

# CORDER

AND ASSOCIATES, LLC



## *Sportman's Paradise*

Lot A43 Pond Rd., Cameron, MT 59720

*Offered at \$299,000*



*Presented Exclusively by*  
**Lisa Carruthers, REALTOR®**

406-622-3224 office  
406-595-2483 cell  
Lisac@CorderLand.com



## *Property Information*

**Lot Size:** 20 Deeded Acres

**Taxes:** \$44.00 (2023)

**Legal:** S11, T12 S, R02 E, C.O.S. 7/481A, PARCEL A43, AKA SPORTSMANS PARADISE #6

**Utilities:** Electricity to lot, Fiber optic, Private well

**Covenants/HOAs:** None

**Access:** Legal access via gravel road

**Closest Airport:** Bozeman Yellowstone International Airport 66 miles; Bert Mooney Airport in Butte 92 miles; Helena Regional Airport 121 miles

## *Executive Summary*

*Montana Wilderness Retreat - 20 Acres with Well & Utilities an Endless Adventure! Nestled in the heart of Cameron, Montana, this 20-acre parcel of improved land offers an extraordinary opportunity to create your Montana dream home. Complete with essential utilities including power, a well, and fiber optics, and boasting a level building lot, this property is primed for development in a serene and accessible location. Surrounded by spectacular wilderness, the property promises a lifestyle rich in outdoor adventure. From hunting and fishing to hiking, biking, boating, ATVing, skiing, snowmobiling, and horseback riding, there's no shortage of activities to explore right from your doorstep. With proximity to lakes like Henrys, Cliff, Wade, Quake, Hebgen, and the famed Madison River, outdoor enthusiasts will find endless opportunities to indulge in their passions. Beyond its natural beauty and recreational offerings, the property benefits from year-round access, ensuring convenience in all seasons. Located just a short drive from Yellowstone National Park, Island Park in Idaho, and vibrant communities like Ennis and Big Sky, residents can easily access additional amenities and attractions while enjoying the privacy and tranquility of their own expansive retreat. Whether you're envisioning a secluded getaway surrounded by nature's bounty or a hub for outdoor activities with family and friends, this property embodies the essence of Montana's Sportsmans Paradise. Embrace the opportunity to own a piece of this pristine landscape and build your legacy in one of the country's most coveted destinations.*

## *Local Area*

*Cameron, MT is surrounded by Beaverhead-Deerlodge National Forest making it a forested fortress of wildlife and distinct natural beauty. Cameron was named after the brothers who founded the town, James and Addison Bovey Cameron. Since then, the rich hayland has nourished ranchers with its verdant valley abundance of resources. The town is a gateway to the famed Yellowstone National Park and provides gorgeous views of the Madison Mountain Range, specifically Sphinx Mountain's most distinct peak. This peak climbs ten thousand feet, jutting red rock slabs against the blue sky line. All around Cameron are opportunities for adventure. The border national forest land provides access to hike, camp, fish, and view wildlife. Lee Metcalf Wilderness Area is capsulated in the Beaverhead-Deerlodge National Forest. Two hundred thousand acres of untouched wilderness span for your trekking. Cast into the Madison River for blue ribbon fly fishing or delight in hunting or viewing wildlife in the Bear Creek Wildlife Management Area.*



(Local Area cont.)

Elk, Mule deer, black bears, grizzlies, mountain grouse, sandhill cranes, raptors and songbirds can all be seen roaming in their untamed natural habitat.

Ennis, Montana was named for William Ennis who settled the area that is now the townsite. Lewis and Clark crossed through the Madison Valley in 1805, but Ennis wasn't shaped until the discovery of gold in 1863 in Alder Gulch. Ennis was incorporated in 1956. The primary source of the economy is cattle with rotating crops of hay and grains. Timber is also harvested from numerous acres of nearby forests. Gold mining is also making a comeback. Downtown Ennis has tackle shops and hunting equipment available for the outdoor enthusiast. The Madison River offers blue-ribbon trout fishing. Outdoor recreation can be found year-round!

## *Area Attractions*

### **Ennis Lake**

Ennis lake stretches for 2.6 miles and was formed by the construction of the Madison Dam. Camp, boat, fish, or white-water raft in the Bear Trap Canyon downstream of the dam. Anglers can fish for Brown and Rainbow Trout in this 4,800-acre lake.



### **Norris Hot Springs**

Named the Water of the Gods, Norris Hot Springs is a unique oasis situated among hillsides offering views of wildlife from the pool. Naturally heated from the bubbling springs below the earth's surface, the pool's clean hot mineral waters are 120 degrees. Soak here to treat your body to the healing powers of the hot mineral waters and enjoy the atmosphere with live music, food, and a campground.

### **Lewis and Clark Caverns State Park**

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

### **Red Rock Mine & Garnet Gallery**

Experience the same thrill of prospecting and screen for garnets, corundum, and rubies! Use your gems for jewelry.

### **The Ringing Rocks**

The famous Ringing Rocks offer an unforgettable memory best described as a jumbled pile of boulders that when tapped with a hammer or wrench ring melodically. Although there is currently not a scientific explanation available, it is thought the chiming is caused by the combination of rock and the way the patterns have formed as the rocks have eroded. Mysteriously, if you remove a rock from the pile, it no longer rings!

### **Yellowstone National Park**

Yellowstone National Park is 125 miles for an easy day trip where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!



# Blue-Ribbon Fishing

## Madison River

Considered to be one of the prettiest and most popular rivers in Montana, the Madison River provides scenic floats, gorgeous canyons, and breathtaking views. Even if the fish are not biting, the land surrounding the river makes any day worth it. The Madison begins in Yellowstone National Park and flows for more than 140 miles before reaching the Missouri River near Three Forks, Montana. The mighty Madison River ranks as one of the top rivers for trout fishing and contains high numbers of quality-sized brown and rainbow trout. Whether you are a dry fly, nymph, or streamer fisherman, there is enough for all to enjoy success on these waters.



## Big Game Trophy Hunting in the Beaverhead-Deerlodge National Forest

The Beaverhead-Deerlodge National Forest claims the title as the largest of all the national forests in Montana. It spans over 3.32 million acres and lies in eight of Montana's counties. The forest provides timber, minerals, and grazing land as well as a habitat for wildlife. The area displays fantastic mountain ranges climbing toward the sky. These ranges include the Anaconda, Bitterroot, Beaverhead, Flint Creek, Gravelly, Highland, Madison, Tobacco Root, and Sapphire Mountains. The snowpack of the mountains forms the Big Hole, Beaverhead, and Ruby rivers. These three rivers then join and flow as one in the Jefferson River. Bird watchers can find more than 260 species in the various habitats. The region provides a winter range for bighorn sheep and mountain goats and is home to grizzly and black bears, mule deer, mountain lions, elk, and moose.



# Skiing and Winter Sports

## Bridger Bowl Ski & Snowboard Resort

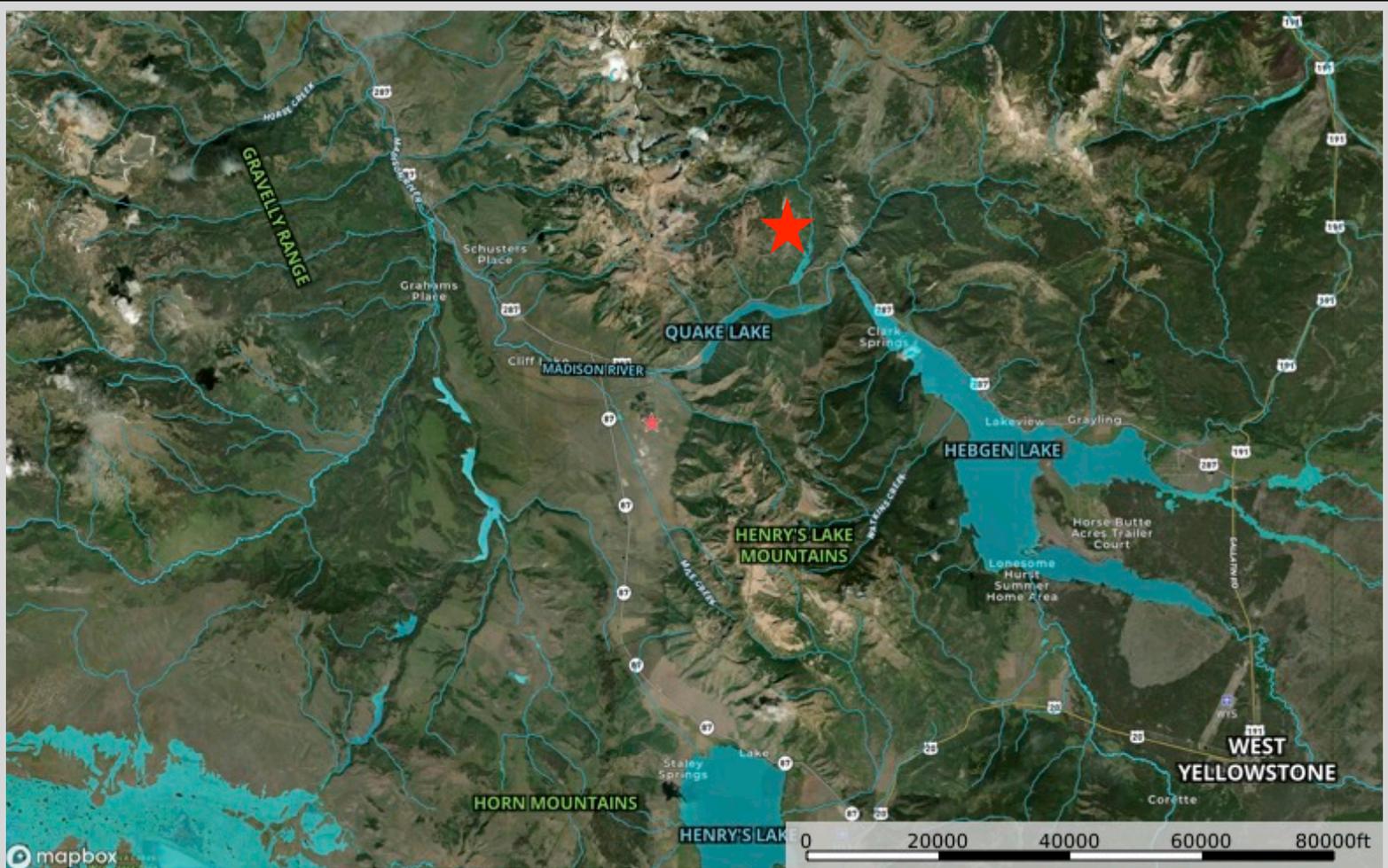
The resort boasts four large bowls within its boundaries that offer a variety of landscape and terrain for any individual's ability.

## Big Sky Resort

Stay at the resort and take part in all the splendid activities it has to offer. Go mountain biking on numerous trails and see the gorgeous scenery firsthand. Golf on the prestigious course and then relax at the spa. In the winter months enjoy skiing, snowshoe tours, and sleigh rides. In the warm months hike, zipline, and get out in the amazing Montana sunshine.



# Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.