overlooking the creek. Gaze at stars like you've never seen while roasting marshmallows for smores. Thousands of acres of Forest Service lands blanket the Highwood Mountains beckoning adventurers with boundless opportunities for outdoor pursuits. Trails await horseback riders, dirt bike enthusiasts, and hikers, while hunters, anglers, campers, ATV riders, snowshoers, and seekers of scenic vistas find their paradise in this untamed wilderness.



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

BIG TIMBER BEAUTY

SWEET GRASS COUNTY, MONTANA

MLS# 30024041	0.4± Acres	5 bed/3 bath	3,382 sq ft	\$ 435,000
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The ranch-style home in Big Timber offers a spectacular view of the majestic snow-capped Crazy Mountains from its backyard. Spanning 3,382 square feet, the residence provides ample space for comfortable living on its expansive corner lot. The main-level living room, complete with a cozy fireplace, exudes warmth and charm. Featuring vaulted ceilings and a bar area, the second living space on

the main level is perfect for hosting gatherings. Renovations have been made throughout the property, including fresh paint, modern appliances, a new on-demand water heater, updated HVAC units, and a new roof. The fenced backyard includes a chicken coop, ideal for housing beloved pets. Additionally, the home boasts a two-car garage for added convenience.



Jocelyn Charlo, REALTOR® 406-539-0372 • jocelyn@corderland.com



SOPHISTICATION ON FROST STREET

YELLOWSTONE COUNTY, MONTANA

MLS# 30026633

0.16± Acres

3 bed/2 bath

1,552 sq ft

\$ 415,000



Upon an initial glance, it is apparent this home is well-maintained and manicured. The yard is landscaped and lush with an expansive driveway ideal for parking an RV or boat to accommodate your adventures on the weekends. After returning, unwind in the hot tub nestled beneath an elegant pergola in the backyard, shielded by the privacy of vinyl fencing. Upon entering the home, you are greeted

by an inviting open layout spanning 1,552 square feet, featuring three bedrooms and two bathrooms. This property boasts several enticing elements, including an expansive double garage, a spacious deck accessible from the kitchen, and a sizable patio perfect for outdoor gatherings and leisurely moments in the fresh air. Come home to this chic and elegant residence on Frost Street!



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

MAIN LEVEL LIVING WITH ACREAGE

SANDERS COUNTY, MONTANA

MLS# 30022168	3.15± Acres	3 bed/1 bath	1,346 sq ft	\$ 425,000
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Rarely does acreage in Thompson Falls become available. This property offers stunning views of the Clark Fork River and the Coeur d'Alene Mountains, featuring a single-level 3-bedroom/1-bathroom home. Stay warm during cold weather with the woodstove. The 1,346 square foot home boasts new luxury

vinyl plank flooring and is conveniently located near the boat launch and Forest Service trails. The insulated storage shed and fenced yard add to the appeal of this property, providing 3.15 acres of space to enjoy!



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



STUNNING SPLIT LEVEL

CASCADE COUNTY, MONTANA

MLS# 30024397	0.289± Acres	4 bed/2 bath	2,108 sq ft	\$ 398,000
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Unwind in the hot tub situated on the back deck amid a meticulously landscaped verdant lawn. The secluded oasis complements the stunning split-level home of 4 bedrooms (1 nonconforming) and 2 bathrooms. The 2,108-square-foot residence offers large open spaces, freshly refinished lustrous wood floors, and a woodstove in the downstairs den for a warm and inviting

ambiance. Convenience is key with main-level laundry facilities and with new stainless-steel appliances including the dishwasher, stove/oven, and microwave. Each bedroom is filled with natural light and offers a peaceful sanctuary for relaxation. Impeccably maintained, this residence eagerly awaits to host new cherished memories.



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

REFINED RURAL RESIDENCE

LIBERTY COUNTY, MONTANA

MLS# 30022844

186± Acres

4 bed/3 bath

3,840 sq ft

\$ 379,999



This exquisite home in Chester, Montana exudes a strong sense of pride of ownership. Boasting 3,840 square feet, 4 bedrooms, and 3 full bathrooms, the property has been meticulously maintained and updated to reflect a refined interior design in every room. The open floor plan seamlessly connects the kitchen, living room, and dining areas, creating a harmonious living space. Situated

on nearly 2 acres, the residence includes a 2-car attached garage, a newer roof, a sprinkler system, and high-quality vinyl and engineered wood flooring among other notable enhancements. This inviting Hi-Line home offers a comfortable retreat that will make leaving it a challenge.



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



RAINMAKING RENTAL OPPORTUNITY

CASCADE COUNTY, MONTANA

MLS# 30022443	0.56± Acres	4 bed/2 bath	2016 sq ft	\$ 365,000
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The rental market is thriving, offering a unique opportunity to acquire two rental units at an exceptional value. This presents a lucrative income potential, allowing for diversification of your investment portfolio. Both units are in excellent condition, with one unit consistently leased by a reliable tenant for the past eight years. The other unit has recently undergone renovations, including new flooring and paint, making it move-in ready for prospective tenants. By drafting a

lease agreement, you can commence earning monthly rental income. Currently, tenants are responsible for their utilities in addition to the rent. Situated near the majestic Missouri River and the popular paved river trail, residents enjoy activities such as walking, biking, or jogging. With Great Falls experiencing growth and an increasing demand for rentals, the timing is ideal to make a prudent investment decision.



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

\$ 349,500



REXFORD RECREATIONAL RETREAT

LINCOLN COUNTY, MONTANA



- 0.39 acres
- 1 bed / 1 bath
- 700 square feet
- MLS # 30023897



Terry Comstock, BROKER & REALTOR®
406-250-7722
terry@corderland.com

Scott Rumble, BROKER & REALTOR®
406-249-4193
scott@corderland.com



\$ 335,000



PEACEFUL, REMODELED RESIDENCE

HILL COUNTY, MONTANA



- 0.235 acres
- 4 bed / 2 bath
- 2,772 square feet
- MLS # 30026607

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



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Conrad, MT 59425

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\$ 259,900

**VERSATILE GREAT FALLS HOME**

CASCADE COUNTY, MONTANA



- 0.172 acres
- 3 bed / 1 bath
- 1,591 square feet
- MLS # 30025538

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



\$ 185,000

**HIGHLAND PARK HAVRE HOME**

HILL COUNTY, MONTANA



- 0.2 acres
- 3 bed / 2 bath
- 1,815 square feet
- MLS # 30017018

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



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

CORDER AND ASSOCIATES
is Montana, Wyoming, Colorado and North Dakota's partner of the LandLeader® network. This national group of brokerages consists of the industry's most proven companies in their respective markets. LandLeader® brokerage members are made up of over 200 team members across the United States. They are very experienced in the real estate industry, know the trends and values in their markets and are supported by a cutting edge marketing and management team. The goal of the LandLeader® network is to support its members and their properties with state of the art property marketing, offer educational training and real estate management best practices, share concepts and ideas, while supporting the main objective to help members sell more land!

\$ 165,000



RURAL RUDYARD HOME AND SHOP

HILL COUNTY, MONTANA



- 0.562 acres
- 2 bed / 2 bath
- 1,590 square feet
- MLS # 30022836

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



\$ 112,900



CUSTOMIZABLE CHESTER CHATEAU

LIBERTY COUNTY, MONTANA



- 0.16 acres
- 3 bed / 2 bath
- 2,335 square feet
- MLS # 30020628

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



\$ 105,000



QUAINT AND COZY

HILL COUNTY, MONTANA



- 0.355 acres
- 2 bed / 1 bath
- 1,233 square feet
- MLS # 30022837

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



\$ 99,750



WHAT A STEAL!

PHILLIPS COUNTY, MONTANA



- 0.27 acres
- 2 bed / 1 bath
- 1,214 square feet
- MLS # 30018649

Emma Wickens, REALTOR®
406-366-6532 • emma@corderland.com



DOWNTOWN COMMERCIAL BUILDING & WAREHOUSE

CASCADE COUNTY, MONTANA

MLS# 30023694**0.668± Acres****41,000 sq ft****\$ 3,250,000**

Located in the heart of downtown Great Falls, Montana, this commercial building and warehouse is situated on the corner of 2nd St. S. and 2nd Ave. South assuring exceptional visibility and attention. The high-traffic location is just inside the Downtown Parking District, so it benefits from the parking advantages. The commercial building is just under 15,000 square feet, with approximately 8,000 sq. ft. of it encompassing the showroom. The large windows supply tons of natural light and allow visibility to the street. In addition, the building has high ceilings, multiple entrances, a floorplan that includes 5 separate offices, 4 bathrooms, a break/conference room, front counter space, an IT room, a copier/office supply room, several storage rooms, and a heated warehouse with

an overhead door and street access. The warehouse can serve as private parking as well. Significant upgrades were completed in 2008 including new plumbing, electrical, roof, HVAC, and windows to this 1914 historic downtown gem. From 2008-2022, the building served as a furniture, appliance, and electronics store. A segment of the property (207) could be utilized as a separate business with its own entrance, bathroom, office space, kitchenette, and storage. The building at 215 2nd Ave. So. Provides 26,000 additional square feet of space to store or accommodate a buyer's business possibilities. Collect income and lease the space out. As Great Falls grows and the downtown area adds incentive, these buildings are in prime locales to utilize as you see fit.



Tony Longin, REALTOR® 406-899-2973 • tony@corderland.com

DOWNTOWN COMMERCIAL BUILDING

CASCADE COUNTY, MONTANA

MLS# 30023693

0.34± Acres

15,000 sq ft

\$ 2,250,000



Located in the heart of downtown Great Falls, Montana, this commercial building is situated on the corner of 2nd St. S. and 2nd Ave. South assuring exceptional visibility and attention. The high-traffic location is just inside the Downtown Parking District, so it benefits from the parking advantages. The commercial building is just under 15,000 square feet, with approximately 8,000 sq. ft. of it encompassing the showroom. The large windows supply tons of natural light and allow visibility to the street. In addition, the building has high ceilings, multiple entrances, a floorplan that includes 5 separate offices, 4 bathrooms, a break/conference room, front counter space, an IT room, a copier/office supply room, several storage rooms, and a heated warehouse with an overhead door

and street access. The warehouse can serve as private parking as well. Significant upgrades were completed in 2008 including new plumbing, electrical, roof, HVAC, and windows to this 1914 historic downtown gem. From 2008-2022, the building served as a furniture, appliance, and electronics store. A segment of the property (207) could be utilized as a separate business with its own entrance, bathroom, office space, kitchenette, and storage. Think you might need more space? An adjacent warehouse is listed for sale separately at 215 2nd Ave. So. The warehouse is approximately 26,000 sq. feet. The possibilities are endless. As Great Falls grows and the downtown area adds incentive, these buildings are in prime locales to utilize as you see fit.



Tony Longin, REALTOR® 406-899-2973 • tony@corderland.com



COUGAR CANYON LODGE

CASCADE COUNTY, MONTANA

MLS# 30023941	1.466± Acres	10,972 sq ft	\$ 1,279,000
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The Cougar Canyon Lodge has served as a prominent travel destination for both locals in Montana and visitors from afar for numerous decades. Positioned midway between Yellowstone and Glacier National Parks, this renowned establishment stands as a cherished rest stop and iconic landmark. Offering a tranquil setting amid picturesque Little Belt Mountains, the lodge features a popular restaurant known for its exceptional dining experience and delectable cuisine. Live musical performances can be enjoyed both indoors on stage and outdoors during the sunnier seasons. Accommodation at the lodge includes 14 well-appointed rooms, an indoor heated pool, a hot tub, and fitness facilities. Guests can unwind in the game room equipped with billiards, darts, arcade

games, board games, and casino games, fostering moments of laughter and camaraderie. The property also boasts a convenience store and gas pump, with a scenic view overlooking the enchanting Monarch Tri Canyon area. Ideal for travelers returning from a day of skiing or snowmobiling near Showdown Ski Area, the lodge serves as a perfect base camp for exploring the diverse recreational offerings in the vicinity. The region is renowned for its exceptional elk and turkey hunting, as well as abundant wildlife like bears, mountain lions, deer, and eagles. Additionally, Belt Creek offers prime opportunities for blue-ribbon trout fishing right at the lodge's doorstep. With a plethora of scenic backroads and stunning landscapes, the area promises a memorable experience year-round.



Julie Ridgeway, REALTOR® 406-899-0035 • julie@corderland.com

FARM SAFETY: THE GRAIN WEEVIL

A robot that does the same work as a farmer with a shovel in a bin?! This innovative robot was created as a challenge from one friend, a farmer, to another, an engineer. The farmer asked his friend to build a robot so that he and his kids would never have to go into a grain bin again. Challenge accepted! Chad and Ben Johnson, a father and son duo, did just that.

Farming and ranching are two of the leading industries in the states that Corder and Associates serve for real estate. It's hard to find a local that hasn't crawled into a wickedly hot grain bin and swept out rotten grain infused with mice droppings and nests. It becomes dangerous when farmers managing their stored grain are at risk for falls, entrapments, auger entanglements, and long-term conditions such as Farmer's Lung. A farmer takes these risks over 6 million times in a year. Across America, there are over 450,000 farms with grain bins to tend. On average, there are nearly 25 entrapment deaths a year. In as little as 20 seconds, a person can become completely submerged in grain or corn.

These are tragic statistics. What's worse, everyone in the industry knows someone who's been affected by such a tragedy. Sadly, 1 out of every 5 grain bin accidents are teenage boys and 7% of US farmers show signs and symptoms of Farmer's Lung Disease.

Chad and Ben Johnson of Omaha, Nebraska restore hope in creating a robot that's main goal is to keep boots out of bins. In addition to contributing to efficiency, the Grain Weevil robot is a small, portable robot that weighs between 40 and 50 pounds. It has 5 to 6-horsepower electric drive train. It's designed with an auger propulsion system that utilizes gravity to maneuver and manipulate grain in the bin. The robot levels the grain, breaks up crust and clumps, and even aerates wet grain. "Pretty much anything that you would need to do with a shovel inside of a grain bin is what the robot can actually do," Johnson said. "Right now, the robot can level a 48-foot grain bin in around the same time as a human, which seems pretty amazing." One of the biggest challenges

the team has faced alongside the harsh environment for electronics is software. One thing a farmer does not have is time to sit and drive a robot around in a grain bin for several hours. The creators are working to make the Grain Weevil completely autonomous where it can be checked from your phone and avoid obstacles in the bin like cable sensors and such. It uses a winching docking station to ascend the grain bin. A farmer can set it near the grain bin and let er rip! Via an app, the farmer can check in periodically. The robot even charges itself in between projects! In twenty minutes, the robot can restore a full charge. It doesn't seem likely that one size fits all right? There are different crop sizes. Would you need different robots or augers? "In reality for the robot in we've done corn, soybeans, popcorn, white corn, hard yellow peas, milo, wheat, white northern beans, and it makes absolutely no difference," Johnson said. "There's some operational things like in rice, you want to slow down the RPM. In soybeans, you want to run faster, so the operation of the robot

changes a little bit per grain. But the actual robot itself has had no problems on any different grain types."

I feel so inspired by this cutting-edge technology. The Grain Weevil isn't ready for the market quite yet, but the team is excited about creating positive changes in how people manage grain bins. One accident in the grain bin is one too many. Reading this start-up story has me reeling on what this robot can do. I love that an engineer listened to a farmer and is helping solve a real-life issue to make an occupation safer and more efficient. I couldn't even cover all the things this robot can accomplish, but I see its future and can't wait to see the difference it makes in keeping our farmers safe and out of the bins.

Farm Safety:
the
grain
weevil



\$ 500,000



THE ALIBI LOUNGE

TOOLE COUNTY, MONTANA



- 0.145 acres
- 2,989 square feet
- License Included
- MLS # 30018190

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



\$ 395,000



CHARMING DOWNTOWN EUREKA BUILDING

LINCOLN COUNTY, MONTANA



- 0.099 acres
- 2,989 square feet
- MLS # 30015018

Scott Rumble, BROKER & REALTOR®
406-249-4193 • scott@corderland.com



\$ 359,900



VERSATILE REMODELED BUILDING

LINCOLN COUNTY, MONTANA



- 0.3 acres
- 2,400 square feet
- MLS # 30022824

Terry Comstock, BROKER & REALTOR®
406-250-7722 • terry@corderland.com



\$ 175,000



GOLDEN TRIANGLE GRAIN ELEVATOR

PONDERA COUNTY, MONTANA



- 1.527 acres
- MLS # 30000673

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



CENTRAL MONTANA CARTER BAR & GRILL

CHOUTEAU COUNTY, MONTANA

MLS# 30025745

5.03± Acres

2,916 sqft

\$ 295,000

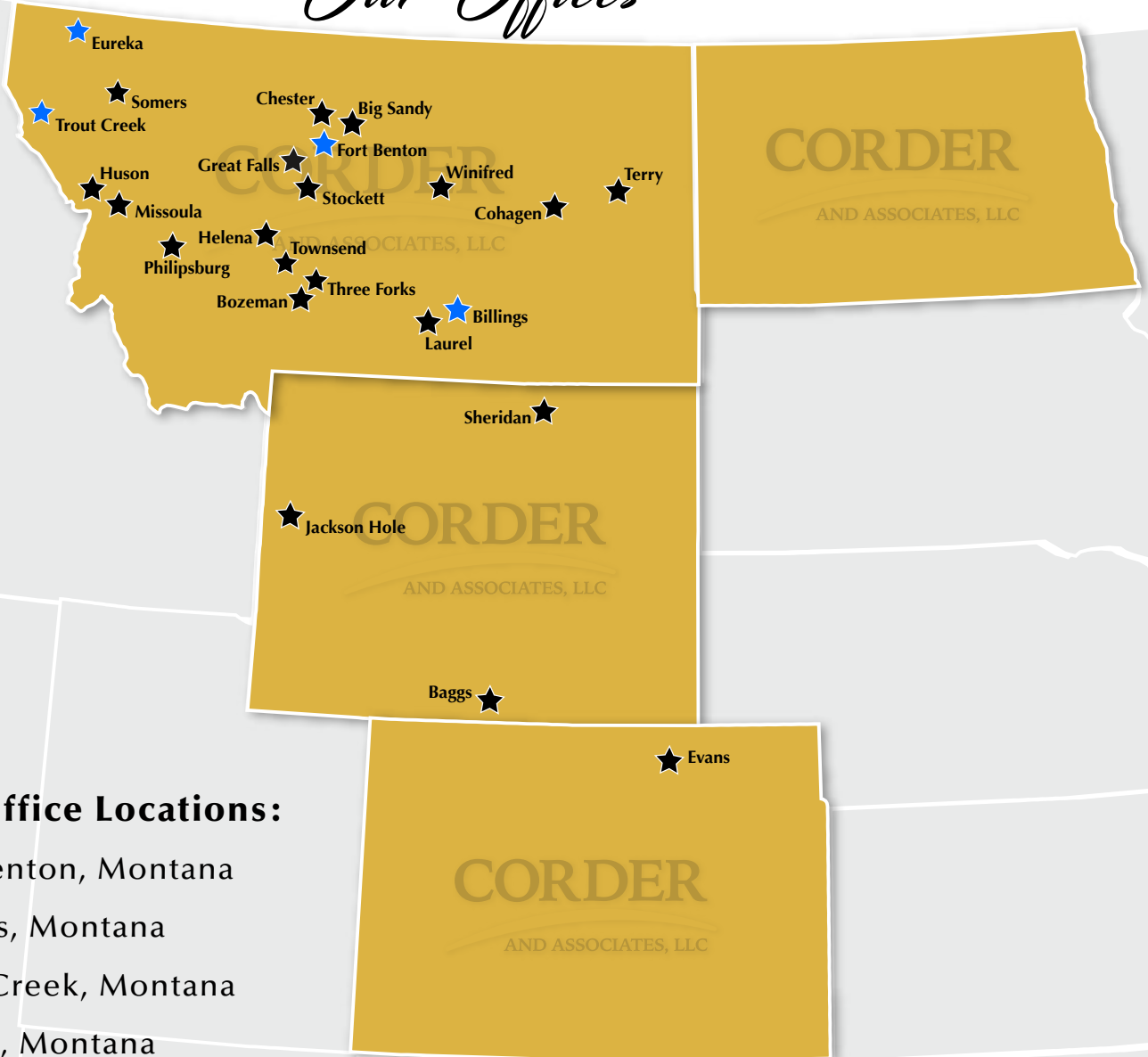


Situated along Highway 87, spanning the distance between Fort Benton and Great Falls, Montana, the Carter Bar and Grill stands as a prominent establishment offering diverse opportunities. Nestled on a spacious 5-acre property, this site underwent a comprehensive renovation in 2001 and has been meticulously maintained ever since. Apart from its thriving restaurant and bar, which enjoy a strong patronage within the local community, the property boasts the potential for expansion. Recent enhancements, including the installation of a new drain field and underground plumbing, have laid the groundwork for the addition of a residence or cabins available for rent, catering to hunters or agricultural workers. Presently, the operational hours of the venue do not maximize its full-time potential, indicating an opportunity for an enthusiastic

individual to take charge of the bar and restaurant. The property benefits from the high traffic volume along Highway 87, making it an ideal location for various ventures such as a convenience store or fuel station. Equipped with a full kitchen, the establishment can cater to visitors attending sporting events, ensuring a steady flow of customers. Noteworthy features include a security system, internet connectivity, and pre-wiring for Dish Network to facilitate the hosting of events like sports matches or tournaments. A concrete pad adjacent to the building serves as a versatile patio area. The liquor license included in the sale covers operations throughout Chouteau County, offering a wide scope for business activities. The Carter Bar and Grill presents itself as a promising investment opportunity, with a solid foundation and a reputable standing in the community.

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

Our Offices



Main Office Locations:

- ★ Fort Benton, Montana
- ★ Billings, Montana
- ★ Trout Creek, Montana
- ★ Eureka, Montana

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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.

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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.

833-783-3224
staci@corderland.com



Meet Our Team



Pam Amundsen, REALTOR®

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

406-208-0630
pam@corderland.com



Aaron Carroll, REALTOR®

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

406-941-2495
aaron@corderland.com



Jennifer Birkeland, REALTOR®

Jennifer aspires to help people find a property or home that brings them closer to Montana's natural splendor.

406-781-3258
jennifer@corderland.com



Ben Castle, REALTOR®

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

406-242-0205
ben@corderland.com



Trish Brown, REALTOR®

She loves real estate and is passionate about helping people in this process, providing value and expertise to each unique transaction. She is so excited to work with you!

406-369-1499
trish@corderland.com



Jocelyn Charlo, REALTOR®

Jocelyn grew up on her family's ranch in Big Timber, Montana where she learned the importance of hard work and developed a passion for the land.

406-539-0372
jocelyn@corderland.com



Terry Cady, REALTOR®

With Terry by their side, buyers can rest assured that they are not just purchasing a property but a piece of Montana's rich and vibrant heritage.

406-899-4035
terrycady@corderland.com



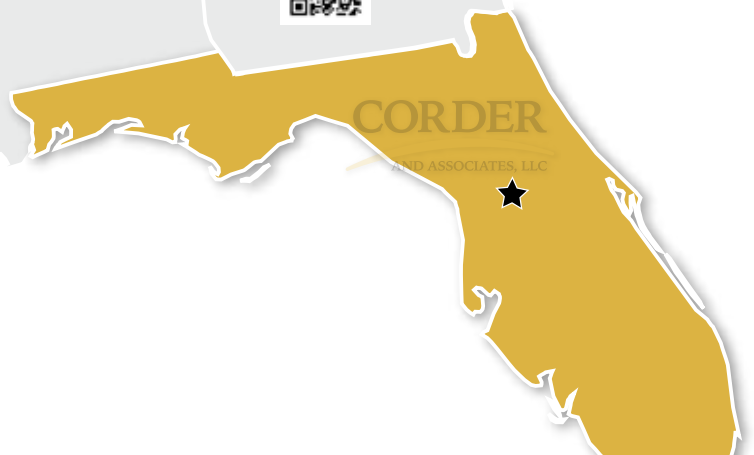
Colter Comstock, REALTOR®

Colter eagerly anticipates exploring the myriad opportunities that Eureka presents to you!

307-431-9787
colter@corderland.com



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CORDER

AND ASSOCIATES, LLC

Meet Our Team



Terry Comstock, BROKER and REALTOR®

His passion lies in connecting individuals with properties that cater to their needs and enrich their lives. Terry is enthusiastic about sharing the wonders of Montana with YOU!

406-250-7722

terry@corderland.com



Kirsten Holland, REALTOR®

Kirsten is dedicated to realizing your Montana aspirations, ensuring that your dream home becomes a tangible and fulfilling reality.

406-871-1278

kirsten@corderland.com



Charlie Duffey, REALTOR®

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

307-380-6391

charles@corderland.com



Austin Holm, REALTOR®

Motivated by a profound desire to excel and uplift others, Austin's journey led him to the real estate realm, influenced by his father's involvement in the industry.

406-930-1575

austin@corderland.com



Robert Gifford, REALTOR®

Robert aims to influence real estate buyers and sellers by leveraging his expertise and knowledge to assist clients in reaching their goals!

208-982-1234

robert@corderland.com



Tim Holm, BROKER and REALTOR®

Drawing upon his profound understanding of the outdoors and insights gained from working on ranches, Tim seamlessly aligns with Corder and Associates' ethos encapsulated in the trademarked phrase "living the life I sell".

406-930-1382

tim@corderland.com



Shannon Guelzow, ASSOCIATE BROKER

Growing up on an old dairy farm in Wisconsin provided Shannon with a specific worldview in terms of land use, farming, hunting, & a love for flora & fauna of all types. He hopes to use this to help you find the location of your dreams!

970-889-3206

shannon@corderland.com



Kelsey Judisch-Eisenzimer, REALTOR®

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

661-281-5187

kelsey@corderland.com



Lisa Hampton, REALTOR®

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

406-396-2527

lisa@corderland.com



Ella Jurenka, BROKER and REALTOR®

Ella is anxious to help buyers and sellers and welcomes the challenge to diligently prove that no vision is out of reach.

406-654-4577

ella@corderland.com



Living the Life We Sell[®]



Tony Longin, REALTOR[®]

For Tony, Montana symbolizes home, representing beauty and comfort, and he aims to make his clients feel at home, too.

406-899-2973
tony@corderland.com



Scott Rumble, BROKER and REALTOR[®]

Scott's passion lies in showcasing the abundant outdoor recreational opportunities that this picturesque valley offers, with fishing, boating, camping, and backpacking ranking among his favorite activities.

406-249-4193
scott@corderland.com



Kaitlyn Lyders, REALTOR[®]

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

406-570-3256
kaitlyn@corderland.com



April Stene, BROKER and REALTOR[®]

Whether it be helping you find a cabin, land to cultivate, or a house, April will assist you to fulfill your dreams.

406-564-8442
april@corderland.com



Zach McKinley, REALTOR[®]

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

406-799-2664
zach@corderland.com



Kate Sousa, REALTOR[®]

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

406-370-1490
kate@corderland.com



Megan Pirtz, BROKER and REALTOR[®]

Rooted in Eastern Montana, Megan looks forward to putting you at ease while providing a friendly experience.

406-939-3806
megan@corderland.com



Brad Veis, REALTOR[®]

With a deep connection to the land and a keen eye for detail, Brad is dedicated to providing each and every client with personalized service and exceptional results. Let him help you find your own slice of Montana heaven.

406-590-2029
brad@corderland.com



Julie Ridgeway, REALTOR[®]

Whether it's farm and ranch, recreational, or residential properties, Julie is the one who can make your dreams a reality!

406-899-0035
julie@corderland.com



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.

406-366-6532
emma@corderland.com



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