



Premier Property Collections
Volume 1 | 2026

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AND ASSOCIATES, LLC

Trusted Real Estate Experts



Living the Life We Sell®

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Sell Your Land With Powerful, Proven Strategies

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Multi-generation ranching and land expertise that understands the true value of your property.

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Targeted online marketing, SEO, and social media campaigns that bring serious buyers.

LET'S TALK ABOUT YOUR LAND

CorderLand.com

Corder and Associates, LLC

A Legacy in Land. A Modern Approach to Selling it.

At Corder & Associates, we combine generations of ranching experience with modern marketing strategies to deliver exceptional results for landowners.

OUR ROOTS

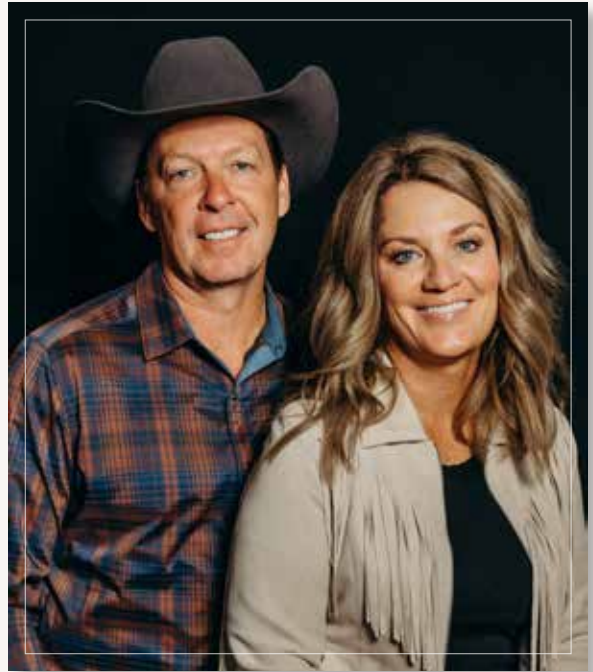
Our background in farming, ranching, and land management gives us a deeper understanding of the properties we represent –and the buyers seeking them.

OUR APPROACH

We blend high-impact marketing with data-driven strategy to position your property for maximum visibility and value.

OUR PROMISE

Clear communication, strong relationships, and a commitment to achieving the best outcome for every client.



Trampus & Staci Corder
Brokers / Owners

Contact Us

Phone: 833.783.3224

Email: corderland@gmail.com

Web: CorderLand.com



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VIRTUAL LAND TOURS

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56 | COMMERCIAL



68 | MEET OUR TEAM

PRAIRIE ROAD MOUNTAIN VISTAS

POWELL COUNTY, MONTANA

MLS# 30051977

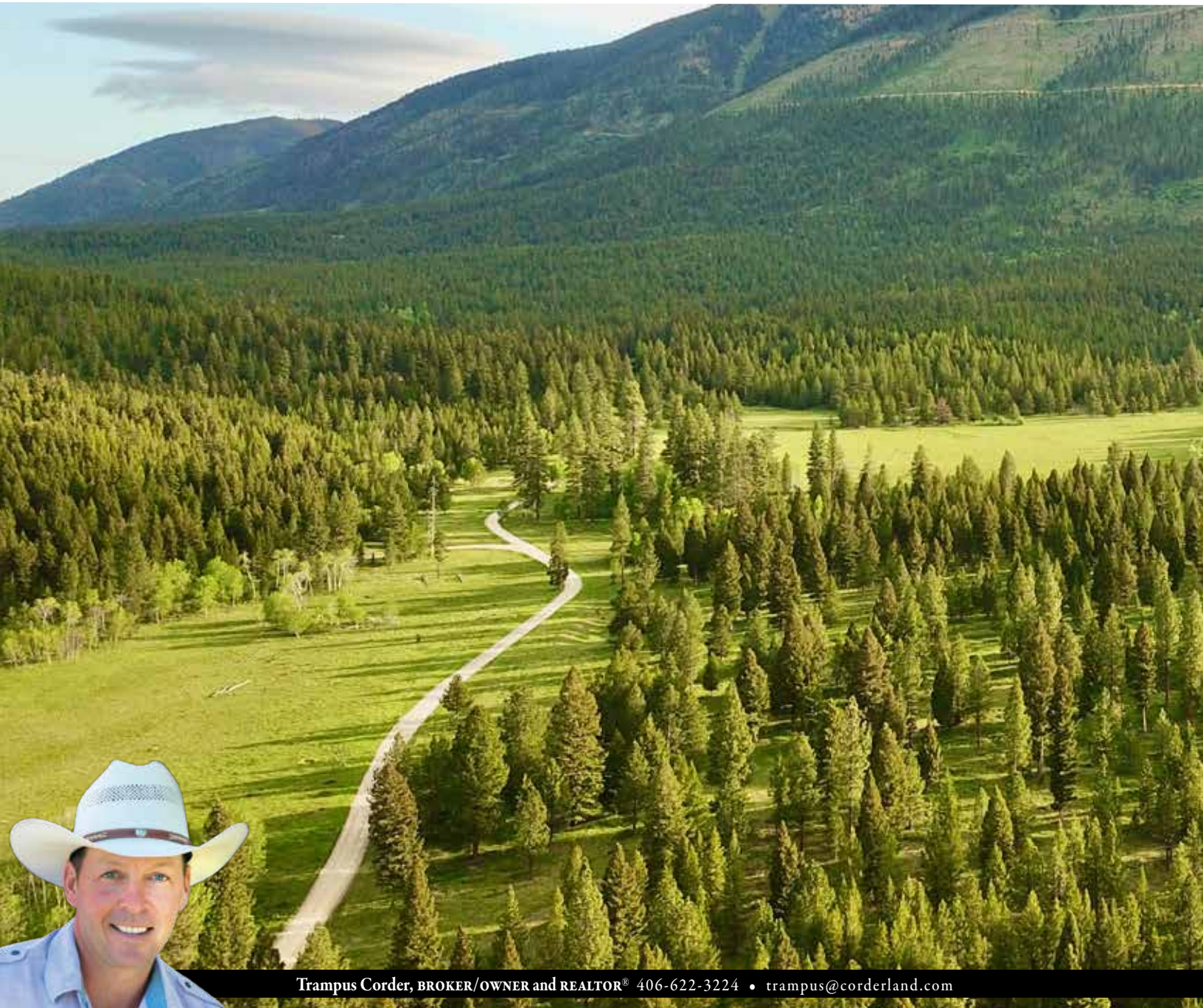
401.9± Acres

\$ 2,350,000



For the serious hunter or outdoor enthusiast, this 401.9-acre stretch of raw Montana wilderness offers the ultimate escape. Located just seven miles west of the timber town of Lincoln, this private mountain property lies in a prime wildlife corridor near the Continental Divide—renowned for its trophy game and unmatched backcountry access. Whether you're chasing the bugle of a rutting bull elk in September or tracking deer through the timber come rifle season, this land delivers. Elk, whitetail and mule deer, black bear, mountain lion, and other species are known to roam this area heavily. Game trails crisscross the property, and the terrain varies from rolling meadows to dense timber—ideal habitat and great visibility for glassing or setting up blinds. A

gravel road traverses the property, offering easy access for trucks, side-by-sides, or snowmobiles, so you can hunt or scout without limits. No covenants or HOAs are restricting your use, giving you the freedom to build a hunting cabin, park a camper, or establish a base camp for year-round recreation. In the off-season, ride your ATV, snowmobile, or horse through the forested trails, or forage for huckleberries and mushrooms. Fishing and floating opportunities await just across Highway 200 on the legendary Blackfoot River. The land comes with water rights for stock water and sits between Missoula and Great Falls—both with international airports—making travel and resupply easy.



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VALIER IRRIGATED FARM & FEEDLOT

PONDERA COUNTY, MONTANA

MLS# 30066274

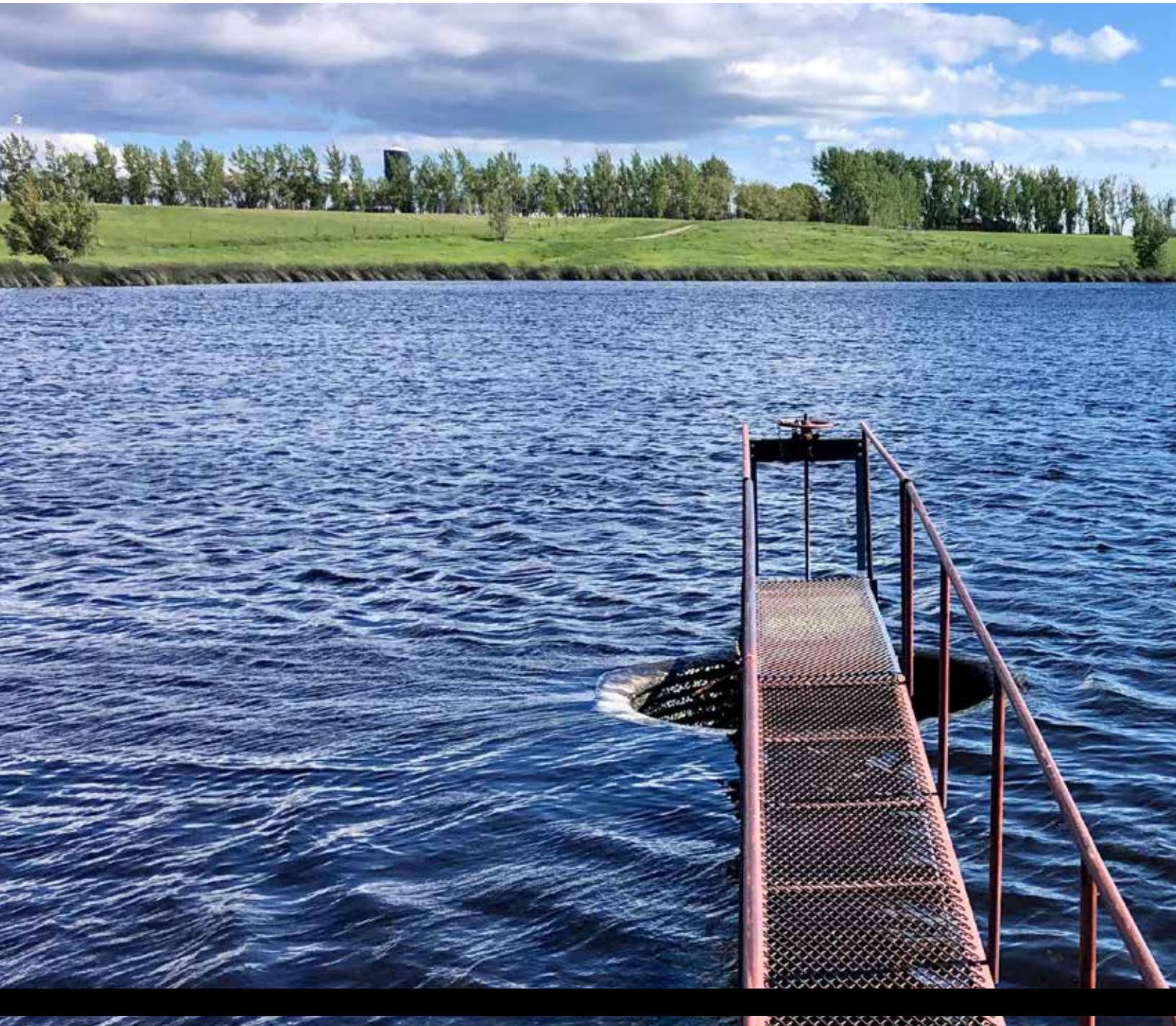
1,236± Acres

\$ 6,600,000



Located just 6.5 miles from Valier, Montana, this 1,236± deeded acre farm and ranch offers a rare combination of productive irrigated farmland, livestock infrastructure, significant water rights, and year-round recreational appeal. With 920 shares of Pondera County Canal & Reservoir Company water, eight center pivots irrigating approximately 768.59 acres, and additional flood-irrigated and dryland acreage, the property is well-positioned for continued agricultural productivity. Improvements include over 140,000 bushels of grain storage capacity with multiple aerated bins, a large Quonset building, feedlot facilities with four pens and 400 feet of concrete bunks, automatic waterers,

corrals, a heated 48' x 30' shop, and supporting infrastructure. A 150 acre-foot reservoir permitted for trout stocking enhances both operational water management and recreational value. Historically planted to wheat, barley, pulse crops, alfalfa, and forage, the property benefits from strong soils and established production history. Located near Lake Frances and within reach of the Rocky Mountain Front, Bob Marshall Wilderness, and Glacier National Park, the ranch offers exceptional hunting, fishing, and outdoor access in addition to agricultural strength.





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GRAVEL AND GRAZING

GLACIER COUNTY, MONTANA

MLS# 30064907

240± Acres

\$ 3,900,000



Located on paved Starr School Road in Glacier County, Montana, this 240± acre property offers a rare opportunity to acquire a tested, DOT-quality aggregate source with excellent access and added grazing value. Its proximity to Browning and Glacier National Park makes it well positioned for regional infrastructure projects, contractors, and long-term investors. Extensive subsurface testing has already been completed. Twenty (20) sample wells were excavated, with laboratory results confirming the aggregate meets or exceeds Montana Department of Transportation standards for abrasion, soundness, and gradation. This is certified construction-grade material suitable for public works, road construction, and commercial use, significantly reducing

development risk. Apart from the mined or mining acres, the remaining acreage provides usable grazing land, allowing for interim agricultural use or future expansion. The property benefits from legal access via paved Starr School Road, a critical advantage for heavy hauling and efficient transport logistics. Road conditions in the area are well suited for truck traffic, supporting cost-effective movement of material to regional markets and project sites throughout north-central Montana. This offering combines verified aggregate resources, logistical advantages, and flexible land use, making it a compelling opportunity for DOT agencies, contractors, business owners, ranchers, and infrastructure-focused investors.



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VERSATILE CASCADE COUNTY CONTIGUOUS ACREAGE

CASCADE COUNTY, MONTANA

MLS# 30066876

482.29± Acres

\$ 3,600,000



Positioned just south of Great Falls in Cascade County, this 482.29± deeded acre holding presents a rare opportunity to acquire a versatile agricultural asset with multiple income streams and long-term appreciation potential. Whether you envision a working cattle operation, an investment-grade land hold, or a future residential development opportunity, this property is built to perform. With approximately 322.69 acres of productive pasture and 158.6 acres of tillable ground, the balance of this farm offers both grazing capacity and farming flexibility. Quality perimeter and cross fencing in excellent condition, established corrals, and natural water sources including springs support efficient livestock management.

The property also features:

- Well producing approximately 12 GPM
- Water rights in place
- Legal access throughout
- Existing 3-bedroom farmhouse (1890 build)
- Outbuildings including lean-to and detached garage

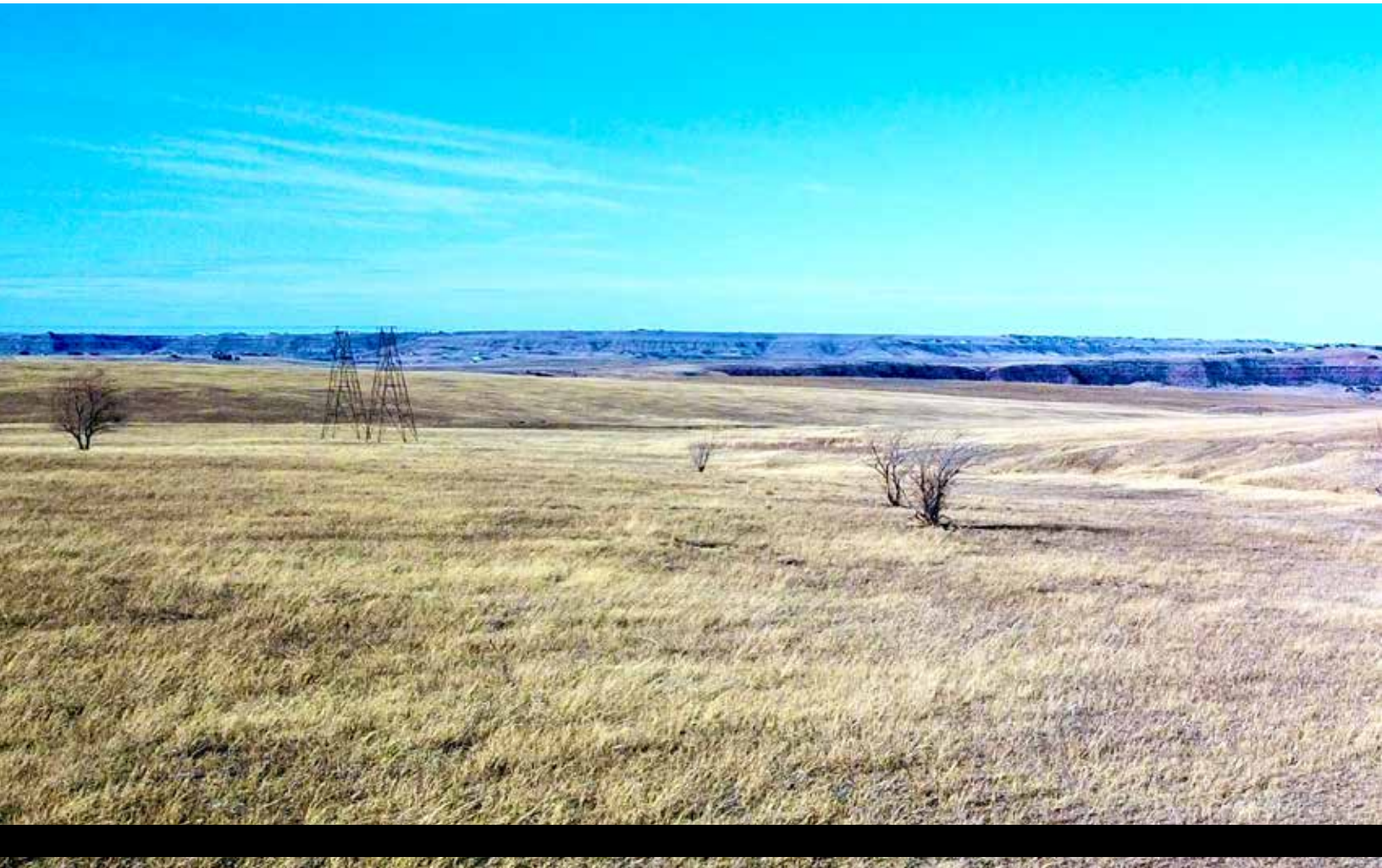
For the operator looking to run cattle, this tract provides the scale, water, and infrastructure necessary to sustain and grow a herd while maintaining operational efficiency. Currently generating \$12,000 per year through a pasture lease, the property offers immediate income with room to expand

or restructure for enhanced returns. The combination of grazing, tillable acreage, and potential lease diversification makes this an attractive addition to an agricultural portfolio. Land in Cascade County remains a sought-after commodity due to its productivity, access, and long-term stability. Large, contiguous parcels such as this are increasingly difficult to assemble, strengthening its position as a tangible, inflation-resistant asset. With no covenants or HOA restrictions, the flexibility here is substantial.

The acreage could be:

- Continued as a full-scale ranching operation
- Enhanced with additional ag improvements
- Strategically subdivided (subject to county approval) for rural residential development
- Held as a generational land investment

The existing homestead offers a foundation for renovation, rental income, or ranch headquarters, while the expansive acreage creates options limited only by vision and county guidelines. For the buyer seeking a serious land investment, a functional cattle operation, or a legacy property in Montana's agricultural corridor, this Cascade County farm delivers scale, income, infrastructure, and possibility — all in one compelling offering.





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TURN-KEY IRRIGATED MONTANA RANCHETTE

TETON COUNTY, MONTANA

MLS# 30064736

80± Acres

\$ 1,600,000



For those ready to leave the pace of the city behind and step into a life shaped by land, water, and wide-open skies, this irrigated Vaughn ranchette offers a compelling opportunity. Set on 80 deeded acres in the heart of Montana's agricultural country, this property offers up a working ranch functionality with the efficiency of a fully remodeled home—all within easy reach of Great Falls.

The land is the foundation here. Equipped with new GPS-guided center pivot irrigation systems, the property delivers precision water application, lower labor demands, and consistent forage production. In a region defined by long summer daylight, fertile soils, and a climate well-suited for hay and pasture, reliable irrigation significantly enhances both productivity and long-term value. The ground is currently leased for cattle, demonstrating its proven capacity to support livestock while offering immediate income potential for a new owner.

Supporting the operation is an impressive lineup of outbuildings and ranch infrastructure. A 40' x 40' Quonset, 36' x 50' shop, horse barn, chicken coop, greenhouse, fuel stands with tanks, and multiple storage buildings provide ample space for equipment, livestock care, feed, and projects of every scale. Whether your vision includes expanding a cattle operation, establishing a hobby farm, or simply enjoying the freedom of rural living, these improvements add tangible, hard-to-replace value.

At the center of the property sits a home that has been completely reimagined inside, offering modern systems, elevated finishes, and timeless character. The custom kitchen features new, top-of-the-line appliances, butcher block countertops, and sleek cabinetry—designed for both everyday living and entertaining. A long list of upgrades includes a new reverse osmosis water system, new furnace and air conditioning, on-demand hot water heater, new flooring throughout, and a new well pump and controls. Original details add warmth and character, including a refinished wood staircase, wood and pellet stoves, and a whitewashed brick fireplace.

Beyond the property lines, the Vaughn area offers exceptional outdoor recreation and lifestyle appeal. The nearby Sun River and Missouri River provide outstanding fishing and floating opportunities, while wildlife areas, open landscapes, and Montana's renowned hunting districts surround the region. Just minutes away, Great Falls offers healthcare, shopping, dining, cultural attractions, and a commercial airport with direct flights to major hubs—making this location as convenient as it is peaceful.

This property is a place where the land works, the home comforts, and the lifestyle delivers exactly what so many are searching for.



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WHY WORKING RANCHES ARE HAVING A MOMENT AGAIN

There's a quiet shift happening in the Western land market, and if you've been watching ranch values closely, you may have already noticed it. Operational cattle ranches — the kind with real grass, real water, and real carrying capacity — are drawing renewed attention from buyers who used to look past them in favor of recreational or lifestyle properties. The question is: why now, and what does it mean for buyers and sellers in Montana, Wyoming, and Colorado?

The answer, in short, is beef.

Strong Demand, Short Supply

The cattle market has been running hot, and the economics are hard to ignore. Consumer demand for beef remains robust, while the national cattle herd is near historic lows after years of drought-driven liquidation. That combination — strong demand, limited supply — has pushed cattle prices to levels that make the business case for a working ranch significantly more compelling than it was just a few years ago.

For buyers, this changes the math. A ranch that generates meaningful income from a cow-calf operation looks very different when cattle prices are strong versus when they're soft. What might have looked like a break-even operation a few years ago may now carry itself — or better.

Grass and Water as the New Premium

Here's the thing experienced ranch buyers have always known: not all range ground is equal. The most sophisticated buyers in today's market aren't just looking at acres — they're looking at productive acres.

Grass quality, forage diversity, water availability, and the infrastructure to support a working herd are the factors that separate a ranch with lasting value from one that looks good on paper but underperforms in practice.

Carrying capacity — how many animal unit months (AUMs) a property can realistically support — is increasingly the metric that drives per-acre valuations on working ground. A ranch with strong, reliable grass and year-round water access commands a premium, and that premium is growing.

What Sophisticated Buyers Look For

Beyond the grass and water fundamentals, experienced ranch buyers pay close attention to infrastructure. Good corrals, reliable fencing, adequate water systems, and working facilities aren't glamorous, but they represent real value and real cost if they're absent. Replacing aging infrastructure is expensive, and buyers who underestimate those costs can find themselves underwater quickly.

There are also pitfalls that catch less experienced buyers off guard. Lease situations — both surface and grazing leases — require careful review. Water rights, always critical in the West, deserve particular scrutiny. And carrying capacity can be overstated; it's worth pressure-testing any numbers a seller provides against independent range assessments.

What This Means for the Montana, Wyoming, and Colorado Markets

In our markets, this trend is very much alive. Montana's agricultural land market continues to benefit from strong cattle prices and limited availability of quality acreage.

Wyoming's ranch values remain steady, supported in part by the strength of the cattle sector. In Colorado, high-quality ranch properties with water rights and productive range ground continue to hold value even as some dryland markets soften.

For sellers, this is an opportune moment. Operational ranches with proven carrying capacity and solid water are attracting serious, qualified buyers — and those buyers are doing their homework.

For buyers, the key is not to chase acreage for its own sake. The ranches that will hold and build value are the ones where the grass is genuinely good, the water is reliable, and the operation has a realistic path to penciling out. Work with advisors who understand range management and can evaluate a ranch's productive potential — not just its aesthetics.

The Bottom Line

Working ranches are having a moment again, and the fundamentals driving that moment are real: strong beef demand, a short cattle supply, and growing recognition that productive grass and water are genuinely scarce assets in the West. Whether you're a buyer looking to enter the ranch market or a seller considering your timing, understanding what's driving value right now puts you in a much stronger position.

At Corder and Associates, we specialize in farm, ranch, hunting, and recreational properties across Montana, Wyoming, Colorado, and North Dakota. If you're curious about what a working ranch is worth in today's market — or what to look for as a buyer — we'd love to have that conversation.



WATERFRONT WEALTH

CHOUTEAU COUNTY, MONTANA

MLS# 30052768

80± Acres

\$ 1,000,000



Step into the heart of Montana history with this unique 80-acre riverfront property located just outside the charming and historic town of Fort Benton, known as the birthplace of Montana. Here, the rhythm of the river sets the pace. Floaters, canoers, and anglers frequent these waters, while bald eagles soar overhead and deer wander through the fields. Cotton drifts on warm June breezes painting the scene of the sun setting behind the bluffs. Set against the backdrop of the "Mighty Mo," the land offers direct river access and borders public BLM land, making it a prime location for outdoor recreation, tourism, and hospitality ventures. The property includes several well-positioned structures: a charming 3-bedroom, 1-bath homestead, a thoughtfully constructed two-story lodge built to accommodate guests or campers, a large shop, and a shed for storage or operational use. The lodge features separate outdoor bathroom access—ideal

for use as a base for an outfitting or guiding business, or as a central hub for an RV park or glamping site. With multiple wells already in place and room to expand, the property is well-suited for development. Bordering BLM lands, this location is ideal for launching or expanding a recreational business. Opportunities include guided fishing and hunting services, canoe or kayak rentals, eco-tourism, or establishing a full-scale RV park or campground. Fort Benton, just across the bridge, adds charm and convenience with restaurants, museums, and a golf course—all within easy reach for guests. Whether you're seeking a private river retreat with passive income or envisioning a fully operational outdoor recreation business, this property offers unmatched potential in a high-demand corridor of Montana's tourism and recreation economy.



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MISSOURI RIVER VALLEY RESERVE

CASCADE COUNTY, MONTANA

MLS# 30049774

272.19± Acres

\$ 899,000



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 areas 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



FORT BENTON OVERLOOK RANCH

CHOUTEAU COUNTY, MONTANA

MLS# 30046955

94.1± Acres

\$ 695,000



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

OWN THE FRONT WHERE MONTANA LIVES

TETON COUNTY, MONTANA

MLS# 30067402

31.75± Acres

\$ 450,000



Imagine waking up to unobstructed views of the Rocky Mountain Front stretching endlessly across the horizon. This is the everyday reality that awaits on this exceptional 31.75± acre property on the outskirts of Choteau, Montana. Perched along paved Highway 221, this gently rolling acreage offers elevated building sites that frame the kind of panoramic mountain and countryside views most people only see on postcards. The hard work of getting started is already done — electricity, natural gas, telephone, and city water are all in place, meaning you can focus your energy on building the life you want rather than the infrastructure to support it. The existing large structure presents an intriguing opportunity for those with a creative eye. Restore it, repurpose it, or reimagine it entirely. Few properties offer this kind of built-in potential at this scale. Step off the property and you're already in the middle of one of Montana's most celebrated outdoor playgrounds. The Teton River winds through the region offering world-class fishing for brown and rainbow trout. Teton

Pass Ski Resort is just a short drive away, putting a full season of skiing and snowboarding practically at your doorstep. The iconic Rocky Mountain Front — one of the most dramatic landscape transitions in North America — opens into an endless network of hiking, wildlife watching, and backcountry exploration.

And when you want the comforts of town? Choteau is moments away, offering restaurants, shops, schools, and community without sacrificing a single acre of that wide-open Montana feeling. The Choteau Airport sits less than a mile from the property line, making this an equally appealing option for those who want easy access without sacrificing remoteness. Properties like this, with legal paved access, utilities, established improvements, sweeping views, and proximity to both town and true wilderness, simply don't come available often.

The Front is calling! This is your chance to answer.



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HI-LINE LAND OPPORTUNITY

HILL COUNTY, MONTANA

MLS# 30066670

320± Acres

\$ 345,000



Bordering public state land that leads to the Milk River, this 320-acre property northwest of Havre, Montana offers a blend of tillable ground and grazing acres, making it a versatile opportunity for agriculture, livestock, or land investment. With legal access via Road 220 N., perimeter fencing, and electricity nearby, the property is ready for a variety of uses. Wide-open prairie views and the peaceful Hi-Line setting create the kind of space that's getting harder to find. Antelope

and deer frequent the area offering hunting opportunities. Take in the beautiful views of the Sweet Grass Hills and the Bear's Paw Mountains. Whether you're expanding an operation, starting something new, or simply looking to invest in Montana land, this property offers room to grow and the freedom that comes with owning acreage!



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FIELDS, MOUNTAINS, AND FREEDOM

CHOUTEAU COUNTY, MONTANA

MLS# 30060368

28± Acres

\$ 300,000



Just 8 miles from Fort Benton, these 28 acres offer the perfect blend of rural charm, scenic beauty, and practical potential. Whether you're dreaming of building a new home, adding a workshop, or keeping livestock like horses, sheep, goats, or a few cows, this property provides the space and flexibility to make it happen. A reliable 20-foot-deep spring produces 10–15 gallons per minute, feeding a 20,000-gallon cistern to support your water needs. Open farm fields frame stunning views of the Highwood Mountains, and there's plenty of room to create your personal retreat while watching combines roll across the countryside during harvest. Outdoor enthusiasts will love the

recreational opportunities nearby. Fish the Missouri, Teton, or Marias Rivers, hunt deer and upland game in the coulees, or explore the Highwood and Bears Paw Mountains on foot, horseback, or ATV. Lake Elwell and Tiber Dam are within easy reach for boating, floating, and camping adventures. With Highway 87 providing convenient access to Fort Benton, Great Falls, and surrounding communities, this property combines peaceful country living with everyday convenience. Bring your ideas, your animals, and your sense of adventure!



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GLACIER VIEWS OUT IN THE COUNTRY

PONDERA COUNTY, MONTANA

MLS# 30041810

10± Acres

\$ 225,000

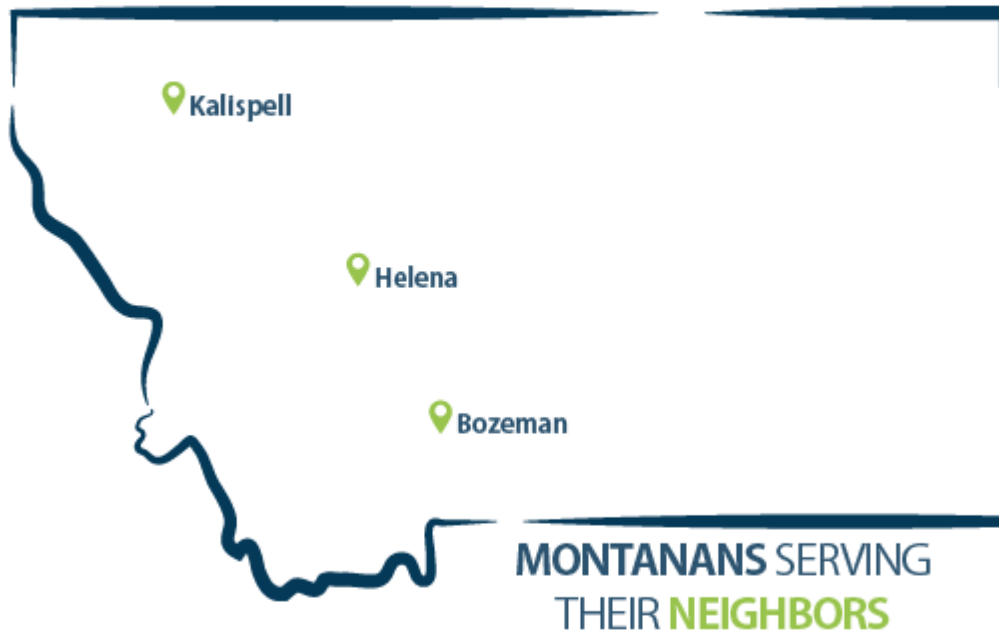


Allow the country roads to guide you to a property brimming with potential! This 10-acre parcel on Glacier View Road presents an excellent opportunity for your homestead with gorgeous views of the high-rising peaks of Glacier National Park. Surrounded by farm fields, the area is quiet and private. You 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!



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\$ 1,950,000



HIGH TIMBER HIWAY

SANDERS COUNTY, MONTANA



- 935 acres
- No CCR
- No HOA
- MLS # 30062287

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\$ 1,750,000



REWARDING MISSOURI RIVERFRONT ACREAGE

CASCADE COUNTY, MONTANA



- 28.9 acres
- No CCR
- No HOA
- MLS # 30067746

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april@corderland.com



\$ 899,000



PEACEFUL PLAINS HUNTING RETREAT

SANDERS COUNTY, MONTANA



- 312.96 acres
- No CCR
- No HOA
- MLS # 30058554

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



\$ 670,000



OPPORTUNITY ACRES

HILL COUNTY, MONTANA



- 160.42 acres
- No CCR
- No HOA
- MLS # 30062137

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



\$ 625,000



MULTI-LOT RESIDENTIAL LAND OPPORTUNITY

STILLWATER COUNTY, MONTANA



- 8.7 acres
- CCRs
- No HOA
- MLS # 30056925

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



\$ 550,000



NINE MILE CREEK RETREAT

MISSOULA COUNTY, MONTANA



- 4.57 acres
- CCRs
- No HOA
- MLS # 30068597

Kate Sousa, REALTOR®
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\$ 490,000



PINES IN PARADISE

LEWIS AND CLARK COUNTY, MONTANA



- 26.2 acres
- No CCR
- No HOA
- MLS # 30061474

Trampus Corder, BROKER/OWNER and REALTOR®
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\$ 200,000



JUDITH MOUNTAIN MAJESTIC VIEWS

FERGUS COUNTY, MONTANA



- 4.346 acres
- CCRs
- No HOA
- MLS # 30061210



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Jennifer Birkeland, REALTOR®
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\$ 195,000



MISSOURI RIVER OUTLOOK ACREAGE

CASCADE COUNTY, MONTANA



- 16.25 acres
- CCRs
- No HOA
- MLS # 30068021



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\$ 150,000



PEACEFUL ACREAGE WITH BOUNDLESS POTENTIAL

CHOUTEAU COUNTY, MONTANA



- 13 acres
- No CCR
- No HOA
- MLS # 30060387

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



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



\$ 150,000



PRIME-RAIL CONNECTED COMMERCIAL ACREAGE

PONDERA COUNTY, MONTANA



- 6.36 acres
- No CCR
- No HOA
- MLS # 30067972



Jessica Sisneros, REALTOR®
406-788-9885 • jess@corderland.com

\$ 139,900



CAMPFIRES, CLEAR WATER, & COUNTLESS MEMORIES

GLACIER COUNTY, MONTANA



- 0.261 acres
- No CCR
- No HOA
- MLS # 30064820



Corrie Jo Seaman, REALTOR®
406-899-4296 • corrie@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



\$ 95,000



BILLINGS HEIGHTS RESIDENTIAL LOT

YELLOWSTONE COUNTY, MONTANA



- 0.327 acres
- No CCR
- No HOA
- MLS # 30060301

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



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SOLID ROCK ESTATES

SANDERS COUNTY, MONTANA



- 0.259 acres
- CCRs
- HOAs
- MLS # 30065962



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

\$ 75,000



WHERE THE PRAIRIE MEETS THE MOUNTAINS

CHOUTEAU COUNTY, MONTANA



- 3.5 acres
- No CCR
- No HOA
- MLS # 30068083

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



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



Client
TESTIMONIAL

“

★★★★★ Our agent was always quick to respond to my texts, emails, and questions. She was very professional and very friendly. We would absolutely recommend her to anyone who needed a realtor in this area.”

~ Teri Naethe

\$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



\$ 46,000



FORT BENTON CITY LOTS

CHOUTEAU COUNTY, MONTANA



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

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



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



\$ 25,000



PENNSYLVANIA STREET LOTS

BLAINE COUNTY, MONTANA



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

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



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Jen, April, Bailey, Brady, Amanda

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Moments like this remind us that real estate is about more than buying and selling—it's about strengthening the communities we're a part of.

CJI Booster Club

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.



Scan Me!

Scan to read more about our Give Back Program contributions and scholarship awards!



Give Back Back Program



Crazy Mountain Museum

Jocelyn Charlo

The Crazy Mountain Museum is a valuable community resource dedicated to preserving local history while providing meaningful educational opportunities. It offers engaging activities for all ages, including programs for children, as well as unique services like genealogy classes and research assistance. As the museum works toward an exciting remodel and expansion, supporting its growth helps ensure these programs continue to benefit the community for years to come.

Montana Grit Outdoors

Trish Brown

Montana Grit Outdoors is a Montana-based 501(c)(3) nonprofit organization dedicated to supporting women who are military veterans and first responders. The organization focuses on personal growth and healing through a combination of outdoor experiences, mentorship, and emotional recovery programs. Their signature offering is guided backcountry hunting trips, where participants build confidence, resilience, and camaraderie while challenging themselves physically and mentally.



*Since its inception 18 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.*

PRIVATE GATEWAY TO THE GALLATIN RANGE

GALLATIN COUNTY, MONTANA

MLS# 30064300 | 20.01± Acres | 3 bed/2 bath | 2,742 sq ft | \$ 1,850,000



If Montana had a postcard address, this would be it. Set on 20.01 acres beneath the sweeping Gallatin Range, this 2,742-square-foot log cabin captures wide-open skies the way a front-row seat captures a sunset — unobstructed and unforgettable. East-facing walls of picture windows frame golden sunrises, drifting clouds, and star-filled nights, while the wraparound deck invites you to slow down and take it all in. Inside, the home feels like a modern mountain lodge. Whitewashed wood and rich flooring reflect natural light throughout the 3-bedroom, 2-bath layout, creating a space that is both warm and airy. The kitchen pairs rustic charm with refined function, featuring stainless KitchenAid appliances, a gas range, and granite countertops — perfect for everything from hearty breakfasts to elegant

dinners. The walk-out daylight basement adds flexibility for guests, entertaining, or quiet retreat. Outside, a single-car garage, storage shed, and dedicated workshop provide room for toys, tools, and passions alike. But the true luxury begins where the property line ends. With a walking easement to Forest Service land, adventure becomes your neighbor. Hiking, fishing, hunting, camping, ATV riding — it's all as close as stepping outside your door. Whether you envision this as a full-time residence or a private escape, this cabin delivers what no resort ever could: pine-scented air, birdsong mornings, and a pace of life that resets your soul. And when it's time to rejoin the world, Bozeman's international airport and world-class ski resorts are just a scenic drive away!



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GORGEOUS GRANDVIEW ESTATES COUNTRY HOME

CASCADE COUNTY, MONTANA

MLS# 30066662

2.011± Acres

4 bed/3.5 bath

4,594 sqft

\$ 1,000,000



Set on 2.011 manicured acres in the desirable Grandview Estates community, this 2021-built country residence blends refined mountain elegance with modern luxury just minutes from Great Falls. Thoughtfully designed with 4,594 square feet of curated living space, the home reflects a sophisticated rustic-modern aesthetic—where clean architectural lines meet warm natural finishes. Rich pine flooring grounds the interiors with organic texture, while expansive windows invite in Montana’s endless skies and soft prairie light. The open-concept living area is both grand and inviting, anchored by a statement electric fireplace that creates a striking focal point. Soaring ceilings and intentional sightlines enhance the sense of volume, offering a seamless flow between living, dining, and kitchen spaces—ideal for intimate evenings or elevated entertaining.

The chef’s kitchen is a study in timeless craftsmanship. Custom Medallion cabinetry provides tailored elegance, complemented by luminous quartz countertops and high-end gas appliances. The palette is understated yet luxurious—clean whites, warm woods, and polished surfaces working harmoniously to create a space that

feels both current and enduring. The primary suite is a private retreat, designed with spa-inspired sensibility. Generous proportions, refined finishes, and a tranquil atmosphere create a sanctuary for rest and rejuvenation. Each bathroom reflects thoughtful design with upscale materials and modern fixtures that echo the home’s cohesive aesthetic.

Comfort extends beyond beauty with in-floor radiant heat, and central air conditioning—ensuring year-round efficiency and ease. An attached three-car garage with radiant floor heat elevates functionality to luxury status, ideal for collectors, hobbyists, or Montana adventurers. Outdoors, underground sprinklers maintain lush landscaping, while patio spaces invite relaxed evenings under big sky sunsets. The property strikes a rare balance: peaceful country living with proximity to the amenities, medical facilities, and airport access of Great Falls. This Grandview Court residence is a refined expression of Montana luxury, where architectural integrity, elevated finishes, and thoughtful comfort converge in one exceptional offering.



Aerik Reilly, REALTOR® 406-570-5853 • aerik@corderland.com

LEGACY LINCOLN ESTATE

LEWIS AND CLARK COUNTY, MONTANA

MLS# 30066043

2.006± Acres

4 bed/3 bath

4,282 sq ft

\$ 950,000



Joy is sunlight filtering through pine branches, mountain air scented with evergreen, and mornings so quiet you can hear the river valley breathe. In the heart of Montana, this extraordinary multi-residence estate in Lincoln captures the very essence of life in the storied Blackfoot River Valley. This property is a compound, an investment portfolio, and a homestead wrapped into one rare 2,006-acre offering.

The 4,282 sq. ft. primary residence, affectionately known as “The Big House,” blends rustic mountain lodge warmth with refined craftsmanship. Built in 2001 and never lived in, it feels untouched — furnishings and appliances still pristine, tags intact.

Rich wood textures, generous gathering spaces, and a stunning Black Walnut and White Oak staircase sourced from Mississippi anchor the interior in warmth and permanence. A Jack-and-Jill bath upstairs enhances family functionality, while a dedicated Jacuzzi room offers spa-like relaxation after long days outdoors. The architectural style leans into classic Montana lodge aesthetics — natural materials, thoughtful scale, and an inviting, grounded ambiance that feels both grand and deeply comfortable.

Two additional residences add dimension and opportunity:

- The Guest Cabin (1950 | 1,234 sq. ft. | 1 bed/1 bath) — charming, private, ideal for Airbnb guests, visiting anglers, or extended family.
- The Main Residence (1955 | 2,264 sq. ft. | 2 bed/1 bath) — complete with formal dining room, pantry storage, walk-through closet, and a covered front porch that invites slow mornings with coffee in hand.

Together, the three homes create flexibility rarely found in today’s market.

Beyond the residences, the infrastructure elevates this property into a true live-work compound. Operate a thriving short-term rental portfolio. Continue or expand the antique shop. Create a mechanic’s haven. Launch a home-based business. Or simply establish a multi-generational homestead where grandparents, grown children, and guests each have their own space — connected, yet private.

For investors, the diversified structure offers multiple revenue streams. For homesteaders, it offers independence and self-sufficiency. For families, it offers legacy.

Lincoln is known as Montana’s first Continental Divide Trail Gateway Community, with access points at Stemple, Flesher’s, and Rogers Pass. The property sits near the legendary waters of the Blackfoot River, where anglers pursue rainbow, bull, cutthroat, and brown trout along 130 miles of blue-ribbon river.

Adventure radiates in every direction. Snowmobiling. Huckleberry picking. Mushroom hunting. Hunting District 284. Hiking the Continental Divide. Fishing at dawn. Star-filled skies at night. Here, the wilderness isn’t a weekend getaway — it’s your everyday backdrop.

The grounds are immaculate — landscaped, intentional, and meticulously maintained. Raised beds allow you to grow and harvest with ease. The greenhouse extends your season. The layout flows logically, purposefully. Not a rogue weed. Not a stone out of place. This is Montana living without compromise — year-round access, gravel approach, community-managed septic, modern utilities, and the quiet confidence of infrastructure done right.

Properties that combine three residences, extensive commercial-grade improvements, turnkey condition, no covenants, and proximity to world-class recreation are increasingly scarce in Montana.

Whether you are:

- An investor seeking multiple income streams
- A family building a generational compound
- Or an entrepreneur wanting space to live and build your vision Legacy Lincoln Estate delivers.

Breathe the pine. Listen to the stillness. Step outside and let Montana meet you.



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

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



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CUSTOM HOME WITH PREMIER SHOP

HILL COUNTY, MONTANA

MLS# 30064958

1.02± Acres

3 bed/2 bath

1,680 sq ft

\$ 785,000



Built in 2023, this thoughtfully designed Montana property delivers a rare combination of modern efficiency, refined finishes, and exceptional utility. The 3-bedroom, 2-bath residence offers 1,680± square feet of comfortable, open living enhanced by radiant in-floor heat, central air, and quality craftsmanship throughout. A well-appointed kitchen anchors the home with granite countertops, stainless steel appliances, and generous workspace, flowing seamlessly into the living area warmed by a gas fireplace. Designed to extend living beyond the interior, the outdoor spaces invite both entertaining and relaxation with a covered deck, gazebo, and dedicated grilling area—set within a low-maintenance landscape that allows more time to enjoy the Montana lifestyle. An attached, heated three-car

garage ensures convenience in every season. What sets this property apart is its infrastructure. A 42' x 60' heated shop, insulated to R-50 and equipped with a bathroom, shower, mezzanine loft, and viewing deck overlooking the Bears Paw Mountains, provides unmatched flexibility for business use, recreation, or additional living potential. Supplementary storage buildings and a dedicated cistern structure further enhance the property's functionality. Positioned in Havre, the commercial and cultural heart of Montana's Hi-Line, this property offers year-round recreation within easy reach—hunting, fishing, skiing, and exploration in the Bears Paw Mountains, Milk River, and surrounding countryside. Purpose-built, low-maintenance, and ready to perform, this is modern Montana living done right.



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



WILDERNESS CLUB RUSTIC RETREAT

LINCOLN COUNTY, MONTANA

MLS# 30049746

0.1± Acres

2 bed/2 bath

1,299 sq ft

\$ 699,500



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!



Amanda Holskey-White, REALTOR® 406-750-7762 • amanda@corderland.com

PEACEFUL AND PRISTINE

CHOUTEAU COUNTY, MONTANA

MLS# 30066382

0.771± Acres

3 bed/2 bath

1,240 sq ft

\$ 550,000



From the moment your wheels crunch along the gravelled driveway and transition onto the smooth concrete leading to the three-stall garage, it's clear—this property is truly special. Set on a generous 0.771-acre parcel, the home offers a rare combination of privacy and comfort. Inside, the three-bedroom, two-bathroom residence is immaculate. Each room flows seamlessly into the next, creating a harmonious and welcoming interior. Step outside, and you're transported into what feels like a storybook oasis. Lush green grass and beautifully maintained landscaping surround a screened-in 'she-shed', a perfect retreat for playing games, enjoying a morning coffee, or relaxing with evening drinks in the fresh Montana air, all without the bother of pests. A separate lawn shed keeps all yard tools and the mower neatly stored, while a dedicated

workshop behind the she-shed is ideal for woodworking or hobbies. A concrete pad provides easy, secure parking for a camper or boat. Enjoy gardening in the serene backyard, where a charming water tower feature adds a peaceful ambiance with the sound of trickling water. The home is turnkey, with a complete list of accompanying items available upon request. There is even a bomb shelter below the detached garage. Need another building or looking to invest and profit? Lots 4, 5, and 6 of the property have separate water, sewer, and gas services, which are currently unused. Conveniently located just 40 miles from Great Falls and its international airport, this pristine property has been lovingly maintained and thoughtfully updated, offering the rare chance to enjoy years of effort and care from the moment you arrive.



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Casha Corder, REALTOR® 406-799-0931 • casha@corderland.com



LITTLE WOLF CREEK LOG CABIN

LEWIS AND CLARK COUNTY, MONTANA

MLS# 30064975

11.5± Acres

2 bed/1 bath

1,344 sq ft

\$ 550,000



Tucked into the wild, pine-scented beauty of the Helena National Forest, this classic Montana log cabin radiates on 11.5 acres. As you pull in off the gravel road, the first thing you notice is the quiet, the sound of wind moving through the treetops, the soft rush of Little Wolf Creek, and the distant call of birds echoing through the canyon. The air carries that unmistakable mountain smell: sun-warmed timber, fresh water, and evergreen needles underfoot. Built for comfort after long days outdoors, the cabin offers 2 bedrooms, 1 bathroom, and a loft space, with the kind of warm, rustic character that only a real log home can deliver. Inside, you'll find a cozy layout designed for making memories — from hunting weekends with friends to quiet winter nights when the woodstove is glowing and snow is falling outside. And best of all: much of the furniture and personal property is included, so you can start enjoying it immediately. Down by the water, a lounge swing near Little Wolf Creek becomes your front-row seat to everything the forest offers. In summer, you'll hear the creek sliding over smooth stones. In fall, you'll smell crisp leaves and woodsmoke in the air. In spring, you'll watch the landscape come alive again — bright green, loud, and fresh.

This is where you read, nap, watch wildlife, and listen to the kind of peace you can't buy in town. A major bonus for recreation buyers: this property is set up for the way Montanans actually live.

- Detached oversized insulated 2-car garage (32' x 28')
- Quonset (30' x 24') with concrete floor
- Plenty of space for ATVs, drift boats, snowmachines, trailers, tools, and hunting gear

Whether you're here for hunting season, fishing season, or just to escape into the woods, this location puts you in the middle of it all:

- Hiking and camping throughout the surrounding forest
- World-class fishing on the Missouri River corridor
- Holter Lake boating, swimming, and camping nearby
- Hauser Lake and Canyon Ferry for more fishing, water sports, and recreation
- Endless opportunities for exploring public land, wildlife viewing, and backroad adventures

Hunters will appreciate the cabin's proximity to millions of acres of public land and the region's reputation for big game and upland bird hunting. Anglers will love being close to some of Montana's most legendary waters — where early mornings mean tight lines and cold hands, and afternoons mean stories that get better every time they're told. This is the kind of property that becomes part of your family story. The place where kids catch their first fish. Where friends come for opening weekend. Where the firepit always has one more chair pulled up, and the creek always sounds the same.



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MOUNTAIN VIEW MEADOWS

LEWIS AND CLARK COUNTY, MONTANA

MLS# 30064529

0.087± Acres

4 bed/3 bath

1,889 sq ft

\$ 499,000



Located in the heart of the Mountain View Meadows community, this beautifully maintained 4-bedroom, 3-bath home offers 1,889 square feet of comfortable, modern living. Built in 2020, the home features granite countertops, stainless steel appliances, upgraded flooring and carpet, and a tiled shower in the primary bathroom. An oversized attached two-car garage, storage shed, and underground sprinkler system add everyday convenience. Just two blocks away, a large neighborhood park provides basketball, tennis, and pickleball courts, a playground, picnic areas, horseshoe pits, and a dog park—

making it a true extension of the neighborhood. Outdoor recreation is always close, with Lake Helena, Canyon Ferry Lake, and the Missouri River all within 20 minutes, abundant public land nearby for hiking, camping, hunting, and ORV trails, and Great Divide Ski Area just 25 minutes away. With city utilities, legal access via Stacia Avenue, and a low annual HOA fee, this home offers a rare blend of modern convenience, community charm, and proximity to some of Montana's most treasured outdoor destinations.



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PEACEFUL PRAIRIE LIVING

TOOLE COUNTY, MONTANA

MLS# 30043336

20± Acres

4 bed/2 bath

3,426 sq ft

\$ 475,000



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

GLACIER GATEWAY CABIN ON DUCK LAKE

GLACIER COUNTY, MONTANA

MLS# 30065507

1.5± Acres

2 bed/1 bath

756 sq ft

\$ 415,000



Set along the shoreline of renowned Duck Lake near Babb, Montana, this charming 756 sq. ft. log cabin is the kind of Montana retreat people dream about—warm, rustic, and perfectly placed just minutes from Glacier National Park. Inside, you'll find 2 bedrooms, 1 bath, and a sleeping loft, with rich wood finishes and a cozy woodstove that makes every season feel inviting. Mornings

start with coffee by the water, and evenings end with the lake softly lapping at the shore and views of Chief Mountain, mighty and majestic. Additionally, this cabin is an active, successful Airbnb offering buyers a rare opportunity to enjoy a personal getaway while tapping into strong short-term rental demand in one of Montanas most sought-after recreation corridors.



Corrie Jo Seaman, REALTOR® 406-899-4296 • corrie@corderland.com



CAPTIVATING COPPER RIDGE RESIDENCE

YELLOWSTONE COUNTY, MONTANA

MLS# 30065774

0.17± Acres

4 bed/3 bath

2,830 sq ft

\$ 399,999



Featured in the quiet, friendly Copper Ridge Subdivision in Billings, MT, this open concept home invites connection into a light-filled living space that flows into the kitchen and dining areas. With 4 bedrooms, 3 baths, and over 2,800 sq. ft., there's room here to grow, host, work, and unwind. Step out back and discover the open space directly beyond the fenced yard reserved for Copper Ridge homeowners. In addition, Copper Ridge playground extends mere steps up the sidewalk! Built in 2007 and thoughtfully maintained, the home recently passed

a structural health check by a professional engineer, offering an added layer of confidence and peace of mind. Montana's largest city has adventure waiting—from the scenic Yellowstone River to the iconic Rimrocks, plus miles of trails, vibrant dining, and year-round recreation. Every hobby, every personality, every season — it all finds its place here. Come experience the energy, ease, and everyday enjoyment of life along this lively loop.



Zack McKinley, REALTOR® 406-799-2664 • zack@corderland.com

TANTALIZING NEW HOPE TOWNHOUSE

YELLOWSTONE COUNTY, MONTANA

MLS# 30056623 | 0± Acres | 3 bed/3 bath | 2,422 sq ft | \$ 370,000



Located in a desirable neighborhood where manicured lawns set the tone, this townhouse offers room to grow! Fresh paint, newer flooring, and an open layout make the 2,422-square-foot home bright and welcoming. With 3 bedrooms and 3 bathrooms, there's also potential for a 4th bedroom in the basement. The unfinished bedroom and utility room are already framed with electrical in place,

ready for your customization. The lower level also features a cozy additional living space complete with a gas fireplace. A 2-car garage protects from the elements and adds everyday convenience. This well-cared-for home combines functionality, flexibility, and warmth in an organized and inviting setting.



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



SUSTAINABLE COUNTRY LIVING

LIBERTY COUNTY, MONTANA

MLS# 30056432

7.345± Acres

4 bed/2 bath

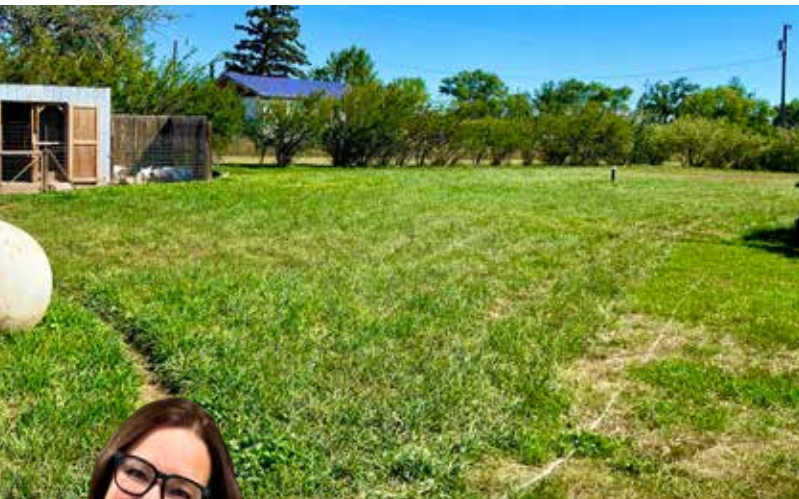
2,460 sq ft

\$ 325,000



Nestled on 7.345 acres in the quiet community of Lothair, Montana, this unique property offers space, sustainability, and endless potential. Chemical-free for the past eight years, the land is thoughtfully set up for gardening with multiple established plots and the capacity to support a variety of animals, making it ideal for those seeking a self-sufficient lifestyle. The 2,640-square-foot home is well-maintained and updated, featuring four bedrooms, two full bathrooms, and two inviting living rooms—one upstairs and one downstairs—perfect for both gathering and relaxing. A gas fireplace adds warmth and charm, while the custom handmade kitchen island with shelving provides seating for up to 12,

creating a true heart of the home. The spanning backyard is equipped with a sprinkler system, offering convenience and lush green space. Located in north-central Montana, recreational opportunities such as hunting, fishing, hiking, and exploring the wide-open prairies and nearby Sweet Grass Hills are all within reach. Less than 5 miles from the property is Willow Creek boat access to take advantage of fishing and playing on the water at Lake Elwell! Whether you envision a hobby farm, a family retreat, or a productive homestead, this property provides the flexibility to bring your vision to life.



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

DUCK LAKE FRONTAGE, GLACIER ADVENTURE

GLACIER COUNTY, MONTANA

MLS# 30065606

0.508± Acres

3 bed/1 bath

1,604 sq ft

\$ 260,000



Wake up to tranquil lake mornings and spend your days exploring Glacier National Park just 14 miles away. This turnkey, fully furnished Duck Lake cabin offers outstanding trout fishing, paddle boarding, and peaceful boating right outside your door. With 1,604 square feet of living space, this property encompasses 3 bedrooms and 1 bathroom on 0.508 acres. Enjoy the home immediately or utilize as a vacation getaway. After a day exploring Glacier's

legendary trails or fishing for trophy trout on Duck Lake, kick up your feet to warm by the woodstove. Bring lake toys and offroad vehicles with plenty of storage in the garage and shed. Located in the heart of Montana's recreation country, this property offers convenient access to fishing, hiking, wildlife viewing, and the unforgettable scenery of Glacier National Park. The time is now to make those dreams of a lakeside retreat or an income-producing vacation rental a reality!



Corrie Jo Seaman, REALTOR® 406-899-4296 • corrie@corderland.com



THE HUB ON MAIN STREET

LIBERTY COUNTY, MONTANA

MLS# 30057494

0.161± Acres

2 bed/2 bath

1,992 sq ft

\$ 240,000



Welcome to this beautifully updated 2-bed, 2-bath home right on Main Street in Chester, Montana! With its bright open floor plan and modern LVT flooring, the space feels fresh, inviting, and easy to love. The primary suite is a true retreat, featuring a relaxing jetted tub, while the second bedroom and full bath offer great flexibility. Enjoy a detached two-stall garage for all your gear and vehicles and a cozy patio ideal for grilling or taking in those famous big-sky sunsets. This property also carries appealing commercial potential, offering an opportunity for

a home-based business, rental investment, or a commercial conversion thanks to its adaptable layout and convenient in-town location. Located just minutes from Tiber Reservoir (Lake Elwell), you'll have quick access to boating, fishing, and wide-open recreation. The surrounding ag community brings a sense of pride, tradition, and steady economic activity—ideal for anyone looking to put down roots in a supportive and vibrant rural town!



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

TESTIMONIALS

- Our clients say it best

Client TESTIMONIAL

“

★★★★★ I ended up feeling like I made a special friend. Our agent was responsive in corresponding with me. She has been very kind and loving throughout the whole process. Not to mention very humble in helping me. She has patience and is a virtuous woman.”

~ Glenn Sledd

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

Client TESTIMONIAL

“

★★★★★ Our agent has been assisting us since 2024, and we are forever grateful for her help in finding the perfect home for us.”

~ Adam Davis

Client TESTIMONIAL

“

★★★★★ Took us a while, but we finally got it done!! Our agent was easy to talk to, and I enjoyed working with her.”

~ Roshelle Black

\$ 225,000



RIVER TOWN COMFORTABLE COTTAGE

CHOUTEAU COUNTY, MONTANA



- 0.289 acres
- 3 bed / 1 bath
- 1,349 square feet
- MLS # 30067011



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

\$ 196,000



COTTAGE OF COMFORT

CHOUTEAU COUNTY, MONTANA



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



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

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



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Todd Neighbor
(406) 217-1442
1703 2nd Ave N
Great Falls, MT 59401



todd.neighbor@comparioninsurance.com

\$ 189,000



CUTE, CLASSIC & CLOSE TO CAMPUS

SILVER BOW COUNTY, MONTANA



- 0.067 acres
- 3 bed / 1 bath
- 1,247 square feet
- MLS # 30061624



Casha Corder, REALTOR®
406-799-0931 • casha@corderland.com

\$ 175,000



RURAL RESIDENCE AND ACREAGE

CHOUTEAU COUNTY, MONTANA



- 15 acres
- 2 bed / 1 bath
- 768 square feet
- MLS # 30060383

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



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



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AARON CARROLL

OWNER | OPERATOR

COMMERCIAL APPLICATOR & INDEPENDENT CONTRACTOR

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[406] 941-2495

29ACARROLL@GMAIL.COM



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

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

\$ 160,000



FRONT STREET CHARMER

CHOUTEAU COUNTY, MONTANA



- 0.193 acres
- 2 bed / 1 bath
- 1,001 square feet
- MLS # 30056687

Trampus Corder, **BROKER/OWNER and REALTOR®**
406-622-3224
trampus@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 BahnMiller, **REALTOR®**
406-750-6553 • bailey@corderland.com



\$ 70,000



ILLINOIS STREET LOTS

BLAINE COUNTY, MONTANA



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

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



Client
TESTIMONIAL

“

★★★★★ I was pretty clueless to whole process and my agent was very helpful to me. Explained things very well and kept me apprised of everything through the whole process.”

~ Cindy Hunter

\$ 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

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Estate Sales



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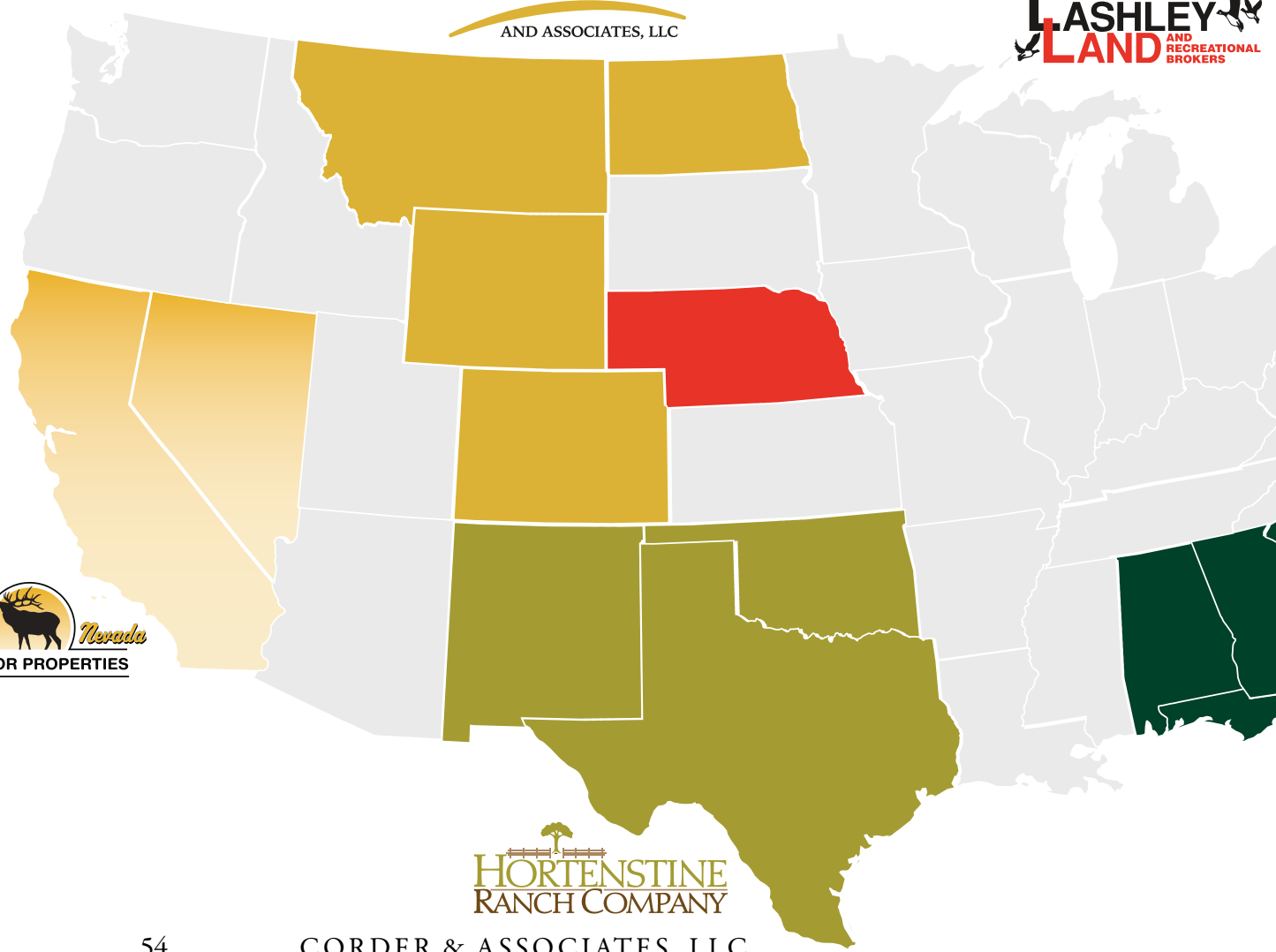
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Our collaboration with respected land brokerages across the country is more than a partnership—it's a strategic alliance built to elevate exposure, expand opportunities, and deliver exceptional results. By joining forces, we're creating a unified national platform

that showcases a diverse range of properties, capturing the attention of a broader audience and generating stronger leads. Together, we leverage national reach, collaborative marketing power, and regional expertise to offer unmatched service and visibility in the land market.

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AND ASSOCIATES, LLC

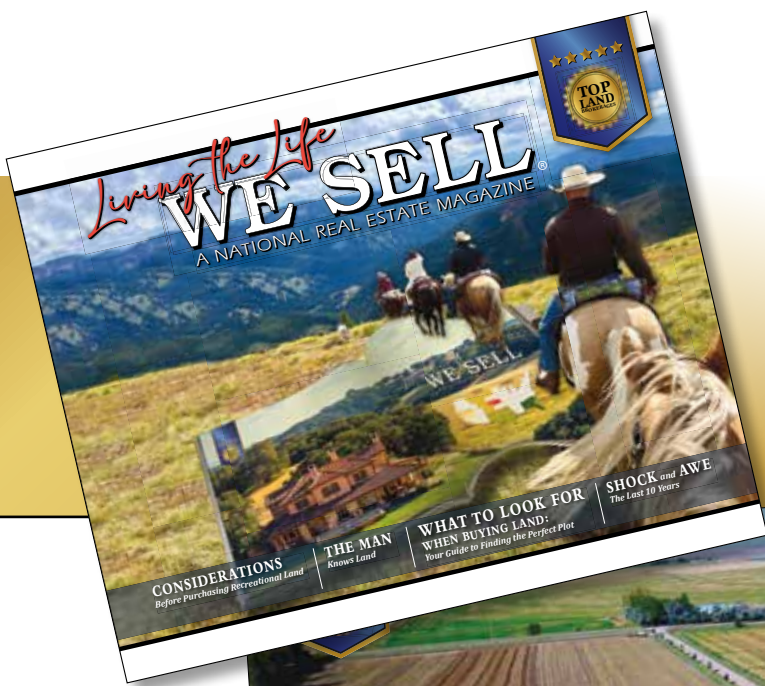
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Land & Ranch Holdings.



Montana

Luxurious Country Retreat
Jones, Montana \$ 2,600,000
50 ± acres
Fifteen acres can be irrigated to produce a bountiful harvest of hay. Perched on the brink of the creek, overlooking a picturesque quilt of farmland, resides a marvel of modern architecture.

CORDER AND ASSOCIATES, LLC

Montana

Bilateral Beaverhead River Frontage
Bain Bridge, Montana \$ 1,500,000
104.22 ± acres

Montana

Rafferty Ranch
Bozgate, Montana \$ 2,674,999
2,104 ± acres

Montana

Crystal Mountain Road Ranch
Three Forks, Montana \$ 2,500,000
97.22 ± acres

JON KOHLER & ASSOCIATES, LLC
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SPA HOT SPRINGS MOTEL & TENDERFOOT CABINS

MEAGHER COUNTY, MONTANA

MLS# 30059879

1.824± Acres

\$ 15,500,000



Nestled in the heart of White Sulphur Springs, Montana, the Spa Hot Springs Motel & Tenderfoot Cabins offer a rare opportunity to acquire a distinguished hospitality and wellness destination with a century-old legacy. This property blends Montana's natural beauty, historic charm, and the growing appeal of luxury wellness travel. Located on Main Street, it provides exceptional visibility and accessibility while offering guests an authentic experience rooted in natural mineral waters, contemporary comfort, and small-town hospitality.

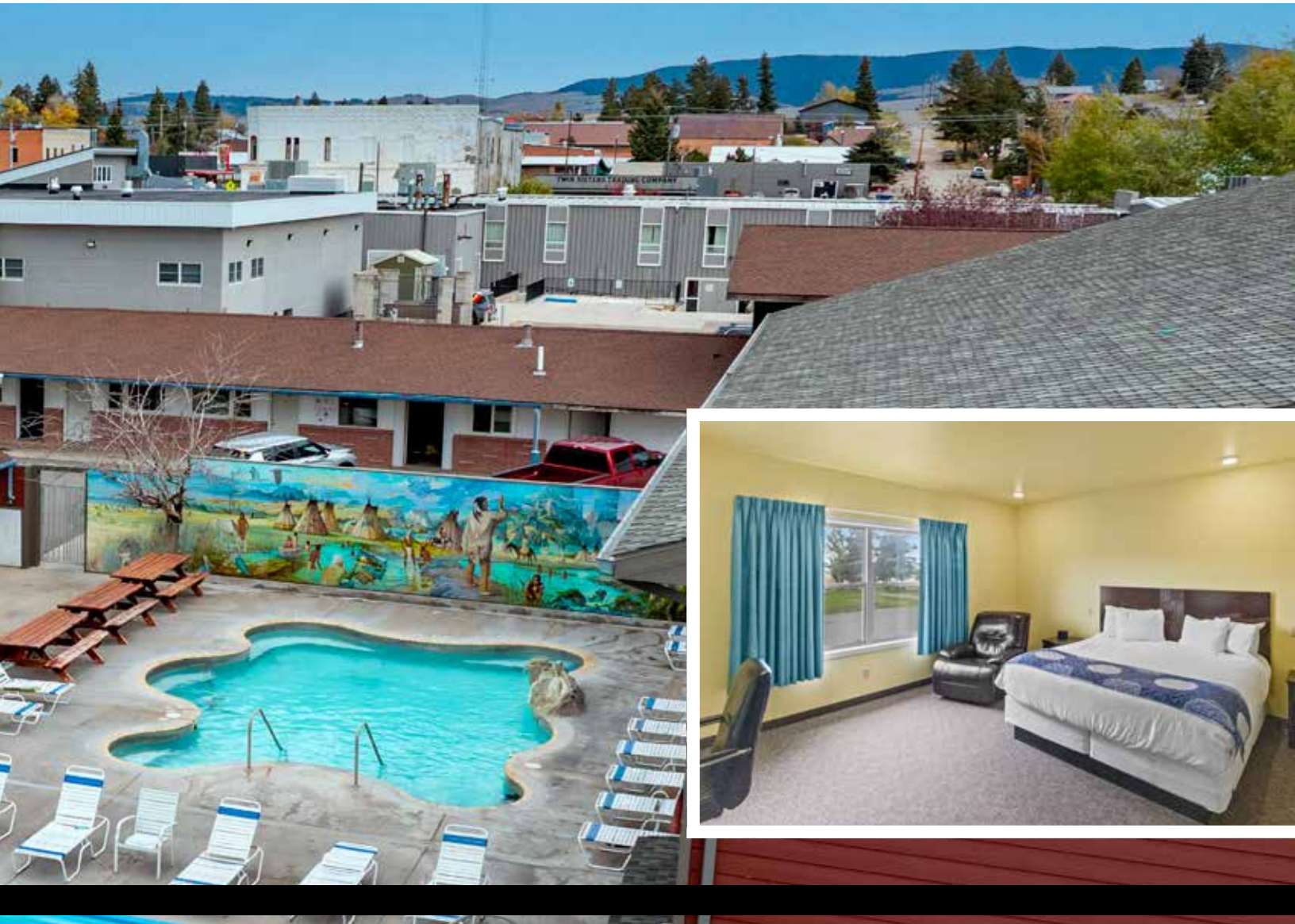
The property is ideally situated within a scenic mountain valley, serving as a gateway to year-round outdoor recreation, including skiing and snowboarding at nearby Showdown Mountain, cross-country trails at Silver Crest, and summer activities such as hiking, fishing, kayaking, and mountain biking. This consistent influx of visitors supports steady occupancy and mitigates seasonal volatility common to rural hospitality assets.

Spa Hot Springs features three mineral-fed soaking pools, two outdoors and one indoors, maintained between 100–105 °F. The chemical-free waters are drained nightly, ensuring a pure and restorative experience. Complementing the pools are 41 motel rooms and 12 Tenderfoot Cabins, each combining rustic Montana character with modern amenities. Pet-friendly policies, remodeled interiors, and attentive service foster a loyal and repeat clientele, supporting stable, year-round operations.

From an investment perspective, the property offers a strong foundation of income with significant upside potential. Opportunities include the addition of curated spa services, wellness retreats, yoga weekends, and corporate getaway packages. The property's layout and downtown location also allow for lodging expansion, premium package offerings, and membership-based revenue models. Bundling accommodations with soaking access, spa treatments, and guided outdoor experiences can capture higher-spending travelers seeking authenticity and wellness-focused escapes.

Spa Hot Springs also benefits from a compelling narrative: its mineral waters have been valued for centuries, with origins dating back to Indigenous use and commercial development in the 19th century. This heritage, combined with careful stewardship and modern operations, positions the property as a genuine, high-end wellness destination in a competitive market.

In summary, Spa Hot Springs Motel & Tenderfoot Cabins represent an exceptional acquisition for investors seeking a high-margin, year-round hospitality asset rooted in natural wellness and Montana heritage. With proven operational stability, authentic branding, and multiple avenues for growth, this one-of-a-kind property is poised to evolve into a premier destination resort where history, healing, and modern comfort converge.



DOWNTOWN COMMERCIAL BUILDING & WAREHOUSE

CASCADE COUNTY, MONTANA

MLS# 30023694

0.668± Acres

41,000 sq ft

\$ 3,250,000



Located in the heart of downtown Great Falls, Montana, this commercial building and warehouse is situated on the corner of 2nd St. S. and 2nd Ave. South assuring exceptional visibility and attention. The high-traffic location is just inside the Downtown Parking District, so it benefits from the parking advantages. The commercial building is just under 15,000 square feet, with approximately 8,000 sq. ft. of it encompassing the showroom. The large windows supply tons of natural light and allow visibility to the street. In addition, the building has high ceilings, multiple entrances, a floorplan that includes 5 separate offices, 4 bathrooms, a break/conference room, front counter space, an IT room, a copier/office supply room, several storage rooms, and a heated warehouse with

an overhead door and street access. The warehouse can serve as private parking as well. Significant upgrades were completed in 2008 including new plumbing, electrical, roof, HVAC, and windows to this 1914 historic downtown gem. From 2008-2022, the building served as a furniture, appliance, and electronics store. A segment of the property (207) could be utilized as a separate business with its own entrance, bathroom, office space, kitchenette, and storage. The building at 215 2nd Ave. So. Provides 26,000 additional square feet of space to store or accommodate a buyer's business possibilities. Collect income and lease the space out. As Great Falls grows and the downtown area adds incentive, these buildings are in prime locales to utilize as you see fit.



Tony Longin, REALTOR® 406-899-2973 • tony@corderland.com

SPRINGHILL APARTMENTS

GLACIER COUNTY, MONTANA

MLS# 30065238

0.916± Acres

35 units

\$ 2,995,000



Introducing the Springhill Apartments, where breathtaking views of the Rocky Mountain Front meet a rock-solid investment opportunity. In the heart of Cut Bank, Montana—a town where rental demand consistently outpaces supply—this 35-unit gem stands out as a premier housing choice. Springhill has been thoughtfully reimagined with a suite of comprehensive renovations. You'll find a refreshed lobby, modern flooring, and updated laundry facilities, all secured by a top-tier camera system. Outside, the property shines with lush new

sod, a vibrant playground, and inviting dog parks that make tenants feel right at home. Beyond the aesthetics, the "heavy lifting" is already done: new gas water heaters, plumbing, and electrical updates are all in place. With a dedicated Rental Compliance Manager already driving record-high collections and a doubled rent roll, this is a rare chance to step into a stabilized, low-risk property that delivers from day one.



Corrie Jo Seaman, REALTOR® 406-899-4296 • corrie@corderland.com





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

MIDTOWN MARKET 2

WHEATLAND COUNTY, MONTANA

MLS# 30068725

0.706± Acres

9,500 sq ft

\$ 2,800,000



Midtown Market is a rare chance to own an established, community-centered grocery and retail business in the heart of Harlowton, Montana. Long regarded as an essential part of everyday life in Wheatland County, the store serves local families, ranchers, farmers, and travelers alike, offering a dependable source for groceries, fresh foods, specialty goods, and daily necessities. This is more than a business opportunity — it is a chance to carry forward a trusted local institution

with deep roots and lasting importance. The sale includes the real estate, operating business, equipment, goodwill, and inventory, offering a turnkey transition for the next owner. With its strong community presence, broad product mix, and irreplaceable role in the region, Midtown Market is well-suited for a buyer seeking both purpose and opportunity in a classic Montana town.



DOWNTOWN COMMERCIAL BUILDING

CASCADE COUNTY, MONTANA

MLS# 30023693

0.34± Acres

15,000 sqft

\$ 2,250,000



Located in the heart of downtown Great Falls, Montana, this commercial building is situated on the corner of 2nd St. S. and 2nd Ave. South assuring exceptional visibility and attention. The high-traffic location is just inside the Downtown Parking District, so it benefits from the parking advantages. The commercial building is just under 15,000 square feet, with approximately 8,000 sq. ft. of it encompassing the showroom. The large windows supply tons of natural light and allow visibility to the street. In addition, the building has high ceilings, multiple entrances, a floorplan that includes 5 separate offices, 4 bathrooms, a break/conference room, front counter space, an IT room, a copier/office supply room, several storage rooms, and a heated warehouse with an overhead door

and street access. The warehouse can serve as private parking as well. Significant upgrades were completed in 2008 including new plumbing, electrical, roof, HVAC, and windows to this 1914 historic downtown gem. From 2008-2022, the building served as a furniture, appliance, and electronics store. A segment of the property (207) could be utilized as a separate business with its own entrance, bathroom, office space, kitchenette, and storage. Think you might need more space? An adjacent warehouse is listed for sale separately at 215 2nd Ave. So. The warehouse is approximately 26,000 sq. feet. The possibilities are endless. As Great Falls grows and the downtown area adds incentive, these buildings are in prime locales to utilize as you see fit.



Tony Longin, REALTOR® 406-899-2973 • tony@corderland.com

COMMERCIAL SHOP WITH HUGE POTENTIAL

GALLATIN COUNTY, MONTANA

MLS# 30041268

0.678± Acres

5,376 sq ft

\$ 925,000



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



\$ 400,000



THE ALIBI LOUNGE

TOOLE COUNTY, MONTANA



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

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



\$ 310,000



THE GRAND OPPORTUNITY

LIBERTY COUNTY, MONTANA



- 0.289 acres
- 4,156 square feet
- License Included
- MLS # 30059882

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



Megan Hedges, Owner/Agent
406-759-5150 | northernplainsins@gmail.com



www.northernplainsinsurance.com
Chester, MT

\$ 299,000



CUT BANK CREEK BREWERY

GLACIER COUNTY, MONTANA



- 0.4 acres
- 3,224 square feet
- No License Included
- MLS # 30067010

Corrie Jo Seaman, REALTOR®
406-899-4296 • corrie@corderland.com



\$ 250,000



SAVVY INVESTMENT, STEADY INCOME

CHOUTEAU COUNTY, MONTANA



- 0.964 acres
- 10 Units
- MLS # 30065176

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



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GREAT FALLS, MT 59401

\$150,000



CONRAD GRAIN ELEVATOR

PONDERA COUNTY, MONTANA



- 1.527 acres
- 3,502 square feet
- MLS # 30067969

Jessica Sisneros, REALTOR®
406-788-9885 • jess@corderland.com



\$ 115,000



UTAH STREET TRAILER COURT

BLAINE COUNTY, MONTANA



- 0.386 acres
- MLS # 30041143

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



Buying VACANT LAND To Build On

Buying land in the Rockies is exciting—you're picturing sunsets behind pine-covered ridges and a cabin with your name on it. But before you saddle up, know this: not every patch of dirt is ready for your dream home. Rural land can hide surprises that will cost you big time if you're not prepared. Here's how to avoid getting stuck with a nightmare property.





TIP #1: KNOW THE ZONING RULES

That beautiful open meadow might not be buildable. Local zoning can dictate everything from how close your house can sit to the road to maximum building height, or even whether you can put up a fence. Check before you buy—otherwise your dream cabin could end up as a very expensive gazebo.

TIP #2: MIND THE SLOPE

A steep hillside may look dramatic in pictures, but it's a construction headache in real life. Excavation, drainage, retaining walls—costs can climb fast. Aim for slopes under 20% unless you have deep pockets and a love for engineering challenges.

TIP #3: UTILITIES AREN'T GUARANTEED

Rural properties often lack electricity, water, or sewer hookups. Before making an offer, ask:

- Is electricity nearby?
- Are there existing wells? (Check well logs for water quality and depth.)
- How will you handle sewage—septic or sewer connection?
- If the answer is “maybe” or “we’ll see,” get estimates for bringing services to the site. It’s rarely cheap, and surprise costs will sour your dream.

TIP #4: CHECK COVENANTS AND RESTRICTIONS

Even in the middle of nowhere, land can come with strings attached. Covenants, easements, or HOA rules may limit what you can build, how you landscape, or even whether you can keep livestock. Know before you buy—or you might end up more restricted than a city apartment dweller.

TIP #5: SCOPE OUT THE SURROUNDINGS

Rural living isn't just about your plot—it's about everything around it:

- Road access: mud, snow, and steep grades matter.
- Neighbors: too close and you lose privacy, too far and help is miles away.
- Wildlife and natural areas: bears, elk, or protected lands can influence both safety and property value.
- Think like a frontiersman: anticipate life beyond your cabin walls.

TIP #6: RESEARCH HAZARDS

Mountains bring risks: wildfires, floods, avalanches, or blizzards. Check historical hazard maps, talk to local authorities, and factor precautions into your build. Sometimes, a few minor design tweaks now save a fortune later.

TIP #7: TALK TO YOUR LENDER

Loans for vacant land can be tricky. Lenders often prefer properties with road access, utilities nearby, and other homes in the area. Ask early about requirements and costs, so you don't fall in love with a property you can't finance.

TIP #8: INSPECT THE PROPERTY LIKE A RANGER

Before signing, do a thorough check:

- Well logs for water reliability
- Soil stability for foundations
- Access roads and driveways

Remember, a property is only as good as your ability to live and build on it safely.

BOTTOM LINE

Rural land in the Rockies is magical—but it comes with challenges. Check zoning, slope, utilities, covenants, hazards, and access before you buy. Do your homework now, and your dream cabin won't turn into a costly headache.

Ready to ride out and find the perfect parcel? Check our listings by state to start your Rocky Mountain adventure.

Our Offices



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® & ABR®**

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





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 Merritt, REALTOR®

Megan Merritt has never been the kind of person who waits for the right circumstances – she creates them.

406-750-1785
meganm@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



Mateya Richter, REALTOR®

Rooted in a genuine passion for helping others, Mateya is dedicated to guiding her clients with care, integrity, and personalized attention. Whether buying or selling, she is committed to helping people find not just a house—but a place to truly call home.

406-210-0119
mateya@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



Corrie Jo Seaman, REALTOR®

Raised on a ranch near Valier and a graduate of Valier High School, Corrie Jo Seaman carries Montana in her bones.

406-899-4296
corrie@corderland.com



Jessica Sisneros, REALTOR®

Some people find real estate. Jessica Sisneros earned her way back to it.

406-788-9885
jess@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



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