

# CORDER

AND ASSOCIATES, LLC



## *Crystal Mountain Road Ranch*

18711 Crystal Mountain Rd., Three Forks, MT 59752

*Offered at \$2,500,000*

*Presented Exclusively by*  
**Jocelyn Charlo, REALTOR®**

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# Property Information

**Lot Size:** 97.22 deeded acres

**Taxes:** \$2,265.46 (2022)

**Legal:** S19, T04 N, R03 E, C.O.S. 2757, PARCEL A,  
ACRES 97.22

**Year Built:** 1995

**Bed/Bath:** 2 Bed/2 Bath

**Square Footage:** 1,300

**HVAC:** Gas forced air; Central air conditioning;  
Fireplace

**Water/Sewer:** Well; Septic

**Appliances/Personal Property:** Range/Oven,  
Microwave, Refrigerator

**Garage:** 2 car; 4 stall shop

**Special Enhancements/Extras:** Underground  
sprinkler system; Security cameras; Gazebo;  
Hardwood floors; Oversized deck

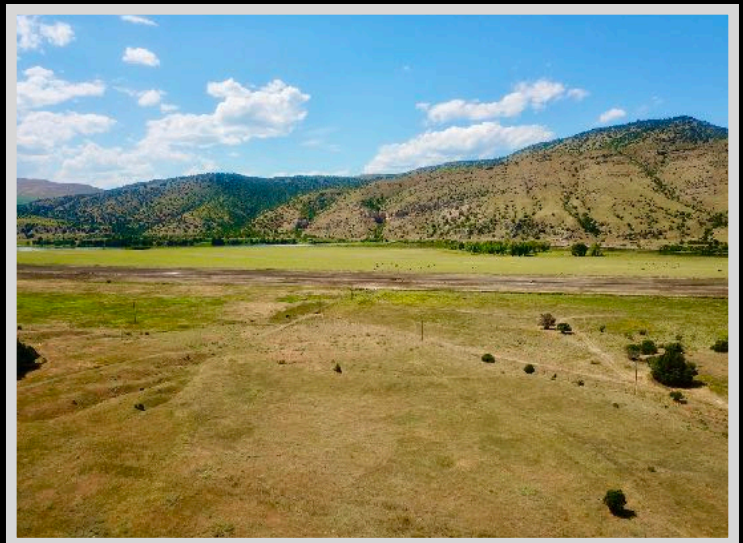
**Covenants/HOAs:** None

**Elevation:** 4,000 ft.



Property Fly Over

Tour the home virtually!



## *Executive Summary*

*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.*

*Experience the 360° Land Tour*



## *Local Area*

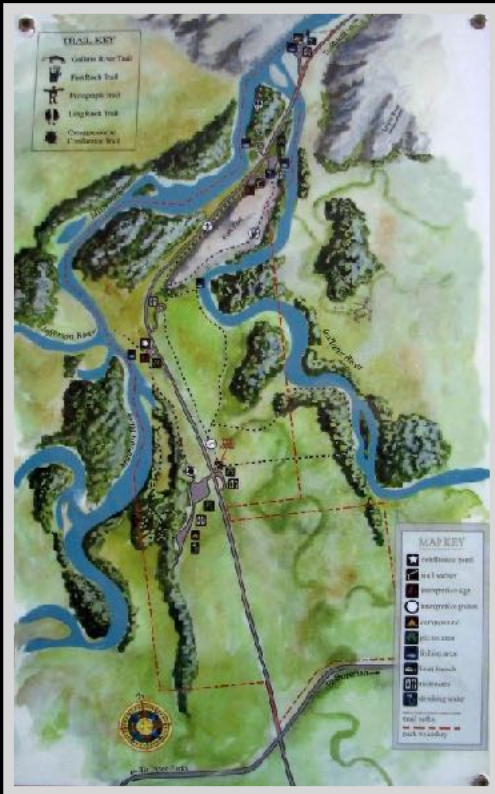
*Just off I-90 is the recreational mecca of Three Forks, Montana. Three Forks is rich with the historical expedition of Lewis and Clark and how they discovered the confluence of the Jefferson, Madison, and Gallatin rivers. There is much to do regarding outdoor adventuring: fishing, hiking, floating, bicycling, hunting, and much more. Three Forks also has a 9-hole golf course with panoramic views of beautiful scenery all around while you swing away.*

*Between all of the major cities in Montana is the county seat of Broadwater County, Townsend. Located in the Missouri River Valley between the Big Belt and the Elkhorn Mountains, where the Missouri River opens into Canyon Ferry Lake (Montana's 3<sup>rd</sup> largest body of water), Townsend was named by railroad officials in 1883. It was then that a rail stop was made because businesses were becoming more established to support the gold mining in this region. Land lots then were just \$5 apiece! Famed explorers Lewis and Clark traveled through in 1805. The mighty Missouri River borders the town, and the area is nicknamed the "Valley of Adventure" because of the vast outdoor opportunities that are readily available. Large areas of BLM and state land surround the town. Townsend is just 15 minutes from Canyon Ferry Lake which is one of Montana's most sought-after recreational spots. The lake provides activities of boating, ice boat sailing, year-round fishing for Trout, Salmon, Perch, and Walleye, camping, sightseeing, picnicking, hiking, hunting, and swimming. It is also conveniently near 4 major ski areas ranging from 1.5 to 3 hours away. In addition, the Broadwater County Museum is located in Townsend and holds unique artifacts such as an authentic painted buffalo robe. A short drive of 35 minutes will get you to the state capital of Helena.*

# Area Attractions

## Headwaters Trail System

Enjoy the paved network of trails that enrich your journey along the beautiful countryside paralleling the Milwaukee Railroad bed. End your ride or walk on the banks of the Jefferson River.



## Headwaters State Park

Journey through the park and learn about the history of the area through the information provided by the interpretive signs leading to vistas that commemorate Lewis and Clark's Corps of Discovery Encampment. This is the spot where the famous explorers discovered the source of the Missouri River. For your enjoyment, there are camping and picnicking spots and access to the river to hit up some fishing. It is 8 miles northeast of Three Forks.

## Madison River

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

there is enough for all to enjoy success on these waters.

## Gallatin River

The Gallatin River flows for 12 miles from its origin where the East and West Gallatin Rivers meet and join the Jefferson and Madison and form the mighty Missouri. Flowing through a fertile agricultural valley, the Gallatin River irrigates and nourishes grazing and farmlands. This river is perfect for wade fishing along the banks or in the deep pools providing coverage for fish. Game fish include Brown and Rainbow Trout and Mountain Whitefish. Access is easy to find, and the river is open all year round for the avid fisherman.

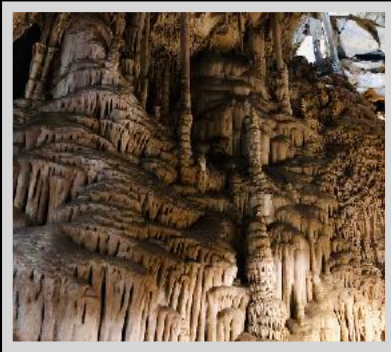


## The Missouri River

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!

## Canyon Ferry Lake

The Canyon Ferry Valley is rich with recreational opportunities! The lake spans 25 miles leaving plenty of room to boat, fish, sport fish, sail, swim, water ski, and more. It is proudly Montana's 3<sup>rd</sup> largest body of water and a popular destination for outdoor enthusiasts. Twenty-four recreation sites are maintained by the Bureau of Reclamation. Fishing is phenomenal and you can reel in Trout, Salmon, Perch, and Walleye year-round. When the snow flies, the lake is dotted with ice fishing huts and is also utilized for ice skating and iceboat sailing. In addition, there is the Canyon Ferry Wildlife Management Area which encompasses 5,129 acres. The goal of this area is to maintain the existing habitat and provide a place for wildlife viewing and hunting. Archery, shotgun, muzzleloader, and traditional handguns can be used to hunt white-tailed deer and birds such as pheasants, ducks, and Canadian geese. The area is superb for viewing migratory or nesting birds such as Canada geese, double-crested cormorants, American white pelicans, Caspian tern, and ospreys. White-tailed deer, beaver, raccoon, mink, red fox, and sometimes otters and moose can be observed.



## Lewis and Clark Caverns State Park

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

## Madison Buffalo Jump Monument

Archaeologists have been attracted to this monument as it is one of the larger Indian pishkun of buffalo jumps before Indians had horses for hunting. It is a great place to relive the excitement of the hunt and catch a glimpse of how life was!



## Museum of the Rockies

Visit the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils.



## Yellowstone National Park

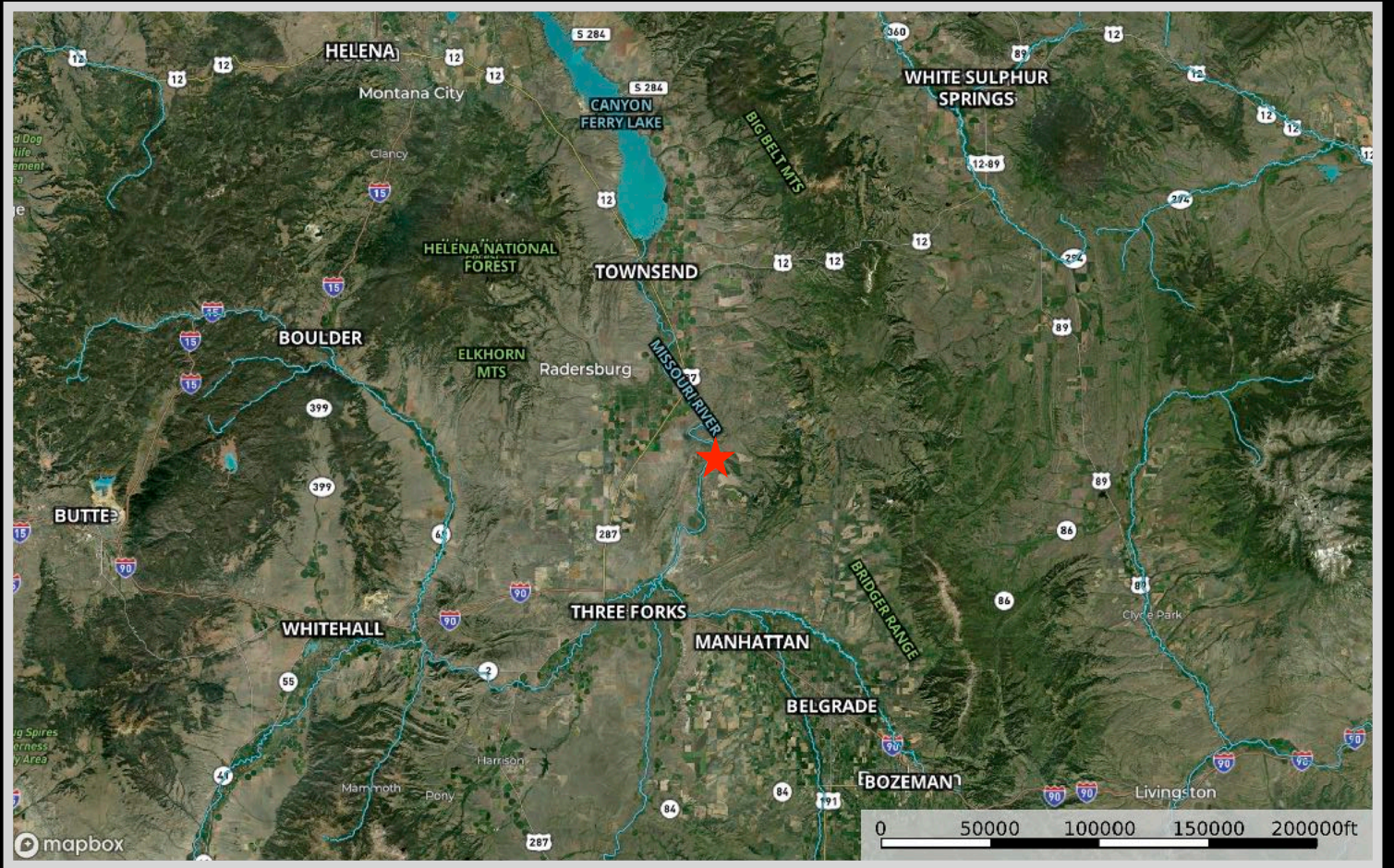
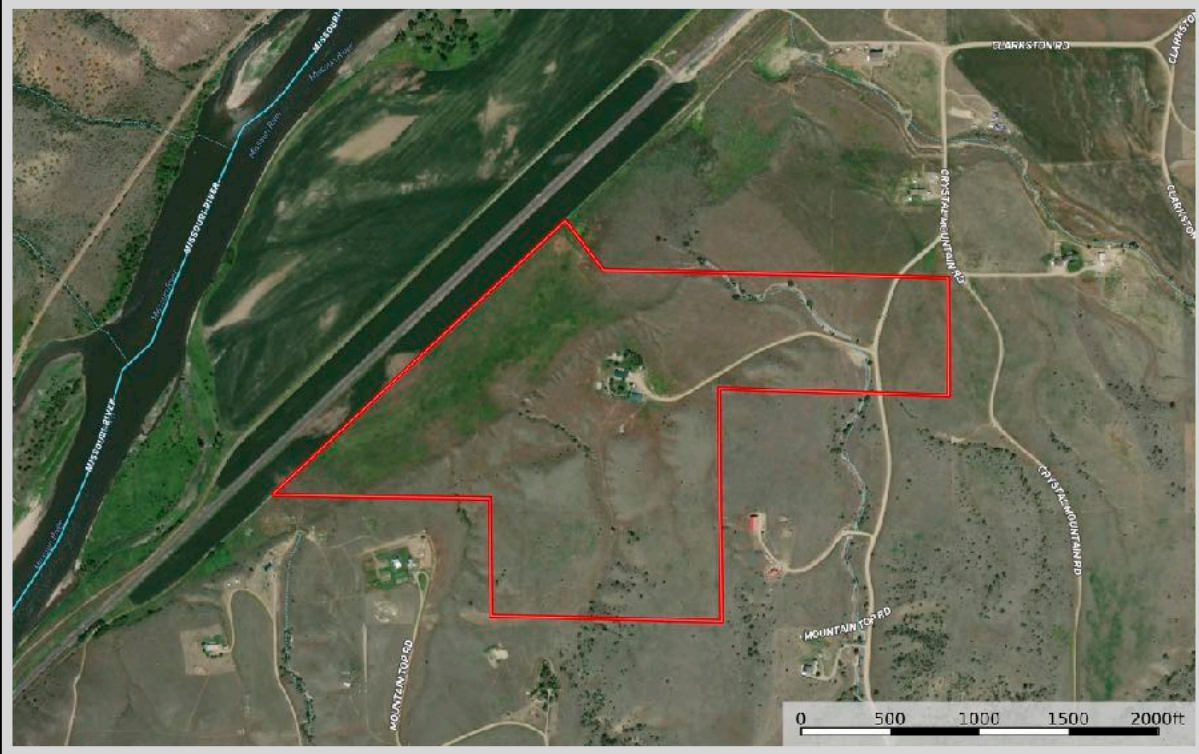
Yellowstone National Park is a mere 90 minutes away where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!

## Bridger Bowl Ski & Snowboard Resort

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



# Property Map



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