

# CORDER

AND ASSOCIATES, LLC



*Glacier Views Out In The Country*

511 Glacier View Road, Valier, MT 59486

LandReport



*Offered at \$225,000*

*Presented Exclusively by*  
**Trampus Corder, Broker/Owner**

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406-622-3224 office  
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# Property Information

**Acres:** 10 deeded acres

**Taxes:** \$1,000.86 (2024)

**Legal:** S18, T30 N, R05 W, ACRES 10, NE4NE4NW4

**Year Built:** 1924

**Bed/Bath:** 1 Bed/1 Bath

**Square Footage:** 764

**HVAC:** Electric

**Water/Sewer:** Haul water; Septic

**Fencing:** Post and wire

**Hunting District:** 406

**Access:** Legal access via gravel Glacier View Rd.

## Executive Summary

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 one-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!



Experience this property  
virtually!



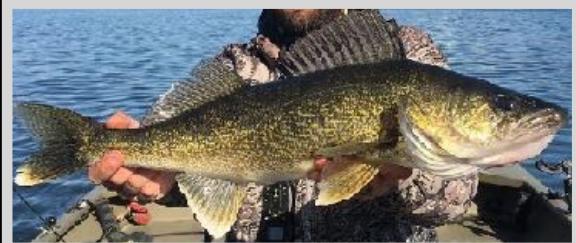
# Local Area

When the Montana Western Railroad Company brought the railroad through Valier, Montana, Peter Valier from LaCrosse, Wisconsin supervised the project. The town was thus named after Peter. This small farming community of Valier is located 14 miles west of I-15 in north central Montana, an area known as the Golden Triangle. As part of Pondera County, Valier lies along Lake Frances which offers year-round recreation. The lake was at one time three small lakes before the dam was built and Lake Frances was created.

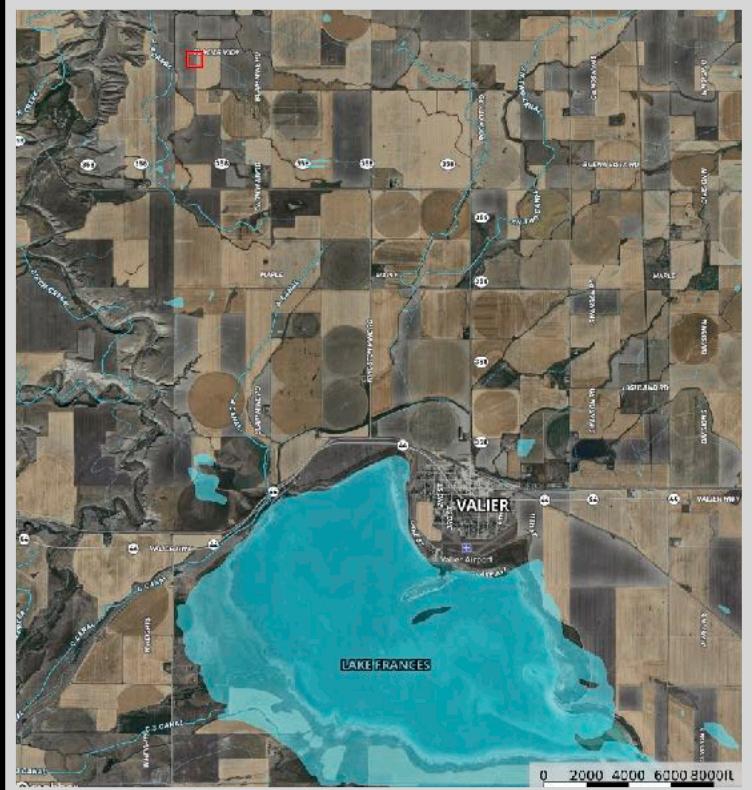
## Area Attractions

### Lake Frances

This beautiful lake in Pondera County has spectacular views of the Rocky Mountains and is a mountain-fed lake. Lake Frances offers year-round recreation including fishing for Perch, Pike, and Walleye, camping, water skiing, jet skiing, swimming, and windsurfing. In the winter ice fishing, snowmobiling, ice skating, and tubing on the ice are popular. Snowmobile ice drags are popular as an annual sport. There is a pavilion that was built by the Valier firemen that serve as a wonderful space for dances, wedding receptions, and reunions. A landing strip lies adjacent to the lake for easy access from flying in visitors. Fifty campsites allow for memorable campouts. There are two boat ramps. Hike or bike the trails and enjoy the scenic views of the Rocky Mountain Front. Bird watchers will delight in the shorebirds and waterbirds to watch. There is additionally a Great Blue Heron rookery on the nearby island.



The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber Reservoir. Walleye is the most abundant game fish, and every summer, there is a fishing tournament to declare the best fisherman. Walleye use the upper portion of the Marias for spawning thus the population remains in the river throughout the summer. Cold-water game fish such as Rainbow Trout and mountain whitefish inhabit this portion of the Marias but are lower in numbers. Northern pike, yellow perch, and burbot are other fish species that anglers seek. The non-game fish that inhabit these waters include common carp, Flathead chub, lake chub, emerald shiner, fathead minnow, longnose dace, and Rocky Mountain sculpin.



### Fishing the Marias River

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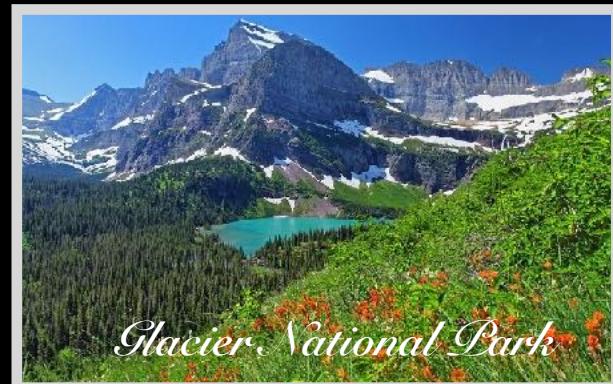
## **Rocky Mountain Front**

*This portion of Montana has a greater diversity of fish and wildlife than any other state in the US. With protection from the altering contours of the land and ample food from the surrounding farm fields, wildlife and birds alike flourish making this area a coveted destination during the hunting and fishing seasons. The area provides year-long habitat for mule and white-tailed deer, elk, mountain goat, bighorn sheep, and antelope. In addition, other furbearers such as beaver, mink, muskrat, otter, weasel, badger, coyote, lynx, bobcat, and mountain lion can all be found within a 100-mile radius. White-tail and mule deer maintain a healthy population here as it is a wintering destination for the species. Mule deer are often open-country deer offering those with farm ground or acres such as these a treasure trove of delicious tasting, large, beautiful bucks. Mule deer are not as shy as whitetails and are content with little cover or sparse brush. They have the distinctive large ears that stick out like a big V against a hillside. However, these big bucks, ones with a 30 inch inside antler spread, are quite challenging to track down. They prefer the rugged areas such as badlands and breaks. Glorious long walks through fields and up and down draws can reward you with a big mule deer buck. The open country can also provide the added challenge of bagging the swift antelope. These speed goats are all over the countryside, so the challenge is waiting for your acceptance. The drainages and foothills provide cover, coulees, and water for superb mule and white-tailed deer hunting. The area offers some of the most prime bow hunting for white-tailed hunting in the entire state. There are also plenty of pheasants, Hungarian Partridge, Rough Grouse, Blue Grouse, and Spruce Grouse. Bird watchers can revel in seeing Calliope, Rufus Hummingbird, Bluebird, Cassin Finch, Red Crossbill, Ferrungus Hawks, Pine Grosbeak and Western Tanager.*

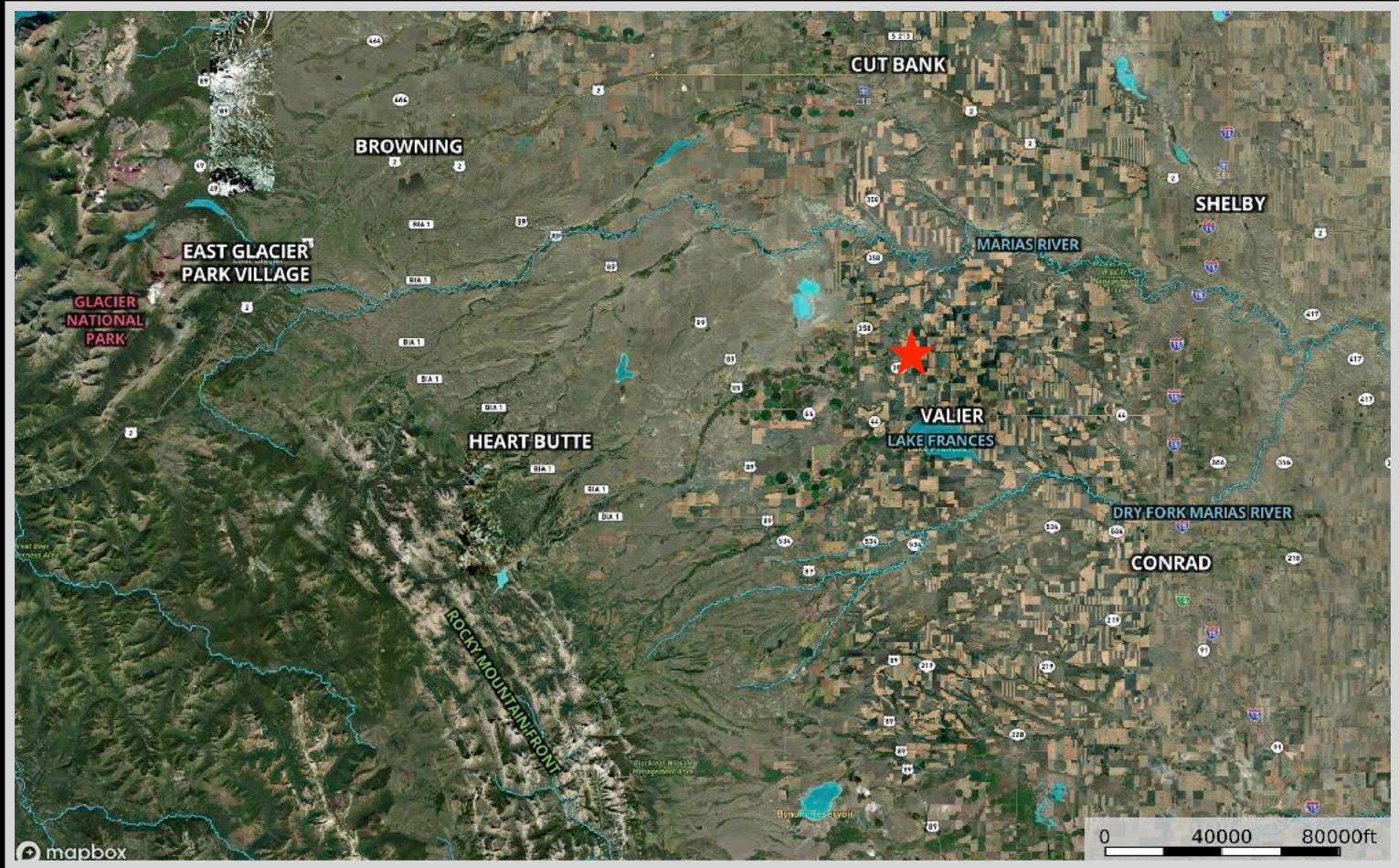
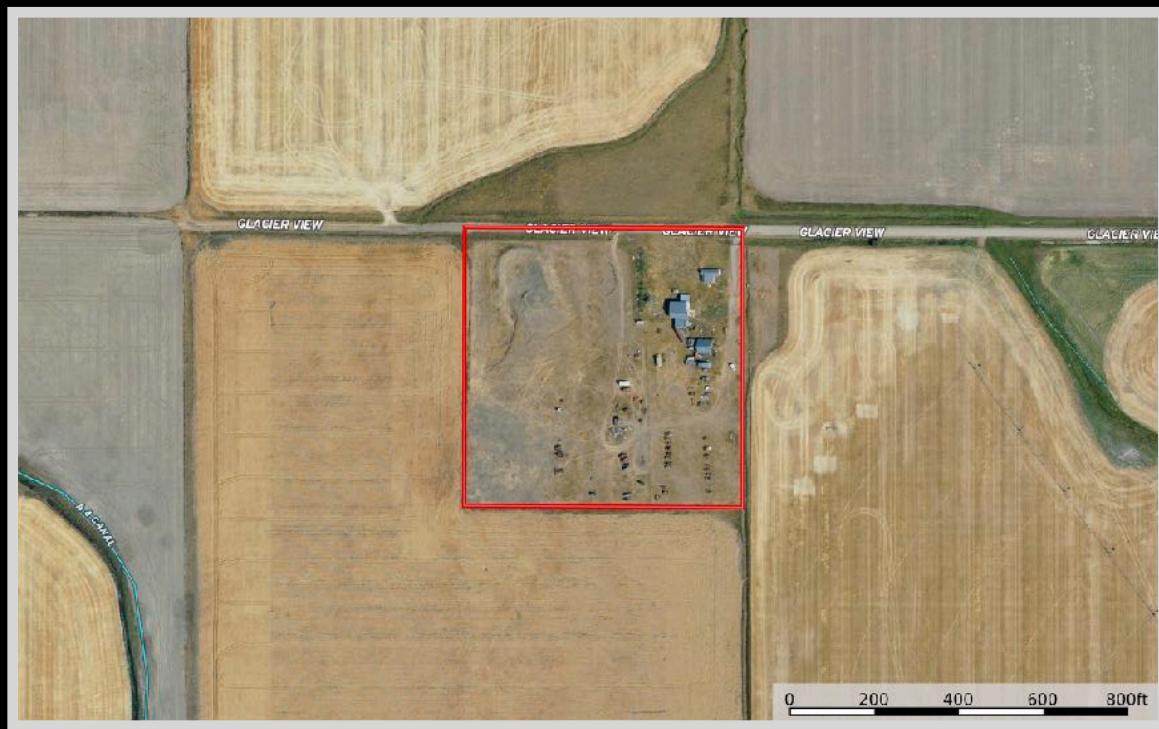


## **Glacier National Park**

*The coveted area nicknamed the “Crown of the Continent” for obvious reasons offers gems and views of gold in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged and tenacious mountains, and spectacular sparkling lakes. Visit the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier carved peaks and valleys, set your binoculars on a diverse range of wildlife of big horn sheep, mountain goats, deer, elk, ptarmigan, and both black and grizzly bear. This highway to heaven is a tough one to ever forget.*



# Property Maps



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