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CORDER

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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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54 | COMMERCIAL



64 | MEET OUR TEAM

RAFTER J RANCH

STILLWATER COUNTY, MONTANA

MLS# 30000445	2,104± Acres	\$ 2,674,999
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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.

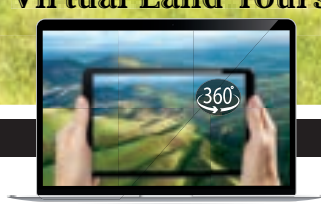


Located between Townsend and Three Forks, Montana, Crystal Mountain Road winds through the gently rolling terrain to bring you home to this 97.22-acre property. The ranch-style home consists of 1,300 square feet in an open-concept floor plan. Hardwood floors encompass the 2-bedroom, 2-bathroom home, 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.



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



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



LUXURIOUS COUNTRY RETREAT

TETON COUNTY, MONTANA

MLS# 30035157

30± Acres

\$ 2,650,000



Welcome to your paradise tucked away in the serene landscapes of Power, Montana. This exquisite property offers an unparalleled blend of country living with high-end luxury amenities, providing an idyllic retreat for those seeking both tranquility and adventure. 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 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.

This expansive estate is a self-contained haven, designed to meet all your entertainment and vacation needs without ever stepping off the premises.

Outdoor Experiences

2+ Acre Bass Fishing Pond: Cast a line and reel in bass in your private fishing pond, perfect for lazy afternoons under the vast Montana sky.

Acres to Roam: Explore the extensive grounds, offering ample space for nature walks and picnics amidst the natural beauty of the property.

52" Pool with Solar Heat Pump: Dive into the refreshing waters of your solar-heated pool, ensuring comfortable temperatures year-round.

Par 3 Tee Box with Automatic Ball Dispenser: Practice your swing on the golf tee box equipped with an automatic ball dispenser, bringing the course to your doorstep.

30' x 50' Basketball Court with Pickleball Setup: Enjoy a game of basketball or switch it up with pickleball on this versatile court that caters to sports enthusiasts.

Firepit Overlooking Pond and Town of Power: Gather around the firepit with family and friends, sharing stories and s'mores while enjoying panoramic views of the pond and the charming town.

Relish Relaxation Inside

Wine Bar and Gas Fireplace: Unwind in the cozy ambiance of the wine bar, complete with a gas fireplace to set the perfect mood for relaxation or entertaining.

Private Deck Off Master Bedroom: Wake up to breathtaking views of the fishing pond from the private deck of the master suite, an ideal spot for morning coffee or evening stargazing.

Fitness Room and Sauna: Stay active in your personal fitness room and relax in the soothing sauna located on the main deck, offering a spa-like experience at home.

Oversized 8-Person Hot Tub: Relish in the luxury of the oversized hot tub, perfect for soaking away stress while enjoying the surrounding natural beauty.

Enclosed Dog Kennel: Your furry companions will love their own space within the secure and comfortable enclosed dog kennel.

The property is beautifully positioned to offer stunning views of the Muddy Creek Breaks, providing a picturesque backdrop to this luxurious setting. Whether you're enjoying a sunrise or a sunset, the ever-changing colors of the landscape will captivate you.

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.



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

MISSOURI RIVER VALLEY RESERVE

CASCADE COUNTY, MONTANA

MLS# 30049774

272± Acres

\$ 1,500,000



Bright yellow wildflowers sway across open meadows, while dramatic rock outcroppings shape fantastic landforms and stunning cliffs. Towering, forested trees frame the horizon, etched against a brilliant blue sky. From the top of this vast 272.19-acre property, panoramic views of the Missouri River winding through the valley offer a breathtaking sight. Nestled within the rugged beauty of the Adel Mountains, this untamed land is where nature still reigns. Rocky Mountain bighorn sheep—tracked by Montana Fish, Wildlife & Parks—call this land home, alongside thriving populations of elk and deer that

graze its meadows and roam its forests. Two seasonal springs course through the property, offering crystal-clear waters and enhancing the area's appeal for both wildlife and recreation. While the land boasts exceptional recreational opportunities—ideal for hiking, hunting, and wildlife viewing—it also holds potential as prime grazing ground for cattle or horses. Located in the sought-after Dearborn Valley, renowned for its world-class fishing and hunting, this property is a rare opportunity to own a piece of Montana's wild heart.



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

SADDLE BUTTE ESTATES

HILL COUNTY, MONTANA

MLS# 30018289 23± Acres \$ 1,200,000



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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THE LAST BEST PLACE

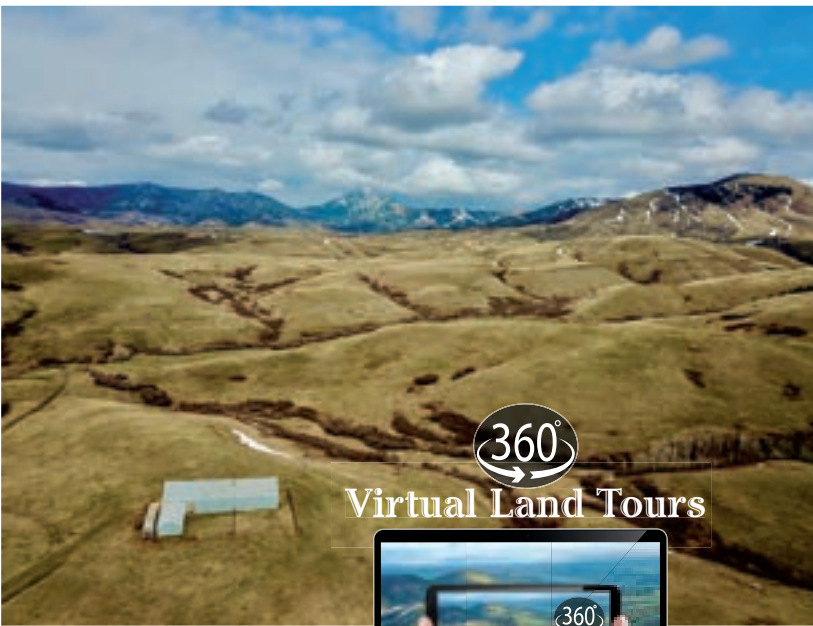
JUDITH BASIN COUNTY, MONTANA

MLS# 30039042	160± Acres	\$ 990,000
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Discover the beautiful aspects of Montana, all rolled into one adaptable property! From where the 40' x 100' shop is situated, enjoy the sweeping vistas of the Highwood Mountains and the gently rolling terrain with coulees resembling veins supporting natural springs and various wildlife species. Cora Creek traverses the northern portion of these 160 acres. North of Raynesford, Montana, this property offers a rural lifestyle with plenty of space to explore and fresh air to breathe. The seller has invested significant effort into the infrastructure and dirt work, with three sides fenced, allowing you to bring your horses and cows. At the end of the gravel driveway is a shop, barn, shed, and corrals. A 2,800 sq. ft. portion of the shop has already

been finished with insulation, sheetrock, and trim with the electrical all run in. The area operates from a generator and could be further customized to a buyer's desire. Build your dream home or a vacation cabin. Take advantage of the short commute to Belt or Great Falls or use it as a base camp for hunting adventures. The Little Belt Mountains and Highwood Mountains provide exceptional hunting, fishing, hiking, and other outdoor recreation. Showdown Ski area is a short drive away, perfect for a day or weekend of skiing on fresh powder. Not bringing any animals? Lease out the pasture land for supplemental income. Experience the fusion of beauty, versatility, and opportunity in this Montana property!



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FORT BENTON OVERLOOK RANCH

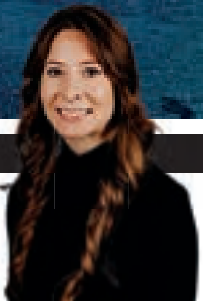
CHOUTEAU COUNTY, MONTANA

MLS# 30046955	94± Acres	\$ 720,000
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Overlooking the picturesque valley carved out by the mighty Missouri River, marking the birthplace of Montana, this meticulously maintained 94.1-acre property offers a unique blend of rustic charm and modern comfort. The residence features a 1,848-square-foot manufactured home with three bedrooms and two bathrooms, situated on a solid poured concrete foundation with double-wall insulated skirting for enhanced energy efficiency. Designed to complement the cowboy lifestyle, the property includes well-appointed corrals, a barn, and pens, including a designated maternity pen. The primary bedroom boasts a spacious walk-in closet and an ensuite bathroom equipped with a soothing soaking tub, ideal for unwinding after a day spent tending to livestock. Step out onto the covered back porch to enjoy breathtaking views of the Highwood Mountains and the stunning landscape that surrounds you.

Thoughtful landscaping, concrete sidewalks, and functional outbuildings enhance the property's appeal. The expansive 40' x 48' shop features three stalls, providing ample space for equipment, recreational vehicles, or additional storage. In addition, bring your creative business ideas to run out of the shop! This property is a rare find, combining modern amenities with a warm, inviting atmosphere that you will be proud to call home. The entire property has been well planned and constructed. With vast open spaces, there are abundant opportunities for outdoor activities such as horseback riding, hiking, and exploring the natural beauty that envelops you. The nearby Missouri River adds an adventurous element, perfect for fishing or simply relishing the serene waters. Fort Benton is a two-minute drive while Great Falls is just 45 minutes making a commute convenient. Schedule a showing to experience the exceptional qualities this property has to offer!



Bailey Bahnmitter, REALTOR® 406-750-6553 • bailey@corderland.com

TURKEY TRACK RANCH NORTH PARCEL

PHILLIPS COUNTY, MONTANA

MLS# 30036645	880± Acres	\$ 700,000
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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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VITAL BLACKFOOT VALLEY VISION

LEWIS & CLARK COUNTY, MONTANA

MLS# 30030828	80± Acres	\$ 650,000
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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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FARM & RANCH

properties

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

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FLAT CREEK RANCH

CASCADE COUNTY, MONTANA

MLS# 30024054	269± Acres	\$ 537,500
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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
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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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SPORTSMAN’S HUNTING RETREAT

BROADWATER COUNTY, MONTANA

MLS# 30030242	163± Acres	\$ 499,000
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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!



GLACIER VIEWS OUT IN THE COUNTRY

PONDERA COUNTY, MONTANA

MLS# 30041810	10± Acres	\$ 275,000
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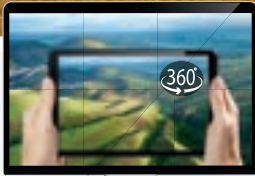


Allow the country roads to guide you to a property brimming with potential! This 10-acre parcel on Glacier View Road presents an excellent opportunity for your homestead with gorgeous views of the high-rising peaks of Glacier National Park. Surrounded by farm fields, the area is quiet and private. You can either bring your horses and renovate the existing two-bedroom, one-bathroom home or embark on a new construction project. The property features several outbuildings that once echoed with the distinctive sounds of rebuilt Harleys and rat rods, as well as a one-stall garage. The surrounding area offers exceptional hunting opportunities for antelope, game birds, and deer,

while anglers will appreciate the abundance of rivers and streams nearby. Lake Frances, located just over six miles from the property, provides additional recreational options, and a landing strip nearby ensures convenient access to Pondera County. For those needing to travel further, the International Airport in Great Falls is an 85-mile drive away. Valier, Montana is a 6.3-mile drive and has basic amenities where you can enjoy a hot dinner and a cold drink. Embrace the small community and the endless nights under a sky full of stars!



360°
Virtual Land Tours



COUNTRY LAND FOR RIDIN’ OR LIVIN’

HILL COUNTY, MONTANA

MLS# 30019880

20± Acres

\$ 275,000



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

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



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\$ 2,000,000



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

\$ 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

\$ 425,000



LAND FULL OF OPPORTUNITY

CHOUTEAU COUNTY, MONTANA



- 28 acres
- No CCR
- No HOA
- MLS # 30031742



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



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

\$ 595,000




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

\$ 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

\$ 250,000




DESTINATION MONTANA DREAM-BELLY ACRES


HILL COUNTY, MONTANA



- 5.38 acres
- No CCR
- No HOA
- MLS # 30044086



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

\$ 225,000



HIGHWOOD MOUNTAIN VIEWS

CHOUTEAU COUNTY, MONTANA



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



April Stene, BROKER and REALTOR®
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april@corderland.com



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

\$ 225,000



PRIMARY CHOUTEAU COUNTY PLOT

CHOUTEAU COUNTY, MONTANA



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

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406-564-8442
april@corderland.com



\$ 175,000



SUPREME MOUNTAINSIDE GETAWAY

CASCADE COUNTY, MONTANA



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

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



\$ 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



\$ 115,000



COUNTRYMAN CREEK RANCH ACREAGE

STILLWATER COUNTY, MONTANA



- 10 acres
- CCR
- HOA
- MLS # 30050936

Kate Sousa, **REALTOR®**
406-370-1490 • kate@corderland.com



\$ 198,000



WONDERFUL WILDERNESS CLUB RESORT LOT

LINCOLN COUNTY, MONTANA



- 0.15 acres
- CCR
- HOA
- MLS # 30039492

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



\$ 90,000



CITY LOTS WITH UTILITIES

CHOUTEAU COUNTY, MONTANA



- 0.193 acres
- No CCR
- No HOA
- MLS # 30043307

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



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



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Commercial General Liability and Property

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\$89,000



EXCEPTIONAL ELK RIDGE RESIDENTIAL LOT

BROADWATER COUNTY, MONTANA



- 1.04 acres
- CCR
- HOA
- MLS # 30038839



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

\$ 25,000



PENNSYLVANIA STREET LOTS

BLAINE COUNTY, MONTANA



- 0.386 acres
- No CCR
- No HOA
- MLS # 30040969



Bailey Bahnmler, REALTOR®
406-750-6553 • bailey@corderland.com

Client
TESTIMONIAL

“

★★★★★ We have dealt with Trampus on a number of transactions and to our complete satisfaction. He and his staff have our complete confidence and trust. I wouldn't think of using anyone else.”

~ Marlonne McGuire

\$ 50,000



FORT BENTON CITY LOTS

CHOUTEAU COUNTY, MONTANA



- 0.382 acres
- No CCR
- No HOA
- MLS # 30049662

Jennifer Birkeland, REALTOR®
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Kaitlyn Lyders
(406) 570-3256

Living the Life We Sell®



Dedman Foundation

April 3rd, 2025

April Stene

The Dedman Foundation is a small animal rescue in Central Montana, proudly serving Chouteau County and surrounding areas. It is a non-profit animal rescue that has been in business for over 25 years. The Foundation's main goal is to bring people and adoptable animals together while also ensuring animals have a happy, clean, comfortable, and loving place to call home no matter how long or short their stay is.



Highwood Women's Club

May 19th, 2025

Jennifer Birkeland

The Highwood Women's Club is dedicated to helping the community of Highwood, whether it be raising funds for the town upkeep or donating to the women's club scholarship fund.



Since its inception 17 years ago, Corder and Associates' team members have given back thousands every year to local non-profits of their choice with our **Give Back Program**. In response to the support and care we receive from our local community members and businesses, we believe it is our responsibility to give back a portion of our proceeds to non-profits within those communities.



Trail Life Scouting

April 8th, 2025

Jennifer Simundic

Trail Life Scouting is a new program started by a local church group. Trail Life USA is a Church-Based, Christ-centered, Boy-Focused mentoring and discipleship journey that speaks to a boy's heart. Established on timeless values derived from the Bible and set in the context of outdoor adventure, boys from age 5 to 17 are engaged in a Troop setting by male mentors where they are challenged to grow in character, understand their purpose, serve their community, and develop practical leadership skills to carry out the mission for which they were created.



The Food Bank of the Valley

May 26th, 2025

Trish Brown

The Food Bank of the Valley is a 501(c)(3) organization established in 1980, dedicated to serving the families in need throughout Granite County.

Services Offered:

A diverse selection of food items, wild game meat, canned goods, seasonal produce. There are no requirements to receive food; anyone is welcome to join and can access assistance monthly or whenever needed. The organization is committed to extending God's love by meeting the needs of our neighbors.



CJI Booster Club

April 27th, 2025

Kaitlyn Lyders

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



CJI Football Gridiron Camp

April 27th, 2025

Kaitlyn Lyders

This is a 2-day, 6-session, full-contact junior high football camp that has a heavy emphasis on fundamentals. Every year, we bring in numerous coaches from all over and all school classifications to share their knowledge with the campers. Not only does the CJI Football program do amazing things for current players, but it also supports and encourages younger and upcoming players to get involved and learn.



Corder and Associates Scholarships

May 26th, 2025

Corder and Associates

Corder and Associates has been contributing scholarships as part of their Give Back Program for 17 years and counting! Giving back to the community is a passion for the Corder and Associates team. Through the Give Back Program, agents donate portions of their earnings to a nonprofit of their choice. In addition to the Give Back contributions and the scholarship awards, well over \$100,000 has been donated and awarded!

- Chase Tinklenberg (Highwood)
- Sadie Cole (Fort Benton)
- Addison Reichelt (Fort Benton)
- Kellen Diehkans (Fort Benton)
- Tiegan Reimer (Fort Benton)
- Madison Jones (Geraldine)



PICTURESQUE CASCADE BASIN RANCH

CASCADE COUNTY, MONTANA

MLS# 30043783	53.33± Acres	3 bed/3 bath	4,000 sq ft	\$ 1,050,000
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This remarkable home, set on 53.33 acres, offers breathtaking views of the Adel and Little Belt Mountains from its expansive deck. The snow-capped peaks are echoed in the pitched roof design of the 4,000-square-foot ranch-style residence. The open-concept layout features three bedrooms and three bathrooms, complemented by a cozy rock fireplace and a wood-burning stove. The kitchen is beautifully appointed with red oak cabinetry. The daylight basement, while unfinished, is framed and prepared for your custom plans and personal touches.

The master suite boasts a spacious bathroom equipped with a garden tub, a large, tiled shower, and a private toilet area. Large windows throughout the home allow abundant natural light to fill the space. Additionally, the property includes a concrete pad for a customizable attached 2 car garage, a monolithic concrete shop pad, and a barn, making it an excellent candidate for equestrian use. With wide open spaces, clean air, and 52 acres to explore, this central Montana ranchette is an inviting property to come home to!



MODERN EXECUTIVE-STYLE HOME

HILL COUNTY, MONTANA

MLS# 30021482	3± Acres	5 bed/5 bath	4,127 sq ft	\$ 950,000
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Southeast of Havre, Montana amid the Saddle Butte Estates, a Modern Executive style home radiates luxury and freedom on 3 acres. The enchanting turn-key residence mimics the Big Sky of Montana with vaulted ceilings and rustic, elegant features making the home warm and inviting. With 4,127 square feet, the 5-bedroom, 5-bathroom estate encompasses updated hardwood, engineered hardwood, and luxury vinyl plank flooring. The kitchen is a common

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



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

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

WILDERNESS CLUB RUSTIC RETREAT

LINCOLN COUNTY, MONTANA

MLS# 30049746	0.1± Acres	2 bed/2 bath	1,299 sq ft	\$ 804,500
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Claim your slice of Montana with this delightful two-bedroom cottage, featuring a cozy loft. Situated on a corner lot, this residence offers a prime location with convenient access to a variety of outdoor activities, including hiking trails and nearby waterways. Just a short drive from Whitefish, this cabin strikes an ideal balance between seclusion and accessibility. This delightful two-bedroom, two-bathroom

cabin is filled with natural light, thanks to its expansive sliding glass doors. The covered deck serves as an idyllic setting for relaxation and enjoying freshly prepared barbecues. Cozy up beside the inviting wood-burning fireplace or unwind in the cedar hot tub while taking in the vast Montana sky. Experience the charm of this turnkey rustic retreat that could soon be your own!



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MAGICAL MILL CREEK CABIN

DEER LODGE COUNTY, MONTANA

MLS# 30049418	20.1± Acres	2 bed/1 bath	1,300 sq ft	\$ 700,000
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Embodying the essence of coziness and warmth, this property located near Anaconda, Montana, boasts ideal features: waterfront access, abundant recreational opportunities, privacy, and stunning views. Spanning 20.1 acres, the main cabin includes two bedrooms and one bathroom, complete with a woodstove to keep warm during chilly Montana evenings. The meticulously maintained property also features a guest house, greenhouse, workshop, dog kennel, and shed. A balcony extending from the loft area offers a perfect space

for reading, relaxation, and enjoying the breathtaking surroundings. With charming knotty pine accents, both the cabin and guest house provide an authentic Montana experience, with hunting, fishing, skiing, hiking, and more just moments away. With seven hundred feet of Mill Creek frontage, the property attracts wildlife, ensuring the area remains pristine and lush. Begin your Montana dream here!



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

TESTIMONIALS

~ Our clients say it best

... but don't just take our word for it.

Client TESTIMONIAL

“

★★★★★ Our agent was truly amazing and made my experience of selling my property very simple and worry free. I would recommend using them to anyone looking to sell or buy real estate.”

~ Rob Kopp

Client TESTIMONIAL

“

★★★★★ All went smoothly. Very happy with how our agent guided my brother and I through the home buying process. Very grateful.”

~ Brad Sausser

Client TESTIMONIAL

“

★★★★★ I sold my property while living all the way in South Carolina. My team was so helpful in making the process as smooth as selling can be. I never had an issue or questions they couldn't help me solve/answer. They definitely put in the extra effort and I'm very thankful!”

~ Jamala Christiaens

RESIDENTIAL

properties

CONDON COTTAGE AND SAWMILL

MISSOULA COUNTY, MONTANA

MLS# 30033069

5± Acres

2 bed/1 bath

832 sq ft

\$ 624,000



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



PURSUIT OF ROCKY MOUNTAIN PEACE

TETON COUNTY, MONTANA

MLS# 30024465	2± Acres	3 bed/3 bath	1,764 sq ft	\$ 550,000
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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

PEACEFUL PRAIRIE LIVING

TOOLE COUNTY, MONTANA

MLS# 30043336	20± Acres	4 bed/2 bath	3,426 sq ft	\$ 525,000
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Among farm fields and coulees, this expansive 20-acre property in Toole County offers a spacious 4-bedroom, 1.75-bathroom home that spans 3,426 square feet. The residence features dry storage in the basement, a laundry room, and unique touches like a handmade resin kitchen counter, all complemented by beautiful hardwood floors that enhance its rustic charm. The onsite pond provides irrigation for the lawn via a well house, and the property includes three large garages/workshops, a barn, a chicken coop, and a tack shed, making it perfect for those who wish to bring their horses or other animals to enjoy rural Montana

living. In the farmyard, there is a single wide on a permanent foundation that may need some attention. Located just 10.5 miles from Sunburst, Montana, this area is renowned for excellent hunting opportunities, including birds, antelope, and deer, with elk and other wildlife roaming the Sweet Grass Hills. Consider taking the scenic 66-mile drive for a breathtaking day trip, or head to Lake Elwell for fantastic fishing. Plus, Sunburst serves as the gateway to Canada, offering even more adventures! Golf in Shelby or take a drive to Glacier National Park! This property offers water, outbuildings, and opportunities abound!



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



RENOVATED BEAUTY WITH BONUS APARTMENT

YELLOWSTONE COUNTY, MONTANA

MLS# 30051277	0.135± Acres	4 bed/3 bath	2,401 sq ft	\$ 439,900
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Sleek and sophisticated, this spacious home features 3 bedrooms and 2 bathrooms, showcasing a brand-new kitchen with modern finishes, stylishly updated bathrooms, and fresh flooring throughout. The property also includes a versatile 1-bedroom, 1-bathroom apartment with a private entrance—perfect for use as a short- or long-term rental, a mother-in-law suite, or a private retreat for an older child. Enjoy outdoor living on the covered patio, ideal for relaxing or

entertaining. Inside, the main living area offers both comfort and functionality, perfect for everyday living or hosting guests. Additional updates include new paint, trim, windows, and doors, making this a truly move-in-ready home with nothing left to do but settle in. Don't miss this unique opportunity to own a beautifully updated home with flexible living options in an ideal Billings location.



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

BIG TIMBER BEAUTY

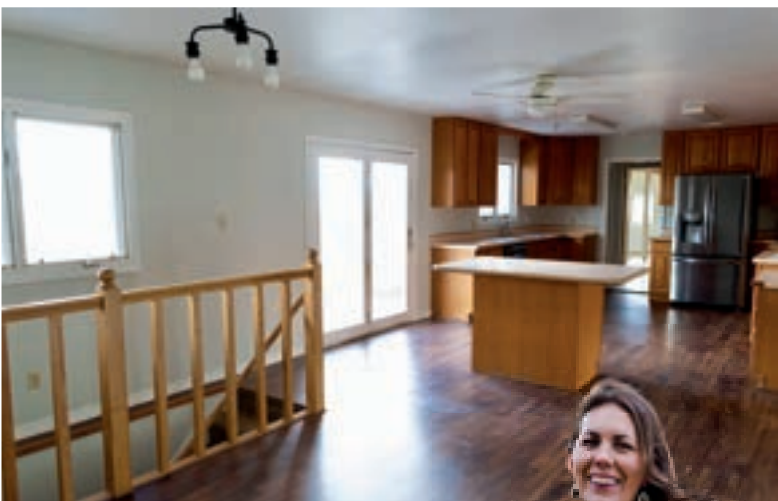
SWEET GRASS COUNTY, MONTANA

MLS# 30024041	0.4± Acres	5 bed/3 bath	3,382 sq ft	\$ 385,000
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The ranch-style home in Big Timber offers a spectacular view of the majestic snow-capped Crazy Mountains from its backyard. Spanning 3,382 square feet, the residence provides ample space for comfortable living on its expansive corner lot. The main-level living room, complete with a cozy fireplace, exudes warmth and charm. Featuring vaulted ceilings and a bar area, the second living space on

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



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

LIVING DUCK LAKE LUXURY

GLACIER COUNTY, MONTANA

MLS# 30038008	0.92± Acres	3 bed/2 bath	1,584 sq ft	\$ 375,000
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Situated on the south shore of Duck Lake in Glacier County, Montana, this meticulously maintained waterfront property is now available for the first time in over forty years. Spanning just under one acre, the property features several outbuildings and a home, all equipped with metal roofs and maintenance-free siding. The residence encompasses 1,548 square feet, offering three bedrooms and two full bathrooms, all conveniently located on a single level with an open-concept layout. This remarkable property boasts numerous features and luxuries that contribute to comfort, convenience, and bliss.

The residence can serve as a full-time home or a vacation retreat, coming fully furnished with showroom-quality sofas and bunk beds in the bedrooms. Its turnkey status allows for immediate enjoyment. The sellers have thoughtfully prepared everything, enabling buyers to appreciate the allure of this waterfront haven. The living room includes two 8-foot bunks with lighting situated in a cozy corner nook. The elegantly decorated primary bedroom ensures ultimate comfort, while the ensuite bathroom features a double vanity and a separate shower area. The home offers abundant storage throughout and is heated by a warm woodstove in the living room, complemented by a propane heater that is rarely needed. An electric fireplace enhances the ambiance. The kitchen is fully stocked with maple cabinetry and a walk-in pantry, and five hardwired security cameras ensure safety and security.

An expansive 8' x 62' screened porch invites you to relax while enjoying breathtaking sunsets behind the majestic Rocky Mountains. The property includes two detached garages, one of which is a 24' x 50' pull-through shop/garage, ideal for parking a boat, camper, side-by-side, or vehicles.

With 160 feet of shoreline, create lasting memories on Duck Lake, where a retractable 72' dock provides direct access to the trout-filled waters. Bring your

boat, kayak, paddleboard, swimsuit, and fishing gear to fully embrace this serene setting. For those chilly days when the lake is frozen, the ice fishing house offers a heated alternative for winter activities. Duck Lake is stocked twice a year with Rainbow Trout, making it a prime location for fishing enthusiasts. While enjoying the tranquil blue waters, be captivated by views of Chief Mountain and Glacier National Park, with the Saint Mary's entrance just 12 miles away and Many Glacier a mere 30 minutes away. Additionally, Waterton National Park lies just over the US-Canadian border, offering more breathtaking vistas and wildlife experiences.

Some properties around the lake primarily operate as VRBOs and are consistently booked from April to October, attracting tourists due to their proximity to national parks. Owners can enjoy the property between rentals, making it a worthwhile investment. The property is accessible year-round, and winterization is straightforward, requiring only a few adjustments to the system, all water lines are located in the ceiling and drain via gravity. Heating tape in the well provides added peace of mind during extreme cold spells, while R12 insulation ensures impenetrable warmth and protection.

As the day gently fades below the horizon and the kids tire from the property's zipline adventure, the sunsets over Duck Lake become a picturesque spectacle. Gather around the firepit in the "Outback" for a cozy evening, complete with marshmallows and a hammock for relaxation. Hinged covers open to reveal screened areas that capture stunning views, natural light, and vibrant stars on clear nights. If you have ever wished for a turnkey lake house near a world-renowned national park embodying the enchantment of Montana, this is your chance at an incredible, one-of-a-kind property!



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



HOMESTEAD & HIDEAWAY IN BIG TIMBER

SWEET GRASS COUNTY, MONTANA

MLS# 30050935	0.129± Acres	2 bed/1 bath	1,192 sq ft	\$ 335,000
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Bright window boxes overflowing with colorful petunias greet you at this charming retreat in Big Timber. Nestled on a well-manicured lawn and enveloped in the sweet scent of lilacs, this delightful property features a 2-bedroom, 1-bathroom main home, plus a versatile 1-bedroom, 1-bathroom accessory dwelling unit (ADU). The ADU offers endless possibilities—perfect as a guest

suite, home office, mother-in-law quarters, or even a profitable Airbnb. With its own private entrance and dedicated parking, it ensures privacy and convenience for both residents and guests. The main home spans a comfortable 1,192 square feet on a single level, thoughtfully designed for easy living. A tall privacy fence enhances the feeling of seclusion, making this home your peaceful Montana escape!



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



COZY CONRAD RESIDENCE

PONDERA COUNTY, MONTANA

MLS# 30043965	0.279± Acres	4 bed/2 bath	2,832 sq ft	\$ 325,000
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New flooring installation is scheduled for the upper level of this charming 2,832 square-foot home located in Conrad, Montana. The residence features four bedrooms and two bathrooms, complemented by a cozy fireplace that warms the ambiance. Residents can enjoy the spacious layout, along with front and back porches and a separate courtyard area. Additionally, the property includes a detached two-car garage and a fenced backyard. Be sure to take note of the generous size of the master bedroom!



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

GREAT FALLS CONDO

CASCADE COUNTY, MONTANA

MLS# 30041619	0± Acres	2 bed/2 bath	936 sq ft	\$ 225,000
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Located in the heart of Great Falls, Montana, this contemporary two-bedroom, two-bathroom condominium is now available for purchase. The unit boasts several sophisticated upgrades, including a smart refrigerator and a flat-top range, enhancing both functionality and style. For convenience, a one-stall garage is situated adjacent to the condo, protecting your vehicle from the elements. Storage solutions are efficiently organized with hooks and shelving. During the hot summer months, you can relish the comfort of central air conditioning and bask in the sunlight on the enclosed patio area. This turnkey condominium, located in a central area, represents a prudent investment in a burgeoning community.



Aerie Reilly, REALTOR® 406-570-5853 • aerie@corderland.com

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COTTAGE OF COMFORT

CHOUTEAU COUNTY, MONTANA



- 0.193 acres
- 3 bed / 2 bath
- 1,456 square feet
- MLS # 30050653

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



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



\$ 210,000



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



\$ 150,000



CONTEMPORARY AESTHETIC & MOUNTAIN VIEWS

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



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



\$ 85,000



CLEVELAND ROAD RENTAL INVESTMENT

BLAINE COUNTY, MONTANA



- 0.66 acres
- 2 bed / 1 bath
- 1,449 square feet
- MLS # 30041090

Bailey Bahnmler, REALTOR®
406-750-6553 • bailey@corderland.com



\$ 189,000



CHARMING VICTORIAN RESIDENCE

PRAIRIE COUNTY, MONTANA



- 0.289 acres
- 6 bed / 4 bath
- 3,578 square feet
- MLS # 30039300

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



\$ 165,000



UNIQUE RESIDENTIAL OPPORTUNITY

PONDERA COUNTY, MONTANA



- 0.19 acres
- 6 bed / 3 bath
- 6,396 square feet
- MLS # 30043969

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



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www.sullivanbroconstructioninc.com

\$ 80,000



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



\$ 70,000



ILLINOIS STREET LOTS

BLAINE COUNTY, MONTANA



- 0.675 acres
- 3 bed / 1 bath
- 1,118 square feet
- MLS # 30041085

Bailey Bahnmitter, REALTOR®
406-750-6553 • bailey@corderland.com



\$ 55,000



MISSOURI STREET LOTS

BLAINE COUNTY, MONTANA



- 0.964 acres
- 3 bed
- 924 square feet
- MLS # 30040987

Bailey Bahnmitter, REALTOR®
406-750-6553 • bailey@corderland.com



\$50,000



NEW YORK STREET LOTS

BLAINE COUNTY, MONTANA



- 0.193 acres
- 2 bed / 1 bath
- 760 square feet
- MLS # 30040949

Bailey Bahnmitter, REALTOR®
406-750-6553 • bailey@corderland.com



As interest rates ease and markets stabilize, 2025 is set to be a promising year for the land industry, offering opportunities for both buyers and sellers. While rapid appreciation seen post-COVID-19 is unlikely, many expect 2025 to mirror the stability of 2024 in the land market.

KEY TRENDS INCLUDE

Low Listing Inventory: Many agents are still facing low listing inventory, which is expected to continue into 2025. High buyer demand amidst limited properties leads to quick sales and competitive offers, favoring sellers.

Stability in Farmland Values: Farmland values plateaued in 2024 after rapid gains post-COVID. Experts predict stability will continue, despite potential short-term disruptions. Historically, farmland retains its value through economic challenges.

Increased Urban Development: There's growing demand for commercial properties, particularly large warehouses and data centers, shifting from traditional office spaces. This trend boosts interest in rural land near power sources, creating opportunities for landowners.

Overall, 2025 will present numerous opportunities in the land real estate market. If you're looking for a farm or ranch to purchase or have one you'd like to sell, reach out to your trusted real estate experts at Corder and Associates!

DOWNTOWN COMMERCIAL BUILDING & WAREHOUSE CASCADe COUNTY, MONTANA

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



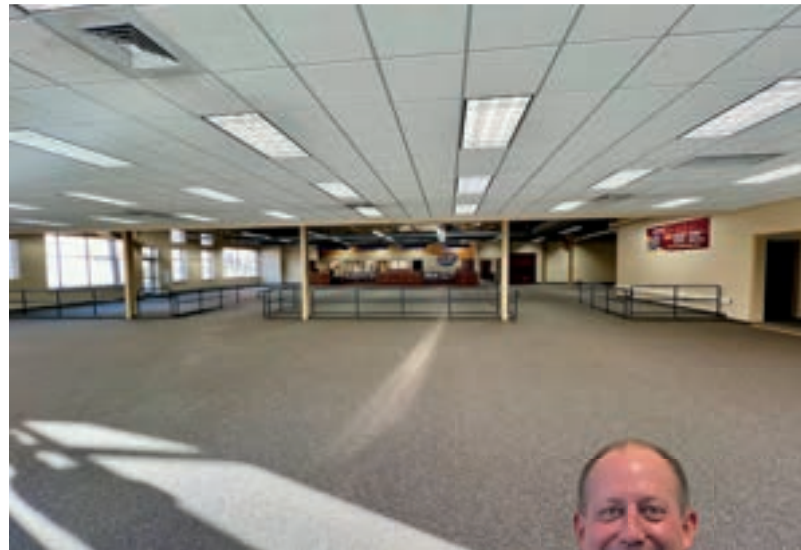
DOWNTOWN COMMERCIAL BUILDING CASCADe COUNTY, MONTANA

MLS# 30023693	0.34± Acres	15,000 sq ft	\$ 2,250,000
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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

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COMMERCIAL SHOP WITH HUGE POTENTIAL

GALLATIN COUNTY, MONTANA

MLS# 30041268	0± Acres	5,376 sq ft	\$ 975,000
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Manhattan, Montana presents a unique investment opportunity in a growing market. This small town is strategically located near Bozeman and Yellowstone National Park, ensuring consistent foot traffic from both residents and tourists. The area's economy shows strong potential, supported by a community that values local businesses. The shop is equipped with three overhead heaters and separate offices featuring radiant heating. Furthermore, it includes a dust collector and air system, making it suitable for woodworking, metalworking, or similar trades. Investing in a shop here allows you to tap into a diverse customer base, from

outdoor enthusiasts to local families. The community actively supports retail ventures, providing a conducive environment for business growth. Regular events, such as the Manhattan Potato Festival and farmers markets, enhance visibility and customer engagement, making it easier to establish a loyal clientele. With its commitment to fostering business development, Manhattan offers a promising landscape for investors looking to capitalize on small-town charm combined with significant growth potential. This is not just a property investment; it's an opportunity to contribute to and benefit from a vibrant local economy.



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

MULTIPURPOSE COMMERCIAL BUILDING

LIBERTY COUNTY, MONTANA

MLS# 30031783	1.03± Acres	5,040 sq ft	\$ 650,000
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Situated along the bustling Highway 2 in Chester, Montana, a commercial property on 1.03 acres is currently available for acquisition. This versatile retail space, encompassing 5,040 square feet, boasts ample parking facilities and a pre-installed security system, making it an ideal location for a wide range of businesses. The acreage presents an opportunity for expansion. Previously housing

a pharmacy, this well-maintained 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 strategic location and excellent condition of the building offer a prime opportunity to realize your entrepreneurial vision!



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
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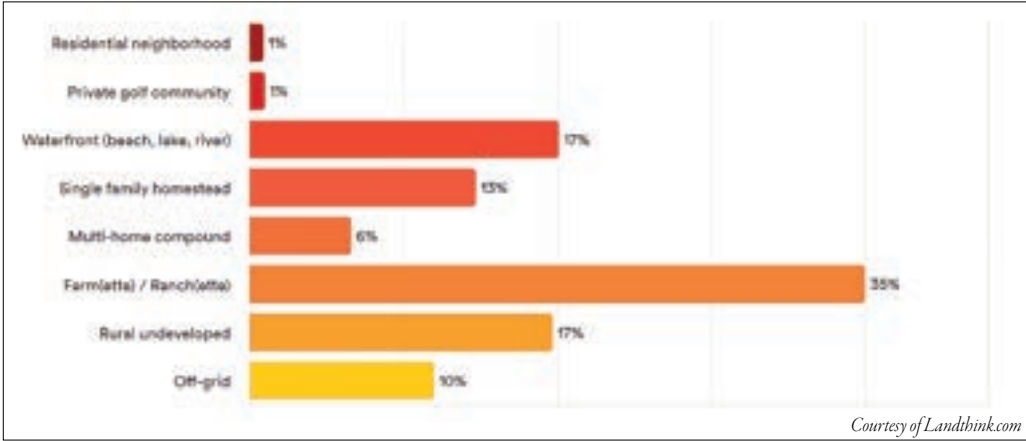
This remarkably well-maintained building needs a new venture! Previously housing a pharmacy, this building could be repurposed as office space, a boutique, a restaurant, a store for agricultural or automotive supplies, or even transformed into a bowling alley or a medical practice. The building's strategic 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

If you had the opportunity to reside on any type of land, irrespective of its size or location, what would you choose? Landthink posed this question to its readers, revealing that 35% of respondents favored a ranchette or farmette as their ideal living situation. Following closely were waterfront properties, which tied with rural undeveloped land. Historically, rural land, often referred to as ranchettes or farmettes, has been highly coveted. The COVID-19 pandemic has intensified this trend, as many Americans increasingly seek to escape urban environments in favor of more spacious and affordable living options. Residing in the countryside offers numerous appealing features, providing a personal slice of paradise.



Farmers can become quite annoyed if their operation is incorrectly labeled as a ranch. To sound knowledgeable, it's important to note that a ranch is a specific type of farm dedicated to herding and raising livestock, such as cattle or sheep. The primary function of a ranch is to breed, raise, and sell livestock, while a farm is focused on cultivating and selling crops.

Large-acreage farms can be quite costly per acre, especially if the land is irrigated or highly productive. The price per acre is influenced by factors such as the availability of property in the area, any easements or encumbrances, potential land uses, and the demand for those types of properties.

A ranchette or farmette typically refers to properties of 40 acres or less, which are often more affordable. These smaller properties usually come with outbuildings and a home, along with land designated for agricultural use. They can also generate income, enhancing their appeal. This setup allows individuals the opportunity to connect with the land and enjoy an agricultural lifestyle, all while managing a more manageable property size.

There are numerous reasons to consider investing in a farmette or ranchette.

Returning to Family Roots:

Farmettes are typically family-owned and operated, with everyone participating in daily activities for maintenance and upkeep. Children gain hands-on experience with nature, food production, animal care, and develop a strong work ethic along with a sense of responsibility.

Environmental Education:

As children learn the skills needed to manage a herd of cattle or cultivate a field of wheat, adults are also continuously gaining knowledge. Regardless of whether you choose organic practices, caring for the land is a vital aspect of owning a farmette or ranchette.

Boosting Income:

You can generate revenue by selling produce from your farm, including eggs, meat, honey, and even offering agritourism experiences. Many ranchettes incorporate an Airbnb element, allowing guests to stay and immerse themselves in the ranching lifestyle.

Serenity and Seclusion:

As you move further from the city, the hustle and bustle fades away, providing a tranquility that many people seek. You won't have to contend with nosy neighbors; the only visitors may be the curious deer wandering through!

Stunning Views:

There's something truly special about waking up to breathtaking sunrises with unobstructed vistas. The rolling coulees and expansive fields create a beautiful backdrop for a fulfilling life. As Tim McGraw beautifully expressed, there's nothing like watching your corn pop up in rows!

In addition to the rural agricultural lifestyle, the next type of property people would choose was a tie between waterfront properties and undeveloped land. Waterfront offers the recreational aspect along with the views and scenery. Undeveloped land is vacant without any outbuildings, improvements, driveways, or utilities. These properties could be the last piece to building a dream home. Other advantageous purposes include: recreation and relaxation, agriculture, long-term investment, tax benefits, freedom and privacy, and leasing opportunities.

They just don't make land anymore, so whether it's a farmette, ranchette, or waterfront property, purchasing acreage has many benefits. Let us know if you need assistance finding farms or ranches in Montana, Colorado, Wyoming, or North Dakota.



WHAT TYPE OF LAND WOULD YOU CHOOSE TO LIVE ON?

RIVERVIEW RESIDENCE & PROFESSIONAL PURSUIT

CHOUTEAU COUNTY, MONTANA

MLS# 30032431	0.26± Acres	2,810 sq ft	\$ 449,000
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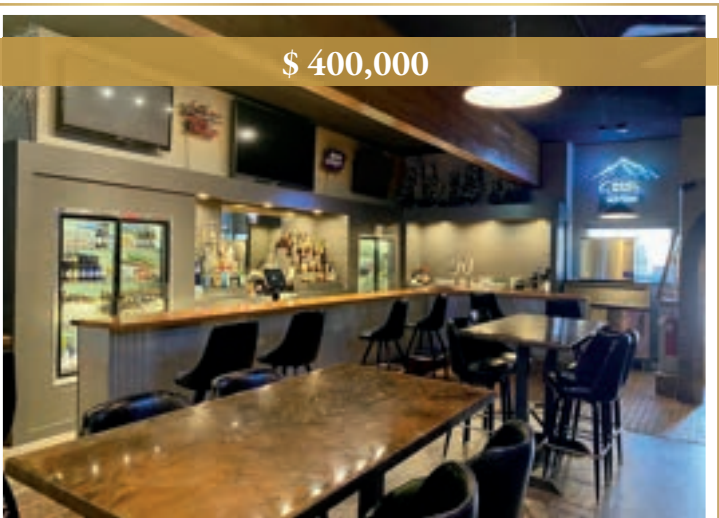


Capitalize on the current real estate trends by transforming the greenhouse area and adding multifamily housing to cater to the growing need for residential spaces. The relaxed zoning allows for this viable option to offer affordable housing while utilizing the storefront for an endless number of possible businesses. This dual-purpose approach allows for diversified income streams.

The property features a lavish 2,810-square-foot upstairs apartment with three bedrooms and two bathrooms. The spacious living area is adorned with hardwood floors and offers stunning views of the river, making it a delightful living space. This apartment could serve as the owner's residence while managing the business or as a rental property generating \$1,500 to \$2,000 per month. Given the high demand for rentals in Fort Benton, this presents a lucrative opportunity.



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



\$ 400,000

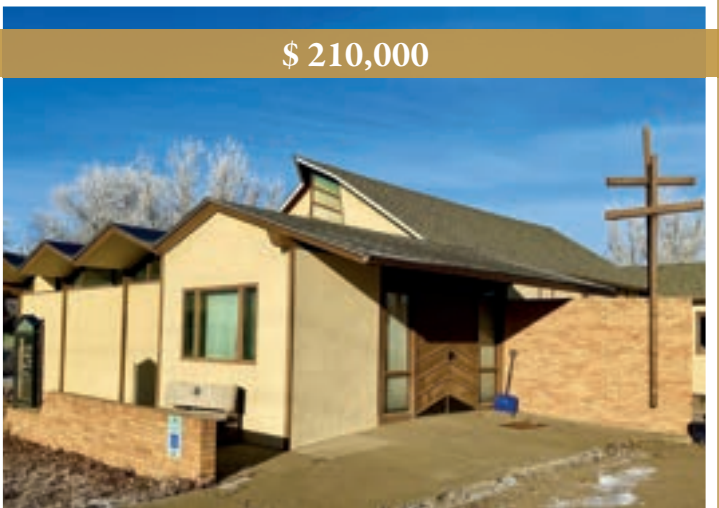
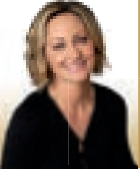
THE ALIBI LOUNGE

TOOLE COUNTY, MONTANA



- 0.145 acres
- 4,670 square feet
- License Included
- MLS # 30018190

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



\$ 210,000

HEAVENLY HINGHAM CHURCH

HILL COUNTY, MONTANA



- 0.482 acres
- 3,200 square feet
- MLS # 30039618

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



\$ 175,000

GOLDEN TRIANGLE GRAIN ELEVATOR

PONDERA COUNTY, MONTANA



- 1.527 acres
- MLS # 30000673

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



Client
TESTIMONIAL

“

★★★★★ Our agent was timely, knowledgeable, accurate, efficient, and really let us know she cared. It was clear to us she was doing everything in her power to help us get this deal done on time and on our budget. Thanks so much!”

~ John Andenoro

CATER TO THE HI-LINE AND BEYOND

TOOLE COUNTY, MONTANA

MLS# 30031052	0.138± Acres	1,456 sq ft	\$ 115,000
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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.



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

UTAH STREET TRAILER COURT

BLAINE COUNTY, MONTANA

MLS# 30041143	0.386± Acres	- sq ft	\$ 115,000
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The trailer court on Utah Street includes four lots, providing opportunities for rentals or leasing. This area features a wealth of recreational activities like hunting,

camping, boating, fishing, hiking, and skiing. Additionally, Chinook is located just 22 miles from Havre, Montana.



Bailey Bahnmitter, REALTOR® 406-750-6553 • bailey@corderland.com

Our Offices



Main Office Locations:

- ★ Fort Benton, Montana
- ★ Great Falls, Montana

We are licensed in Montana, Wyoming, North Dakota, and Colorado and we have intimate knowledge of each community while providing clients with a trusted partnership to find them the finest farms, ranches, and recreational properties.

CORDER
AND ASSOCIATES, LLC

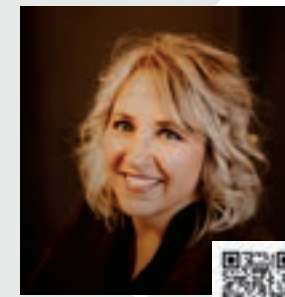


Trampus Corder, BROKER/OWNER and REALTOR®
Corders are fifth-generation farmers and understand what it takes to stay current with market trends.
406-622-3224
trampus@corderland.com



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



Bailey Bahnmitter, REALTOR®
Bailey's love for her home is as vast as the open prairie she cherishes, as constant as the ever-changing Montana weather, and as profound as the serenity that wraps around her rural haven.
406-750-6553
bailey@corderland.com



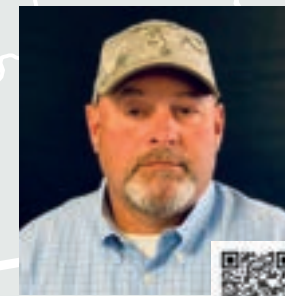
Brady Bergstrom, REALTOR®
His eagerness to facilitate sales stems from his genuine pleasure in aiding others. Brady's passion for the outdoors and his community shines through in every interaction and transaction!
406-544-0540
brady@corderland.com



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



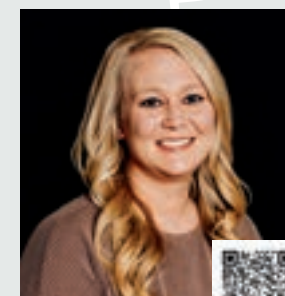
Aaron Carroll, REALTOR®
Aaron looks forward to helping people find their next adventure, whether it be a home, a ranch or purely recreational.
406-941-2495
aaron@corderland.com



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



Casha Corder, REALTOR®
Raised on her family's ranch in Fort Benton, Montana, Casha developed a strong passion for the agricultural lifestyle, which continues to shape her dedication to preserving and promoting the same traditions.
406-799-0931
casha@corderland.com



Amanda Holskey-White, REALTOR®
Amanda looks forward to helping her clients realize their visions of home and lifestyle in the Big Sky State!
406-750-7762
amanda@corderland.com



Kelsey Judisch-Eisenzimmer, REALTOR®
Raised up on a farm and ranch in Conrad, Montana, Kelsey Eisenzimmer fully harnessed the agricultural lifestyle.
661-281-5187
kelsey@corderland.com

Meet Our Team



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



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
julie@corderland.com



Eliseveta Ronakov, REALTOR®

From initial contact to closing, she is committed to supporting clients at every step.

406-260-5182
eve@corderland.com



Jennifer Simundic, REALTOR®

Reach out to Jennifer and create a quality partnership to assist with your real estate endeavors!

406-788-7703
jen@corderland.com



Kate Sousa, REALTOR®

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

406-370-1490
kate@corderland.com



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



Join Our Team!



Living the Life We Sell®

ARE YOU
INTERESTED
IN JOINING
CORDER AND ASSOCIATES
TEAM OF RURAL
LAND SPECIALISTS?

DO YOU ENJOY
SPENDING TIME
IN THE GREAT
OUTDOORS
INSTEAD OF IN
AN OFFICE?

WOULD YOU LIKE
TO ENJOY A
REWARDING CAREER
IN SELLING
RURAL LAND,
RECREATIONAL
PROPERTIES AND
AGRICULTURAL
ACREAGE?





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AND ASSOCIATES, LLC

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