

WINTER 2024/2025

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WE CAN OFFER YOU THE MOST POWERFUL TOOLS TO GET YOUR PROPERTY SOLD!

- Experienced and trusted REALTORS® and BROKERS who know current market and economic trends to keep you informed
- Monthly feedback on your listing - YOU WILL HEAR FROM US!
- 5th generation farmers, ranchers and other professionals on staff including a Certified Crop Advisor, Wildlife Biologist and other contractors who understand the industry and can answer questions from qualified buyers
- Networking with the top brokerages in the nation through our affiliates
- We are in all the Multiple Listing Services (MLS) in the state for maximum exposure
- We are Signature Level in the top 3 land marketing websites: LandWatch, Land.com, and Land and Farm providing maximum exposure for your property
- Listings are featured on the home page of our company website, CorderLand.com
- Corder and Associates' newsletters provides market conditions and other relative information distributed regularly via email to a qualified database of over 15,000 recipients
- Members of Local, State and National Associations of REALTORS®
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- Extensive Google search engine optimization and pay per click campaigns that drives prospects to our websites
- Our Brokers/Agents participate in non-required/additional education to increase productivity and learn cutting-edge marketing trends
- Social Media feeds including Facebook, YouTube, Twitter and Instagram

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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.

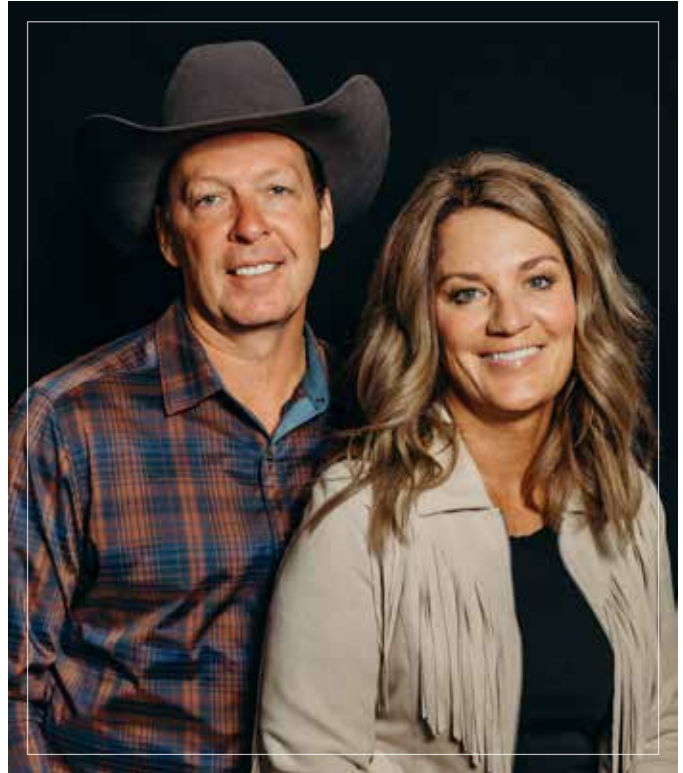
The many years that we have operated in the agricultural industry have given us authentic, first-hand experiences, those that we could have never obtained from any text-based material. We are passionate about the standard that we "Live the Life We Sell®" and strive to hire agents that do as well. This 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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29 | BARE LAND



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56 | COMMERCIAL



64 | MEET OUR TEAM

MARVEL OF MODERN ARCHITECTURE

TETON COUNTY, MONTANA

MLS# 30035157

30± Acres

\$ 2,800,000



Where the prairie and Rocky Mountain Front combine in a dazzling spectacle of natural beauty, 30 acres lay split by a straight tree-lined driveway. Fifteen acres can be irrigated to produce a bountiful harvest of hay. Perched on the brink of the coulee, overlooking a picturesque quilt of farmland, resides a marvel of modern architecture. This is a Tucker Rogers masterpiece, a name synonymous with David Letterman's own home in Choteau. The peaceful property is 3 miles from Power, Montana and only a short thirty-minute drive to Great Falls for amenities, restaurants, shopping, and an international airport.

The home epitomizes contemporary elegance, defined by precise lines and naturalistic elements infused in its wood trim. Four bedrooms and five bathrooms, spread across a generous 5,164 square feet, boast the finest finishes and features. Peek behind a bookshelf in the upstairs office and discover an enchanting secret: the hidden entrance to a self-contained apartment. This versatile space, complete with a separate entrance and garage, could serve as a rental, a vacation rental, or a cozy suite for the in-laws.

Two gas fireplaces cast a comforting glow within, while three balconies invite the outside in. The master bedroom claims a private balcony with a serene view of a spring-fed pond. A fire pit overlooks the pond where the flame's warm glow can dance off the reflective pond. Row around, fish for bass in the stocked pond in the included classic 14' boat, and park it at the 20' x 8' composite dock that can be removed when things get icy.

The layout is as fluid as it is functional, with sleek custom cabinetry and quartz countertops lending a touch of sophistication. Play the gracious host, serving drinks from your wet bar as guests flit between the pool and the living area. Shoot some hoops on your very own basketball/pickleball court, adorned with the Power Pirates logo. Hone your physique in the weight room, then ease those aching muscles in a relaxing hot tub.

Hunting enthusiasts will delight in the opportunities for bird, deer, and antelope hunting, both on the property and on the neighboring public land. A product of careful planning and inspired design, this property is truly a one-in-a-million find.



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RAFTER J RANCH

STILLWATER COUNTY, MONTANA

MLS# 30000445

2,104± Acres

\$ 2,674,999



Locomotive Butte towers over the horizon along the northwest edge of this historical and versatile ranch. A meandering trail leads to the top of Locomotive Butte where it surrenders sweeping views of Rafter J Ranch at Big Coulee. The sandstone rimrocks pile up in astonishing landforms while the fields below sprawl out among 2,104 deeded acres. The south central Montana ranch will support 130 pairs or 260+ yearlings seasonally with proper management and can support 100 pairs year-round. Rafter J Ranch boasts an Artesian well with geothermally heated water that

gravity feeds every pasture. Concrete stock tanks are located in each of the five pastures. A perennial stream traverses the ranch in addition to the 2 seasonal springs. With native grasses encompassing the valley floor, an elk herd of 120 head frequently visit Rafter J Ranch. Other wildlife that utilizes life-giving waters and nutrient vegetation and can be seen wandering the landscape include mule deer, antelope, black bear, mountain lion, and bobcat. The windrows provide excellent cover for pheasants and game birds. Recreational opportunities to hunt are endless.



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



CRYSTAL MOUNTAIN ROAD RANCH

GALLATIN COUNTY, MONTANA

MLS# 30010942

97± Acres

\$ 2,500,000



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.



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BUFFALO COULEE RANCH

VALLEY COUNTY, MONTANA

MLS# 30016472

1947± Acres

\$ 1,750,000



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.



Megan Pirtz, BROKER and REALTOR® 406-939-3806 • megan@corderland.com



IRRIGATED FORT SHAW FARM

TETON COUNTY, MONTANA

MLS# 30012716

224± Acres

\$ 1,500,000



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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BLISSFUL BEAVERHEAD RIVER FRONTAGE

MADISON COUNTY, MONTANA

MLS# 30034106

104± Acres

\$ 1,500,000



Where brown trout dance in the nutrient-laden currents of the breathtaking Beaverhead River, lies a waterfront bounty spread across a sprawling 104.22 acres. An abundance of water nourishes a diverse array of flora and fauna, enhancing the natural allure of the property. Tantalizing views grab ahold of perception and center it on the Tobacco Root, Ruby, and Highland Mountains that surround the area. Power is conveniently available nearby, laying the groundwork for creative designs of a dream home or vacation retreat. Although untouched by farming in

recent years, the land presents a fertile opportunity for agricultural endeavors. The Beaverhead Valley is a gateway to a trove of blue-ribbon fishing opportunities, with three converging rivers at Twin Bridges including the Ruby River, Beaverhead River, and the Big Hole River. Twin Bridges is 13 miles from the property offering an easy commute to convenient amenities. Embrace this chance to own a tranquil piece of this vibrant landscape and settle in each evening next to a flickering fire reminiscing about the remarkable experiences and fishing tales from each day!



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



ZENFUL GREYSON CREEK RANCH

BROADWATER COUNTY, MONTANA

MLS# 30030193

723± Acres

\$ 1,490,000



A mixture of rock outcroppings, sprawling lush meadows, and timber-covered forest, the remarkable landscape offers an abundance of allure and fascination. Greyson Creek winds and twists across the 723.08 acres, the hills and bulging mountain peaks bowing to its central course. The crystal waters of Greyson Creek sparkle under intense golden rays warming this land of opportunity. Just beyond the rumble of the cattle guard lies the sturdy corrals and a bunkhouse cabin situated to drink in the panoramic views. With water abundant, horses or cattle can explore and dine on the native vegetation. The resounding quiet emphasizes the song of the meadowlark and the rustle

of gentle breezes. Roads carve out the path of adventure suitable for a side-by-side or an ambitious hiker. The valleys are stippled with trees crowding around the life-giving creek. The beautiful area longs to be admired along with the wandering wildlife. Construct a cabin to serve as your escape to tranquility. The storage container on the property provides protection and storage for vehicles and houses a power box. Fish the waters of Greyson Creek for afternoons full of memory-making. This parcel is rich in resources. Purchase the property for a legacy ranch, one with views that will continue to inspire you for days to come.



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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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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

MILK RIVER VALLEY RANCH

PHILLIPS COUNTY, MONTANA

MLS# 30036639

1,519± Acres

\$ 1,200,000



Situated north of the Milk River, where views stretch toward the horizon, and in the heart of the Milk River Valley are 1,519.36 deeded acres ripe with potential for agriculture, recreation, and investment. On land that is familiar to the echo of pounding buffalo hooves long ago throughout history, the Milk River Valley Ranch provides native and natural grasses ideal for grazing. With established perimeter fencing, cattle or horses can mosey along the gently rolling terrain while the occasional coulee protects white-tailed and mule deer or game birds. The ranch comprises two distinct parcels—the north and the south—each offering unique advantages for prospective buyers. The northern parcel includes stock water rights, enhancing its agricultural viability. In contrast, the southern parcel borders state land along its western edge, providing additional acreage for exploration and hunting. The Milk River Valley Ranch exemplifies the harmonious blend of agricultural and recreational living that defines the Montana experience.

Income Potential

Currently, the ranch is leased out during the summer grazing months bringing in extra income.

Climate and Growing Conditions

Climate in the Saco area is semi-arid and typical of north-central Montana. Annual total precipitation is 12.92 inches. Rainfall occurs April through October with June and July being the wettest months.

Recreational Opportunities

Nelson Reservoir, known for its superb Walleye fishing, is 12 miles from the property. Boat, fish, or camp under the Big Sky! The Milk River flows a couple of miles south of the property for additional fishing adventures. Head for dinner and a soak at Sleeping Buffalo Hot Springs just 15 miles away. Bring the horses for horseback riding. Travel the trails with an ATV or a four-wheeler. Enjoy the quiet country roads. The property is in hunting district 670 so put your sites on pheasants, quail, game birds, deer, coyotes, and antelope.

Water

The north parcel includes water rights for stock watering purposes. Natural springs carve out paths with good rain and moisture.



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BEAVERHEAD VALLEY RECREATIONAL RETREAT

MADISON COUNTY, MONTANA

MLS# 30034141

56± Acres

\$ 800,000



South of Twin Bridges, these 56.08 acres presents a multitude of recreational activities. The renowned Beaverhead River cuts into the western boundary, known for its blue-ribbon fishing and low fishing pressure while displaying beautiful Montana scenery. The meadow features a level expanse where deer can graze on native grasses before making their way to the river for a refreshing drink. With a history of productive farmland, the land is also suitable for hay cultivation or farming. The

breathtaking views encompass the Tobacco Root, Ruby, and Highland Mountains, all vying to touch the wispy clouds in the expansive Big Sky. Dillon, Montana is located 15 miles to the south, while Twin Bridges is just 13 miles to the north, making it easy to access various amenities. You can camp beneath the stars, build a cozy cabin for a getaway, or create your ideal home. This versatile land offers inspiring views and numerous adventures to explore!



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

TURKEY TRACK RANCH NORTH PARCEL

PHILLIPS COUNTY, MONTANA

MLS# 30036645

880± Acres

\$ 700,000



Welcome to Turkey Track Ranch a remarkable opportunity for ranchers and investors encapsulated with views of rolling plains and distant mountains. This expansive 880-acre parcel of grazing land is nestled in the heart of northeastern Montana, offering a unique blend of natural beauty and agricultural potential. Whether you want to expand your ranching operations or invest in a piece

of Montana's rich landscape, this property promises endless possibilities. The property is fenced ensuring security and management convenience. These 880 acres offer diverse uses and stand as a valuable asset for any prospective buyer. Don't miss the opportunity!



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PRISTINE WOODLAND OASIS

STILLWATER COUNTY, MONTANA

MLS# 30018152

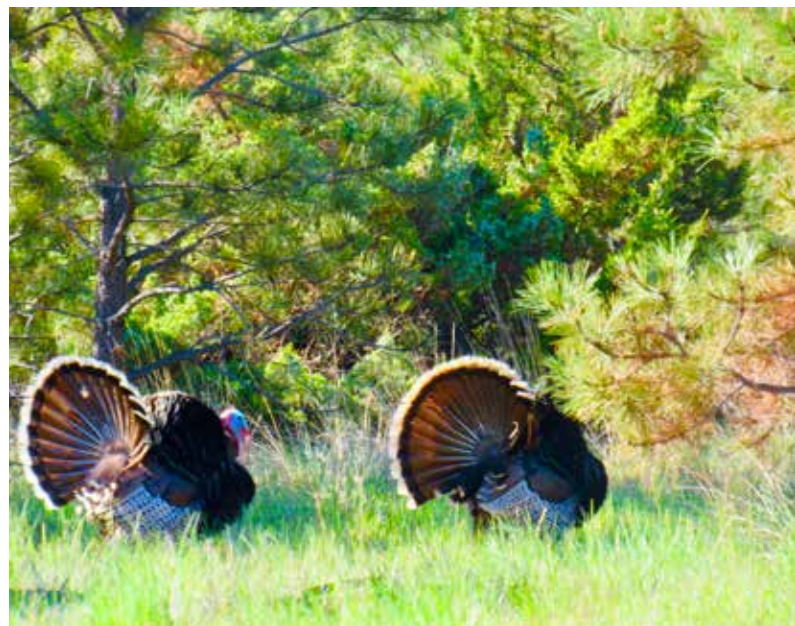
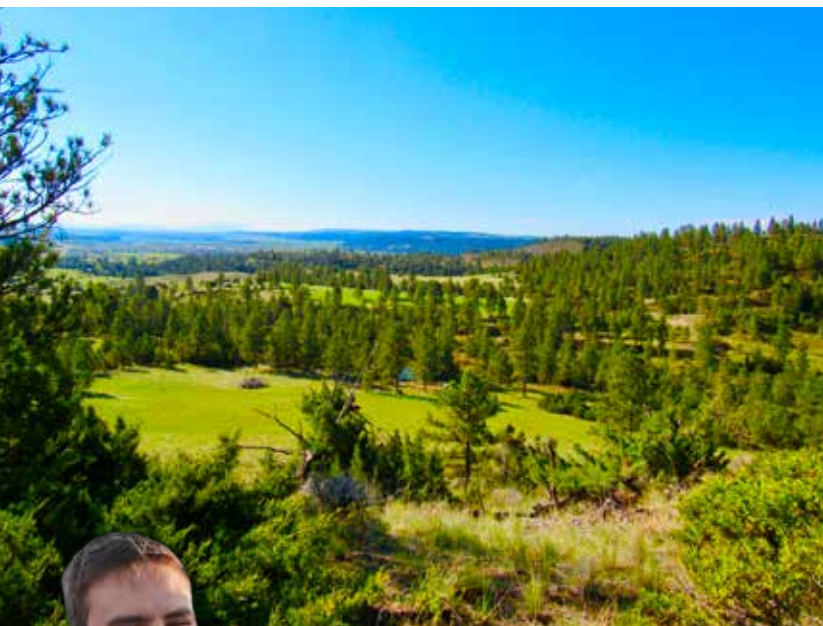
134± Acres

\$ 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!



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

VITAL BLACKFOOT VALLEY VISION

LEWIS & CLARK COUNTY, MONTANA

MLS# 30030828

80± Acres

\$ 695,000



Perched at an elevation of 3,190 feet, this mountain property offers convenient proximity to downtown Lincoln, a mere 10-minute drive away. The isolated location means an ideal base for camping and then hitting up the trails for hunting and hiking early the next day! Build a dry cabin for the ultimate hunting retreat and listen for the hair-raising elk bugle while lounging under the bright stars. The surrounding area boasts an abundance of mountain trails and the tranquil Blackfoot River flowing to the south, catering to various outdoor pursuits such as hunting, fishing, hiking, and trail riding. Situated adjacent to BLM land, the property presents boundless opportunities for exploration. Lincoln features a well-

maintained trail system, fostering the popularity of off-road vehicles in the region. Encompassing 80 acres, the property affords sweeping vistas of towering mountain peaks beneath the expansive big sky. Its south-facing orientation ensures optimal visibility for solar-powered installations and satellite internet services. The property's old logging roads have been thoughtfully graded to facilitate future enhancements. Lincoln itself offers a range of amenities including bars, restaurants, a grocery store, and coffee shops, while the vibrant city of Missoula, just a 1.5-hour drive away, provides an array of breweries, dining options, and shopping destinations.



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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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LITTLE LAMB RANCHETTE

SANDERS COUNTY, MONTANA

MLS# 30025483

24± Acres

\$ 537,500



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

FRENCHMAN CREEK RANCH SOUTH PARCEL

PHILLIPS COUNTY, MONTANA

MLS# 30036648

639± Acres

\$ 520,000



Explore the untamed beauty of eastern Montana at Frenchman Creek Ranch, located near the welcoming community of Saco. This expansive 639.36-acre property presents a remarkable opportunity for ranchers looking to expand their land holdings or for investors seeking income potential. Its vast landscape supports larger-scale ranching operations or the implementation of farming practices, such as cultivating hay

crops. The property is securely fenced, ensuring both safety and ease of management. Additionally, it borders state land along its western edge, providing extra acreage for hunting or exploration. Immerse yourself in the crisp, clean air, gentle breezes, and the soothing whispers of the winds sweeping across the plains. Seize the opportunity to cultivate your legacy in the heart of Big Sky Country!



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Tis the Season for...Buying and Selling!

As the holiday season approaches, many landowners and consumers may not be thinking about the real estate market. However, this festive period can present unique opportunities for those looking to buy or sell land in Montana, Wyoming, Colorado, and North Dakota. With fewer transactions and motivated participants, now might be the perfect time to make a move in the real estate landscape.

REDUCED COMPETITION IN LAND SALES

One of the significant benefits for land sellers during the holidays is the reduction in competition. Many landowners choose to hold off on listing their properties until spring. This means that if you decide to sell your land now, it could stand out in a less crowded market, potentially leading to a quicker sale. For buyers, while the number of available land listings may be smaller, this can work in your favor. With fewer buyers actively seeking land, you may encounter less competition, making it easier to negotiate favorable terms without the pressure of bidding wars.

MOTIVATED BUYERS AND SELLERS

During the holiday season, the individuals involved in land transactions are often highly motivated. Sellers who keep their land on the market typically have pressing reasons for doing so, such as financial needs or plans to finalize a deal before the end of the year. Buyers who are actively looking for land at this time may also have urgent needs, making them more likely to make swift decisions. For land buyers, this can be an advantageous time to engage with serious sellers, while sellers can benefit from the urgency of motivated buyers, expediting the selling process.

ENHANCING LAND APPEAL WITH SEASONAL CHARM

For sellers, the holiday season can also be an opportunity to showcase the land's potential. While land doesn't have the same holiday décor considerations as homes, creating an inviting atmosphere through signage, accessible paths, and clear markings can enhance its appeal. On the other hand, buyers should look beyond any seasonal aesthetics and focus on the land's attributes—considering location, accessibility, zoning requirements, and future development possibilities.

TAX BENEFITS OF YEAR-END TRANSACTIONS

Closing a land deal before the year ends can have significant tax advantages for both sellers and buyers. Buyers may be able to deduct various expenses, including property taxes and mortgage interest, while sellers could maximize deductions related to the sale. Both parties should consult a tax professional to understand how a year-end transaction might benefit their situation.

NAVIGATING HOLIDAY CHALLENGES

While there are advantages to buying and selling land during the holiday season, there are also challenges to consider. The hustle and bustle of holiday travel and festivities can complicate scheduling showings and inspections. Additionally, weather conditions may affect accessibility, especially in colder regions where snow and ice could limit access to the property. Sellers should ensure that the land is easily reachable and marked, while buyers should remain flexible in case of weather-related delays.

THE IMPACT OF MORTGAGE RATES ON LAND PURCHASES

Many potential buyers might wonder if they should wait until the new year to pursue land purchases. However, with mortgage rates often fluctuating, acting sooner rather than later may be wise. While rates may remain steady towards the end of the year, there's no guarantee they won't rise in the months ahead.

In conclusion, whether you're a landowner looking to sell or a buyer searching for the perfect parcel, the holiday season can offer distinct advantages. For sellers, the chance to stand out in a less competitive market can lead to a timely sale. For buyers, the opportunity to negotiate favorable terms with motivated sellers can be invaluable. If you're considering taking advantage of this season's unique opportunities, reach out today for guidance through the process, ensuring a smooth transaction during this busy time of year.



SPORTSMAN'S HUNTING RETREAT

BROADWATER COUNTY, MONTANA

MLS# 30030242

163± Acres

\$ 499,000



Southeast of Townsend, Montana, lush land consisting of 163.34 acres awaits new ownership. A shell of a hunting cabin provides a base camp for the avid sportsman after a long day hiking and hunting. The property sees its fair share of wildlife including black bears, deer, herds of elegant elk, moose, mountain lion, lynx, and other critters. Whether you're carrying a bow or rifle hunting, this diverse landscape does not disappoint. Trail cams have captured the activities of the wildlife perhaps making their way toward the thirst-quenching Greyson Creek that visits the property for a brief interlude on the northernmost border.

Adventure on a side-by-side hitting the hills with your stomach anticipating butterflies after the drop in elevation. Camp out under the stars for a peace never before experienced. Property in its nearly untouched natural state is a rare find in this state full of wonder. The central location puts you in proximity to several airports including an hour from Bozeman International Airport and Helena Regional Airport. Canyon Ferry, Lake Hauser, and Holter Lake offer a plethora of water activities like boating, kayaking, canoeing, water skiing, swimming, and more. Immerse yourself in the beauty of this remarkable Montana property!



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



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!



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



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FORT BENTON, MONTANA

Why Owning Land in Colorado is Beneficial

Owning land is a dream for many, providing a sense of security, freedom, and potential for future growth. Colorado, with its diverse landscapes, vibrant culture, and strong economy, presents a particularly attractive option for land ownership. Whether you're considering purchasing a plot for investment, future home development, or simply a personal retreat, here are five compelling reasons why owning land in Colorado is beneficial.

NATURAL BEAUTY AND OUTDOOR RECREATION

Colorado is renowned for its stunning natural landscapes, offering unparalleled outdoor opportunities. The state's diverse geography provides an ideal setting for nature enthusiasts, from the majestic peaks of the Rocky Mountains to the expansive plains and lush forests. Owning land here means you have direct access to activities such as hiking, skiing, mountain biking, and fishing. The proximity to national parks like Rocky Mountain National Park and numerous state parks enhances the allure of owning property in this picturesque state.

STRONG ECONOMIC GROWTH AND EMPLOYMENT OPPORTUNITIES

Colorado boasts a robust and diverse economy driven by technology, aerospace, agriculture, and tourism industries. The state has consistently experienced economic growth, making it an attractive place for businesses and individuals. Denver and Boulder are tech hubs, attracting startups and established companies alike, while areas like Colorado Springs and Fort Collins are known for their thriving aerospace and educational sectors. Owning land in Colorado offers potential for financial appreciation and situates you in a region with abundant job opportunities and a healthy economic environment.

FAVORABLE CLIMATE AND QUALITY OF LIFE

The climate in Colorado varies greatly across the state but generally offers a mix of all four seasons with plenty of sunshine, which is appealing to many prospective landowners. The state's dry climate results in low humidity, and the sunny weather is perfect for those who enjoy outdoor activities year-round. Additionally, Colorado consistently ranks high in quality of life metrics, thanks to its clean environment, excellent healthcare, and educational facilities. Owning land here means you can take advantage of these benefits, whether you build a home or simply enjoy the land as a retreat.

INVESTMENT POTENTIAL AND PROPERTY APPRECIATION

Real estate in Colorado has seen steady appreciation over the years, making it a sound investment choice. As more people move to the state for its economic opportunities and lifestyle benefits, the demand for land continues to rise. This trend is particularly evident in areas close to urban centers, where development is booming. Owning land in such regions can lead to significant financial gains over time. Moreover, Colorado's land-use and development policies are generally favorable for property owners, adding another layer of appeal for those looking to invest in land.

CULTURAL RICHNESS AND COMMUNITY ENGAGEMENT

Colorado is home to a vibrant and diverse cultural scene, strongly emphasizing community and local traditions. There's always something happening, whether it's the thriving arts scene in cities like Denver and Aspen or the numerous festivals celebrating everything from food to music. Communities across the state are known for their welcoming and inclusive nature, making it easy for new landowners to feel at home. Engaging with local events and communities can enrich your experience as a landowner and provide opportunities for meaningful connections and personal growth.

In conclusion, owning land in Colorado offers a multitude of benefits, from the breathtaking natural environment and strong economic prospects to the high quality of life and cultural richness. Whether you're looking to invest, build a home, or simply enjoy the land's beauty, Colorado provides an enticing option for land ownership. As you consider this significant decision, keep these advantages in mind and envision the possibilities that await you in this remarkable state.



\$ 2,200,000



PROSPECTIVE MISSOURI RIVER PROPERTY

CASCADE COUNTY, MONTANA



- 28.9 acres
- No CCR
- No HOA
- MLS # 30033247

Jennifer Simundic, REALTOR®
406-788-7703 • jen@corderland.com



\$ 1,795,000



DYNAMIC DEER CREEK CANYON

JEFFERSON COUNTY, COLORADO



- 62.21 acres
- No CCR
- No HOA
- Water rights for 6 wells
- MLS # 9037093

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



\$ 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



FIVE MILE CREEK MEADOW

YELLOWSTONE COUNTY, MONTANA



- 32.55 acres
- No CCR
- No HOA
- Lake Elmo Views
- MLS # 30030524

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



\$ 635,000



NEW BEGINNINGS ON BOON ROAD

FLATHEAD COUNTY, MONTANA

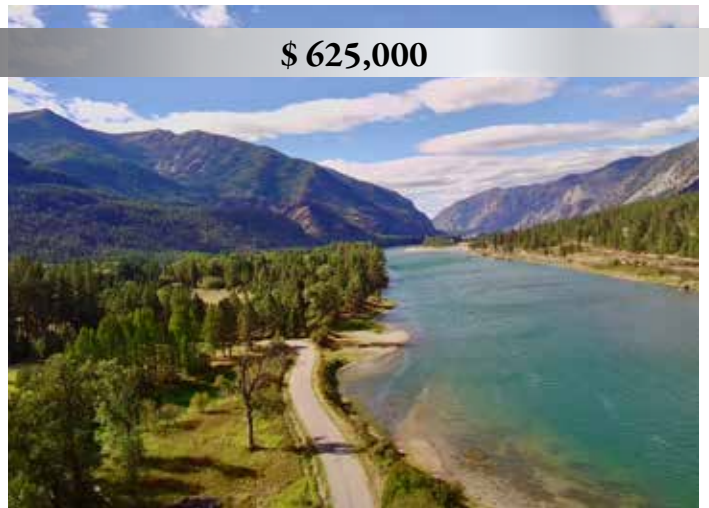


- 19.79 acres
- CCR
- HOA
- Private Well
- MLS # 30018427



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

\$ 625,000



SANDY BEACH SANCTUARY ON CLARK FORK

SANDERS COUNTY, MONTANA



- 22.51 acres
- No CCR
- No HOA
- MLS # 30034580



Brady Bergstrom, REALTOR®
406-544-0540 • brady@corderland.com

\$ 545,000



VIVID VIEWS FROM VIRGINIA CITY RANCH

MADISON COUNTY, MONTANA



- 14 acres
- CCR
- No HOA
- MLS # 30031406



Lisa Carruthers, REALTOR®
406-595-2483 • lisac@corderland.com

\$ 425,000



LAND FULL OF OPPORTUNITY

CHOUTEAU COUNTY, MONTANA



- 28 acres
- No CCR
- No HOA
- MLS # 33031742

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



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



\$ 499,000



PROMINENT PIONEER RIDGE ACREAGE

CASCADE COUNTY, MONTANA



- 56.7 acres
- No CCR
- No HOA
- Mackey Creek on property
- MLS # 30036505

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



\$ 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



\$ 440,000



WORTHY LOT ON WILLOW VIEW WAY

MADISON COUNTY, MONTANA



- 10.15 acres
- CCR
- No HOA
- MLS # 30032030

Lisa Carruthers, REALTOR®
406-595-2483 • lisac@corderland.com



\$ 400,000



BEAUTIFUL BATMASTERTSON 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

\$ 385,000



LOT 1 COUNTRYSIDE PARK CITY PROPERTY

STILLWATER COUNTY, MONTANA



- 24 acres
- No CCR
- No HOA
- Barn with well & electricity
- MLS # 30036522



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



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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



SPORTSMAN'S PARADISE

MADISON COUNTY, MONTANA



- 20 acres
- No CCR
- No HOA
- MLS # 30029811



Lisa Carruthers, REALTOR®
406-595-2483 • lisac@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

\$ 280,000



GLACIER PARK VIEWS

GLACIER COUNTY, MONTANA



- 40 acres
- No CCR
- No HOA
- MLS # 30029862



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

\$ 274,900



MOUNTAIN VISTA VIEWS

MADISON COUNTY, MONTANA



- 20.02 acres
- CCR
- HOA
- MLS # 30029613



Lisa Carruthers, REALTOR®
406-595-2483 • lisac@corderland.com

\$ 250,000



SUPREME MOUNTAINSIDE GETAWAY

CASCADE COUNTY, MONTANA



- 6.02 acres
- No CCR
- No HOA
- MLS # 30034290



Aeric Reilly, REALTOR®
406-570-5853 • aeric@corderland.com

\$ 225,000



HIGHWOOD MOUNTAIN VIEWS

CHOUTEAU COUNTY, MONTANA



- 15 acres
- No CCR
- No HOA
- MLS # 30031780

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



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



\$ 225,000



PRIMARY CHOUTEAU COUNTY PLOT

CHOUTEAU COUNTY, MONTANA



- 13 acres
- No CCR
- No HOA
- MLS # 30031791


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



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




\$ 220,000




CLARKSTON VALLEY ACREAGE

GALLATIN COUNTY, MONTANA



- 19.739 acres
- Unknown CCR
- Unknown HOA
- MLS # 30036575



Austin Holm, REALTOR®
406-930-1575 • austin@corderland.com



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Great Falls, MT 59401
todd.neighbor@comparisoninsurance.com

\$ 189,000



PRONGHORN MEADOWS

MADISON COUNTY, MONTANA



- 6.08 acres
- CCR
- HOA
- MLS # 30029644



Lisa Carruthers, REALTOR®
406-595-2483 • lisac@corderland.com

\$ 185,000



SHINING MOUNTAINS WEST TRACT H

MADISON COUNTY, MONTANA



- 5 acres
- CCR
- HOA
- MLS # 30029715



Lisa Carruthers, REALTOR®
406-595-2483 • lisac@corderland.com

\$ 175,000



CAPABLE CONRAD LOT

PONDERA COUNTY, MONTANA



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

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



\$ 165,000



SHINING MOUNTAINS WEST TRACT E

MADISON COUNTY, MONTANA



- 5 acres
- CCR
- HOA
- MLS # 30029730

Lisa Carruthers, REALTOR®
406-595-2483 • lisac@corderland.com



\$ 150,000



ASPEN ACRES IN VIRGINIA CITY

MADISON COUNTY, MONTANA



- 0.218 acres
- No CCR
- No HOA
- MLS # 30034552

Lisa Carruthers, REALTOR®
406-595-2483 • lisac@corderland.com



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kitchen
beauty on a budget

before

before

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\$ 125,000



PACK MULE SUBDIVISION LOT 2

STILLWATER COUNTY, MONTANA



- 1 acre
- No CCR
- No HOA
- MLS # 30036529

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



\$ 125,000



PACK MULE SUBDIVISION LOT 3

STILLWATER COUNTY, MONTANA



- 1 acre
- No CCR
- No HOA
- MLS # 30036534

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



\$ 125,000



PACK MULE SUBDIVISION LOT 4

STILLWATER COUNTY, MONTANA



- 1 acre
- No CCR
- No HOA
- MLS # 3006542

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



\$ 125,000



PACK MULE SUBDIVISION LOT 5

STILLWATER COUNTY, MONTANA



- 1 acre
- No CCR
- No HOA
- MLS # 3006558

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



\$ 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

\$ 119,000



BOX CANYON BEAUTY

CASCADE COUNTY, MONTANA



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



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



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\$ 115,000



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

\$ 84,000



MEDICINE BOW RANCH

ALBANY COUNTY, WYOMING



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

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



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



\$ 50,000



VISION OF THE WILD WEST

MADISON COUNTY, MONTANA



- 0.863 acres
- No CCR
- No HOA
- MLS # 30031123

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



\$ 48,000



BUTTE LOT WITH BEAUTIFUL VIEWS

SILVER BOW COUNTY, MONTANA



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

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



WILD HEARTS DREAM ON DEERFOOT TRAIL

MADISON COUNTY, MONTANA

MLS# 30032906

7.89± Acres

4 bed/2 bath

1,955 sq ft

\$ 1,175,000



Located in the superb Shining Mountains subdivision, a log cabin home captures majestic mountain views from its vantage point on 7.89 acres. The rural property consists of a 4-bedroom, 2-bathroom home, a 30' x 40' barn, a loafing shed, and a greenhouse. An enclosed fenced area allows horses to roam freely. The inviting log home intertwines rustic elements with modern charm with solid maple cabinets and expansive picture windows to gaze at the views. The propane gas fireplace connects the open area in which the kitchen flows seamlessly to the dining room and living space. Features like a jetted tub, a walk-in closet, and a private office illustrate convenience and comfort. The property's location is ideal,

with the Bozeman airport just a 60-mile drive away. Scattered evergreens and sage shrubs accentuate the peaceful ambiance, releasing a fresh mountain aroma. This idyllic setting is perfect for horse riding, with the picturesque landscape unfolding beneath a starlit sky each night. Nearby, Ennis Lake beckons with opportunities for boating and fishing. The renowned Madison River, celebrated for its blue-ribbon trout fishing, flows through Ennis and is easily accessible from the property. Feel the sense of belonging while you ride off into the sunset on Deerfoot Trail.



Lisa Carruthers, REALTOR® 406-595-2483 • lisac@corderland.com



MODERN EXECUTIVE-STYLE HOME

HILL COUNTY, MONTANA

MLS# 30021482

3± Acres

5 bed/5 bath

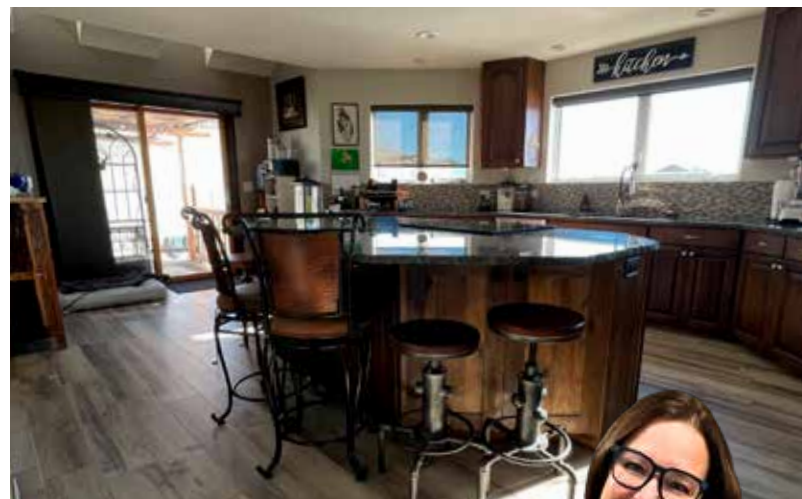
4,127 sqft

\$ 975,000



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



LUXURIOUS MOUNTAIN LOG HOME

COSTILLA COUNTY, COLORADO

MLS# 6135073

15.65± Acres

3 bed3 bath

6,000 sqft

\$ 950,000



Sprawling out on 15.65 acres, the 3 bedroom, 3 bath exquisite home offers gorgeous Sangre de Cristo Mountain views and room to play on! The area is rich with opportunity to ski, hike, showshoe, and ride on atvs. The interior of the home is equally impressive, featuring an open floor plan encompassing 6,000 square feet that allows for comfortable living. The master suite is a true sanctuary, complete with a luxurious en-suite bathroom and ample closet space. The additional bedrooms are

generously sized and offer plenty of natural light. Outside, the expansive property invites exploration and relaxation. Create your own garden, set up a workshop, or simply enjoy the natural beauty that surrounds you. With Fort Garland just a short drive away, you have access to essential amenities while still enjoying the tranquility of off-grid living. This rustic log home is more than just a residence; it's an opportunity to embrace a lifestyle of freedom, adventure, and serenity.



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

TRANQUIL TRAPPER CABIN

MADISON COUNTY, MONTANA

MLS# 30029633

1± Acres

1 bed/1 bath

660 sqft

\$ 895,000



Experience the ultimate Montana getaway at Trapper Cabin, nestled in McAllister and managed by a local lodge. This stunning Cabin managed as a vacation rental captures the essence of rustic luxury with its Montana Trapper Mountain Man-themed decor and exquisite furnishings, including picturesque wall mounts and furs. Surrounded by expansive hay fields and the breathtaking Tobacco Root Mountains, this private retreat is just 6 miles from Ennis and minutes away from prime fishing spots like the Madison River and Ennis Lake. Enjoy easy access to North and South Meadow Creek Recreation without the confines of covenants. This impeccably furnished Southwest Montana Mountain cabin is a turnkey investment, boasting an oversized master bedroom,

an open floor plan ideal for entertaining, and a cook's kitchen that opens onto a welcoming front porch overlooking the Madison Range. The property is equipped with infrastructure for potential expansion, offering opportunities to add up to a 2400 sq ft home, a shop, or an additional cabin. Professional landscaping with mature trees, installed irrigation, and meticulously manicured lawns complete this perfect mountain cabin package. Currently a successful vacation rental, Trapper Cabin offers not just accommodation but an authentic Montana lifestyle experience. Whether you seek a retreat or an investment, this fully furnished and decorated home promises both. Don't miss your chance to own a piece of Montana paradise at Trapper Cabin.



Lisa Carruthers, REALTOR® 406-595-2483 • lisac@corderland.com



COVETED CROW CREEK PROPERTY

BROADWATER COUNTY, MONTANA

MLS# 30031339

40± Acres

4 bed/1.5 bath

1,080 sq ft

\$ 770,000



Experience the tranquility in the valley with the Big Belt Mountains and the Elkhorns providing beautiful contrast against a colorful Montana big sky. With 40 acres to roam, bring your horses, cows, sheep, or other four-legged friends and share the lush countryside with the wandering deer, elk, and big horn sheep. The 4-bedroom (2 are non-conforming) and 2-bathroom retreat features an open-concept layout warmed by a wood stove with ample natural light spilling in the large windows. Ideal as a full-time residence or a vacation base camp for your

adventures, the property offers a heated two-car garage and a patio area to arrange your chairs to capture the views. Listen to the soothing sound of the flowing creek on the property located in the sought-after 380 hunting district known for its impressive big bull elk. Crow Creek is great for fishing while a short drive takes you to Canyon Ferry Lake boating and more fishing opportunities. Can you hear the mountains calling?



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

CONDON COTTAGE AND SAWMILL

MISSOULA COUNTY, MONTANA

MLS# 30033069

5± Acres

2 bed/1 bath

832 sqft

\$ 674,000



Enveloped by the gorgeous peaks of the Mission and Swan Mountain ranges, this charming cottage sits among the aromatic Ponderosa Pines on 5 acres. The ideal hideaway offers the perfect balance of seclusion and easy Highway 83 accessibility. Bring your animals to wander the 5 acres and enjoy the space to seed a bountiful garden. This two-bedroom, one-bathroom residence spans 832 square feet, exuding a warm, inviting ambiance with its wood-burning stove and propane heating unit. Admire the rich hardwood floors underfoot and take note of the numerous updates that enhance this home's appeal - a new roof, refreshed siding, updated plumbing, and electrical wiring. The purchase price includes a sawmill, however, any logs and timber are not included. The sawmill presents a unique

opportunity to continue business or lease out to a woodworker. The residence itself can be transformed into a source of income, as a rental property in the sought-after Swan Valley vacation destination. The property's prime location offers easy access to various lakes and rivers, enticing you with recreational activities like hunting, fishing, hiking, and boating. Experience the rich culture of Kalispell, Bigfork, or Missoula, each just a 1.5-hour drive away. As winter blankets the valley, a snowy playground emerges, ideal for snowmobiling, snowshoeing, and cross-country skiing. The Swan Valley paints a picturesque backdrop of breathtaking views, waiting for you to capture. This property's rare year-round access enhances the allure, promising a spectrum of experiences to relish in every season!



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



RUSTIC SAND COULEE RANCHETTE

CASCADE COUNTY, MONTANA

MLS# 30031700

20.08± Acres

5 bed/4 bath

4,120 sqft

\$ 679,000



Just east of the expanding city of Great Falls, Montana, lies a picturesque setting of pastures and farmland, encompassing 20.08 acres that host a meticulously maintained 4,120-square-foot residence. This spacious abode offers comfort, while the expansive acres allow ample space for your pets or livestock to roam freely. Enclosed by barbed wire fencing, the property has a post and rail corral, an insulated attached garage, and a 24 x 30' workshop, providing storage for recreational vehicles and equipment. Embrace the tranquility of rural living while still enjoying the convenience of nearby urban amenities. Thoughtfully designed for convenience and versatility, the lower level of the home features a complete

kitchen, laundry facilities, a dining area, and guest accommodations. Adorned with oak cabinets and trim, the residence is equipped with a central vacuum system, an on-demand water heater, a water softener, and underground sprinklers to maintain the lush greenery surrounding the property. On the main floor, you will find a laundry room, two living spaces, and a luxurious master suite with a private deck. This extraordinary property offers captivating views of the expansive horizon and the vast open sky, presenting an idyllic retreat for those seeking a harmonious blend of comfort and natural beauty.



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



EQUESTRIAN COUNTRY COTTAGE

MADISON COUNTY, MONTANA

MLS# 30032672

8.02± Acres

2 bed/1 bath

820 sqft

\$ 509,000



Hayfield Loop of the Shining Mountains subdivision overlooks the Madison Valley with the Madison River winding through. The Gravelly Mountain Range carves out the backdrop and on a clear day, you can catch a glimpse of the Tetons in Wyoming and Idaho. The spectacular subdivision is ideal for walking along the roads or horseback riding. The country cottage sits on 5.02 acres completely fenced for horses with 2 loafing sheds and irrigation equipment to maintain the lush pastures. The home features 2 bedrooms and 1 bathroom within 820 square feet. Step into the primary bedroom with custom cabinetry and walnut hickory hardwood floors for a homely feel. The acreage offers an oasis with two ponds and year-round access

on a maintained road. Take advantage of the nearby Haypress Lake with private gated access for fishing and explore horseback riding trails for a scenic adventure with the backdrop of the Gravelly Range. Embrace various outdoor activities along the Gravelly Range Road like ATVing, snowmobiling, skiing, hiking, camping, and hunting in this vibrant area for the adventurous soul. A short drive will get you to the Madison River Varney Bridge fishing access site to indulge in fishing, floating, and boating! Ennis and Cameron are easy to access for convenience and amenities. West Yellowstone is 45 minutes for an unforgettable experience. Bozeman, Montana is just an hour's drive for a Bobcat football game, fine dining, or eclectic shopping!



Lisa Carruthers, REALTOR® 406-595-2483 • lisac@corderland.com

BOULDER CREEKSIDE CABINS

GRANITE COUNTY, MONTANA

MLS# 30034905 | **1.12± Acres** | **4 bed/3 bath** | **1,900 sqft** | **\$ 499,000**



South of the charming town of Maxville, this 1.12-acre property consists of a log home, guest cabin, bunkhouse, and garage along the banks of Boulder Creek. As the crystal-clear waters of Boulder Creek skim over the rock creek bottom, this scenic property offers breathtaking views, infinite recreational activities, and potential income opportunities. The property is flanked by BLM land, offering a gateway to thousands of acres of public lands that unfold over the surrounding mountains. This opens a world of outdoor adventures including hiking, horseback riding, four-wheeling, fishing, hunting, and snowmobiling. A short trail escorts you to Boulder Creek, where you can bask under the stars by a roaring fire. Wake up each morning in your full-time residence, complete

with a loft and a snug wood fireplace, to a cup of coffee on the sweeping deck, serenaded by the fresh mountain air. The guest cabin and bunkhouse can be utilized as a vacation rental, offering supplemental income or additional sleeping quarters. The property is an outdoor enthusiast's dream with ample recreational activities nearby, including Georgetown Lake, East Fork Reservoir, Discovery Basin Ski Area, and sapphire and gem mining. The historic town of Philipsburg, known for its dining, shopping, and special events, is only minutes away. Additional services including commercial air are accessible with just over an hour's drive to Missoula, Helena, or Butte. Experience this property and live this lifestyle!



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

LIVE IN LEGENDARY VIRGINIA CITY

MADISON COUNTY, MONTANA

MLS# 30030965

0.108± Acres

4 bed/2 bath

2,850 sq ft

\$ 425,000



Reside in the lively and historic Virginia City, Montana! This 4-bedroom, 2-bathroom home offers great possibility. With a daylight basement, the home encapsulates charm and character on a lot with mature trees and plenty of space. Extra rooms can serve as offices, storage, game rooms, or even rental spaces, adding versatility to the property. Located just a short walk from local shops and

cultural attractions, this home combines the best of both worlds—modern living in a setting rich with history. Experience the serene environment and convenient location that allows you to engage in recreational activities including hiking, fishing, boating, camping, hunting, and more!



Lisa Carruthers, REALTOR® 406-595-2483 • lisac@orderland.com

BIG TIMBER BEAUTY

SWEET GRASS COUNTY, MONTANA

MLS# 30024041

0.4± Acres

5 bed/3 bath

3,382 sq ft

\$ 385,000



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



\$ 299,000



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

\$ 245,000



SPRAWLING & RADIANT RESIDENCE

LIBERTY COUNTY, MONTANA



- 0.193 acres
- 5 bed / 3 bath
- 2,356 square feet
- MLS # 30034000



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

\$ 233,000



SLEEK SHELBY RESIDENCE

TOOLE COUNTY, MONTANA



- 0.182 acres
- 3 bed / 2 bath
- 2,304 square feet
- MLS # 30031041



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

\$ 220,000



TRANSCENDING DUCK LAKE FRONTAGE

GLACIER COUNTY, MONTANA



- 0.332 acres
- 2 bed / 1 bath
- 784 square feet
- MLS # 30031205



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

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



\$ 165,000

\$ 115,000



CONTEMPORARY AESTHETIC & MOUNTAIN VIEWS

AFFORDABLE AND MOVE-IN READY

CHOUTEAU COUNTY, MONTANA

CHOUTEAU COUNTY, MONTANA



- 0.275 acres
- 3 bed / 2 bath
- 1,902 square feet
- MLS # 30036056

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



- 0.193 acres
- 2 bed / 1 bath
- 600 square feet
- MLS # 30034028

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



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



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



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

From the eastern plains of Montana and North Dakota, sprawling over the rugged Rocky Mountains that transcend the Big Sky, to the untamed spirit of the west in Wyoming and south into the vivid landscapes of Colorado, *Corder and Associates* represents properties that we dare you to dream about. With agents throughout Montana, Wyoming, Colorado, and North Dakota, we offer an intimate knowledge of each community while providing clients with a trusted partnership to find them the finest farms, ranches, and recreational properties. As outdoor enthusiasts and participants in agriculture ourselves, we facilitate investments and sales based on our extensive knowledge of the market and your needs and desires. *Corder and Associates* comprises a team of real estate agents, brokers, and professionals who share the same love for the land and live the life we sell!

\$ 125,000



MAIN LEVEL LIVING IN GERALDINE

CHOUTEAU COUNTY, MONTANA



- 0.321 acres
- 4 bed / 2 bath
- 1,812 square feet
- MLS # 30035442



Austin Holm, REALTOR®
406-930-15752 • austin@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

\$ 97,000



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



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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 sqft

\$ 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



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

MULTIPURPOSE COMMERCIAL BUILDING

LIBERTY COUNTY, MONTANA

MLS# 30031783

1.03± Acres

5,040 sqft

\$ 650,000



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.



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



VERSATILE BUILDING WITH 5 LOTS

LIBERTY COUNTY, MONTANA

MLS# 30034055

5± City Lots

5,040 sq ft

\$ 575,000



This remarkably well-maintained building needs a new venture! Previously housing a pharmacy, this building could be repurposed as office space, a boutique, a restaurant, a store for agricultural or automotive supplies, or even transformed into a bowling alley or a medical practice. The building's strategic location and excellent condition offer a prime opportunity to realize your entrepreneurial

vision! In addition, five city lots will be surveyed to convey. The property is situated along Highway 2 in Chester, Montana, so this high-traffic area has numerous possibilities. This property is also available to purchase with more land; that listing is 30031783.



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

\$ 494,000



CREATIVE COMMERCIAL BUILDING

MADISON COUNTY, MONTANA



- 1.016 acres
- 6,748 square feet
- MLS # 30029753

Lisa Carruthers, REALTOR®
406-595-2483 • lisac@corderland.com



\$ 425,000



THE ALIBI LOUNGE

TOOLE COUNTY, MONTANA



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

Kelsey Judisch-Eisenzimer, REALTOR®
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\$ 175,000



GOLDEN TRIANGLE GRAIN ELEVATOR

PONDERA COUNTY, MONTANA



- 1.527 acres
- MLS # 30000673

Kelsey Judisch-Eisenzimer, 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

CATER TO THE HI-LINE AND BEYOND

TOOLE COUNTY, MONTANA

MLS# 30031052

0.138± Acres

1,456 sqft

\$ 145,000



Elevate your catering and food service business by establishing a presence in Shelby, Montana! Serve up delights to the Hi-Line with a building boasting a shiny new furnace, partially upgraded plumbing and electrical, plus all the inventory you need to get cooking! Additionally included is a 2010 Ford Flex SE

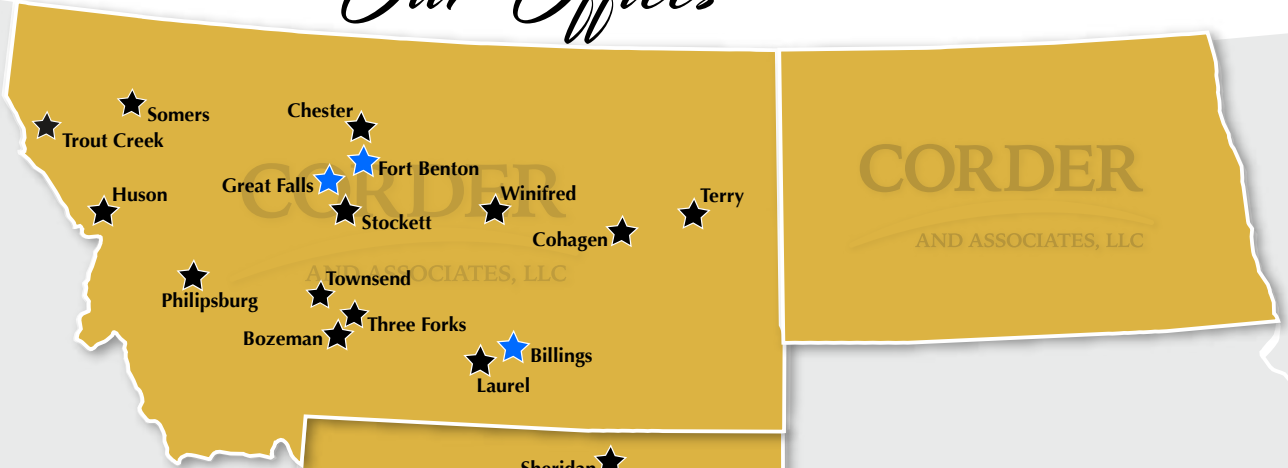
with low mileage and brand-new snow tires. With tons of storage in the basement and beyond, plus a partly fenced yard filled with shady mature trees, you'll have all the ingredients for success right at your fingertips.



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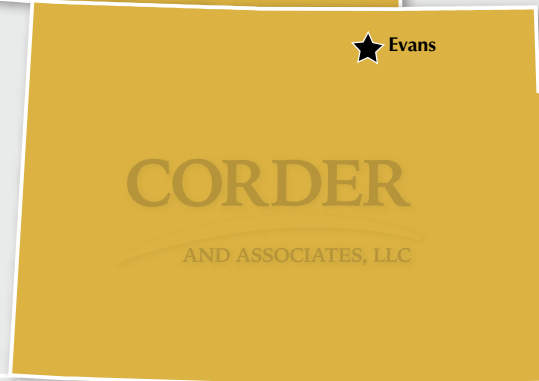
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- ★ Billings, Montana
- ★ Great Falls, Montana

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AND ASSOCIATES, LLC



Trampus Corder,
BROKER/OWNER and REALTOR®

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406-622-3224
trampus@corderland.com



Staci Corder,
BROKER/OWNER and REALTOR®

Staci leverages her extensive real estate experience to identify market trends and value recreational land, farms, and ranches in Montana. With a business degree focused on marketing, she helped formulate a successful marketing platform for Corder and Associates, leading to company growth and success. Staci and Trampus actively seek agents with similar goals and have expanded their offices across Montana and into Wyoming, Colorado, and North Dakota.

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



Brady Bergstrom, REALTOR®

His eagerness to facilitate sales stems from his genuine pleasure in aiding others. Brady's passion for the outdoors and his community shines through in every interaction and transaction!

406-544-0540
brady@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



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



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



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



Lisa Carruthers, REALTOR®

Committed, passionate, and driven, Lisa stands ready to transform their dreams into reality!

406-595-2483
lisac@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



Charlie Duffey, REALTOR®

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

307-380-6391
charles@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





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



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



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



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



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



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



Beth Morkert, REALTOR®

Through her work, Beth aspires to impart the essence of Montana's allure to all those she encounters in the real estate realm!

406-529-2731
beth@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



Aerik Reilly, REALTOR®

As he continues to build his career and raise his family, Aerik remains grateful for the support of his community and the opportunities he has been given. Let him share the allure of Montana with you!

406-570-5853
aerik@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
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Kate Sousa, REALTOR[®]
Kate's experiences from her career in land management provides her with a unique insight to buying and selling land.

406-370-1490
kate@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



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
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