

CORDER

AND ASSOCIATES, LLC



Prospective Missouri River Property

167 Dune Dr., Great Falls, MT 59404

Offered at \$2,000,000



Presented Exclusively by

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Property Information

Lot Size: 28.9 acres

Taxes: \$15,312.36 (2023)

Legal: Lengthy; Request from LA

Crop History: Hay

Utilities: Power nearby; Gas service line

Covenants/HOAs: None

Hunting District: 413

Access: Legal access via dirt road

Waterfront: Missouri River

Executive Summary

Feast your eyes on this unique opportunity to own a piece of the magnificent Missouri River. Imagine waking up every day to panoramic views of the river as it meanders through verdant fields, a haven for birds, deer, and other wildlife. Construct your dream home, where you can fish to your heart's content right from your backyard. Framed by cottonwoods and mature trees, the river's edge transforms into a cool, leafy retreat. With a sprawling 28.9 acres at your disposal, the sky's the limit. Bring your boat, kayak, or canoe and indulge in a myriad of water sports, from water skiing to fishing, or simply floating on the shimmering waters. Dive in, the adventure awaits! The property is comprised of 7 surveyed lots. Develop the lots or build on one and sell the others for a great investment. Whether you're looking to cultivate a lush garden, set up a cozy campsite, or build an outdoor entertainment area, this property provides endless possibilities for customization and enjoyment. For those who cherish privacy and tranquility, this secluded slice of paradise offers the perfect escape from the hustle and bustle of city life. Picture yourself sipping your morning coffee on a sun-dappled porch, listening to the gentle rustle of leaves and the rhythmic flow of the river. In the evening, gather around a crackling bonfire with loved ones, sharing stories and creating memories that will last a lifetime. Embrace the serene lifestyle and create your own sanctuary on the banks of the Missouri River.

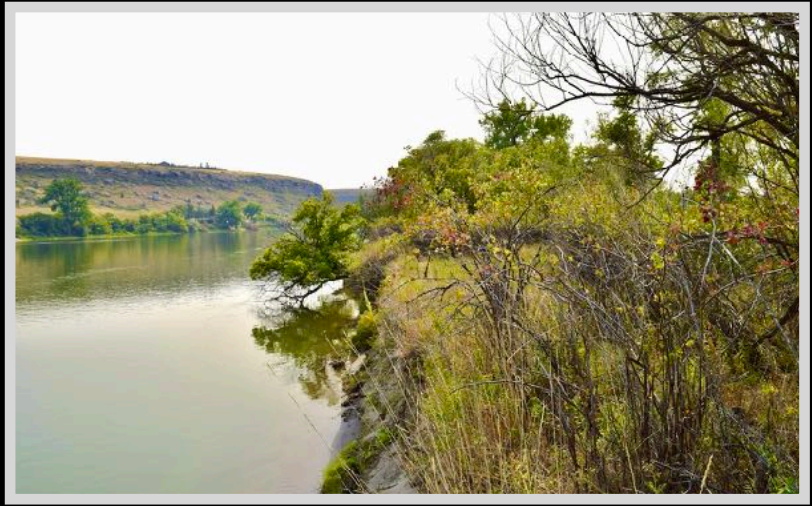


Experience this property virtually!



Local Area

Great Falls, MT is located in the central part of the state and straddles the mighty Missouri River. The seat of Cascade County is referred to as the “Electric City” because of its numerous dams and power plants. Great Falls includes many recreational activities for you and your family to enjoy together such as the C. M. Russell Museum which displays famed artist Charlie Russell’s works and home. Get outside and enjoy the crystal-clear waters of Giant Springs State Park or float and fish the Missouri River. The city boasts the Lewis and Clark Interpretive Center. The center provides displays and exhibits that trace the explorers’ journey! Great Falls holds one of the most prestigious medical facilities in the state and offers an International Airport. Great Falls International Airport offers flights of Alaska, Allegiant, Delta, and United, with direct flights to Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, Seattle, and Chicago (seasonally). With too much to list, Great Falls awaits exploration, and you are sure to cherish the memories that you will make!



Area Attractions

The Missouri River

The mighty Missouri River is the longest in North America flowing over 2,341 miles. The Missouri River flows from its source near Three Forks, Montana until it joins with the prevalent Mississippi River at St. Louis, Missouri. The Upper Missouri River was designated as a component of the National Wild and Scenic River System in 1976 beginning at Fort Benton, Montana and running 149 miles downstream. The Missouri River is a remarkably valuable life-giving source with 49 species of fish residing in its waters. The Missouri River is also a valuable

historical component of the Lewis and Clark National Historic Trail. You can enjoy floating, fishing, hiking, hunting, and camping on or around the river and view 60 species of mammals, 233 species of birds, and 20 species of amphibians and reptiles!

First Peoples Buffalo Jump State Park

This buffalo jump is considered to be the largest bison cliff jump in the United States. The native people utilized the jump for at least two thousand years before Lewis and Clark ventured through on their expedition through Montana. The park has an interpretive trail, picnic tables, and a protected black-tailed prairie dog town.



Smith River

Each February a drawing is held to designate 9 lucky entries permits to float. The river's popularity is a result of the various terrains and spectacular sights that are cherished throughout a float trip. The Smith River begins near White Sulphur Springs and twists and turns for more than 100 miles. The stretch of river from Camp Baker Access to the Eden Bridge is the most popular. The fishing throughout is exceptional with populations of brown and rainbow trout ranging in sizes from 13-16 inches long. The larger brown trout scatter in the deep pools or hover along undercut banks.



Benton Lake National Wildlife Refuge

This shallow basin was left as a result of the last glacier in the area. It covers over 5000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.



Freezeout Lake Wildlife Management Area

The Freezeout Lake Wildlife Management Area is located between Fairfield and Choteau and is known for the massive snow geese and tundra swan migrations that take place in the spring and fall.



Giant Springs State Park

The Lewis and Clark Expedition in 1805 discovered Giant Springs State Park. The crystal-clear water originates in the Little Belt Mountains and takes twenty-six years to reach the springs! It is no wonder it is the most visited state park in Montana. The park sprawls out over 4,500 acres and is centered around the "Mighty Mo" (Missouri River). Many people utilize the park's twenty miles of trail to bike, hike, walk, bird watch, or just enjoy the scenery. The park also features waterfalls for which Great Falls was named. Be sure to visit the fish

hatchery while at the park. The monster trout raised here are quite a sight! Fishing is fantastic here. Once named the shortest river in the world, the Roe River flows out into the Missouri. This state park is one of Montana's gems!



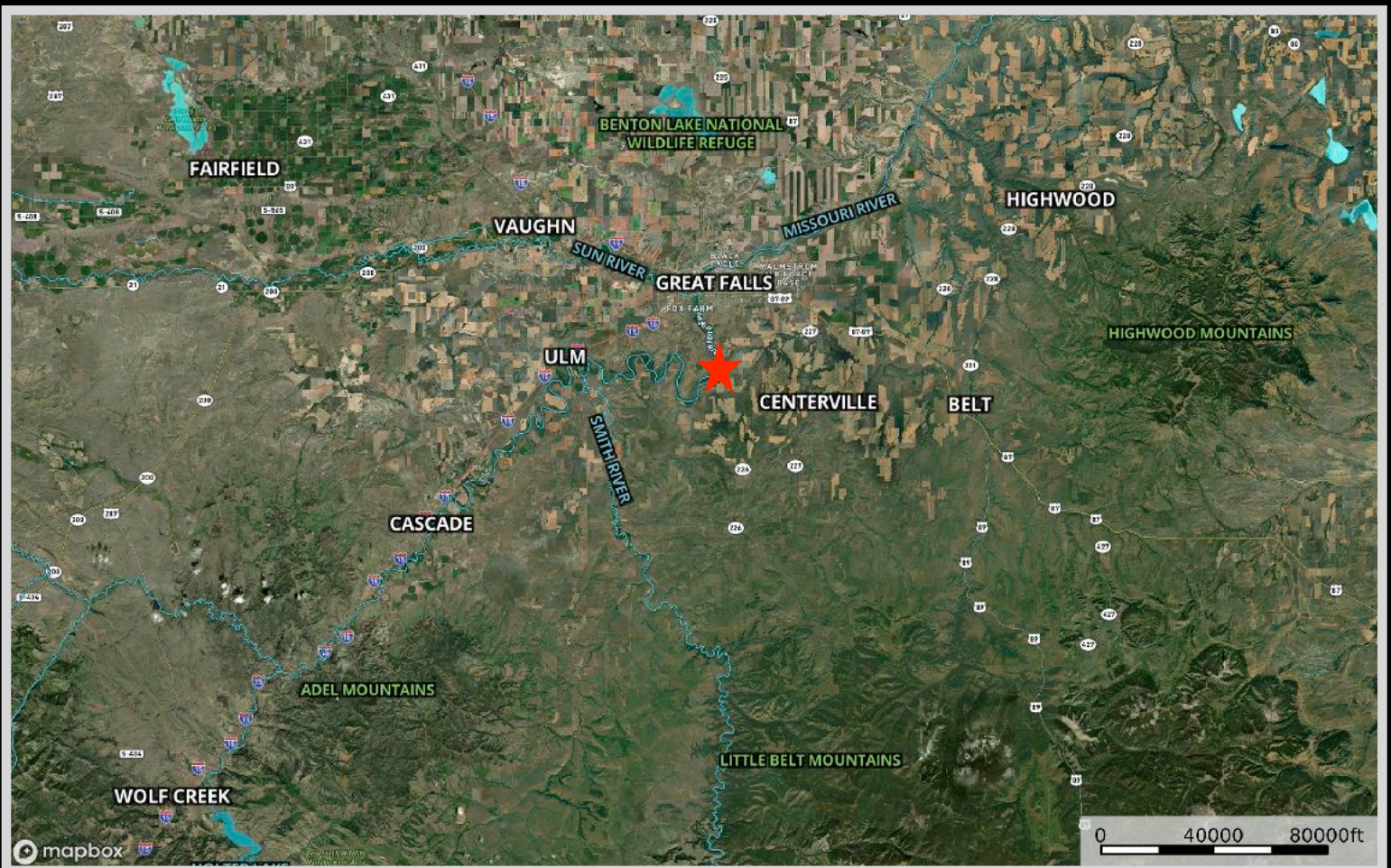
Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|---------------|--|--------------|-------|-----|-------|------|
| 187 | Tally fine sandy loam, 2 to 8 percent slopes | 21.88 | 75.87 | 0 | 24 | 4e |
| 172 | Ryell-Rivra complex | 3.56 | 12.34 | 0 | 15 | 4e |
| 127 | Lihen loamy sand, 2 to 8 percent slopes | 2.25 | 7.8 | 0 | 22 | 6e |
| 128 | Lihen loamy sand, 8 to 20 percent slopes | 1.1 | 3.81 | 0 | 20 | 6e |
| 237 | Water | 0.04 | 0.14 | 0 | - | - |
| TOTALS | | 28.83(*) | 100% | - | 22.54 | 4.23 |

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.

Property Maps



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