CORDER

AND ASSOCIATES, LLC



Pines in Paradise

0 Strandskov Rd., Lincoln, MT 59639

The Land Report
AMERICA'S BEST BROKERAGES

Offered at $399,000



Presented Exclusively by
***Trampus Corder**, Broker/Owner,*
CLHA, CBA, CELA, CHS, CREN

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EQUAL HOUSING OPPORTUNITY

REALTOR

CORDER AND ASSOCIATES, LLC

Property Information

Lot Size: *26.2 deeded acres*

Taxes: *$155.33 (2025)*

Legal: *S21, T14 N, R08 W, C.O.S. 329195, TR 8 SE1/4*

Utilities: *Power nearby*

Covenants/HOAs: *None*

Access: *Legal access via Strandskov Rd.*

Elevation: *4,680 ft.*

Hunting District: *293*

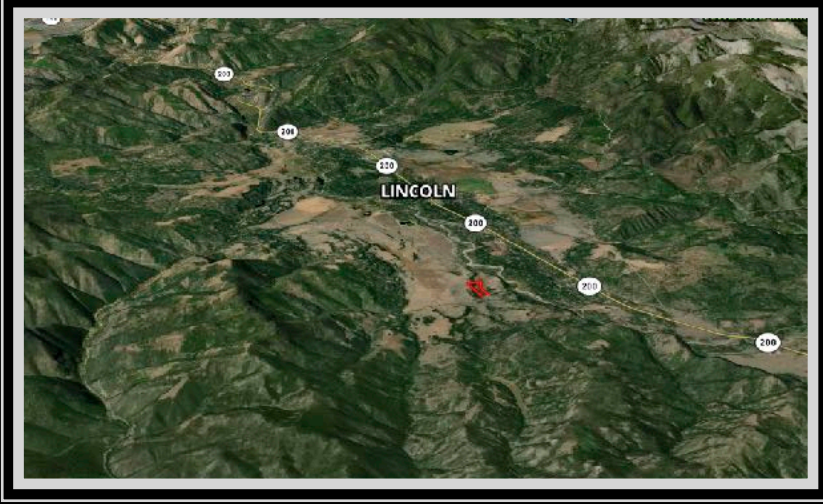




360° Land Tour!

Executive Summary

A summer playground for off-roading and trail exploration, and a fall refuge for hunting, these 26.2 acres offer unparalleled year-round recreation. The property showcases a blend of open meadows and forested pine stands, filling the air with the fresh mountain scent while providing a habitat for abundant wildlife. Envision constructing a hunting cabin for annual camp traditions or a vacation home designed to host family and friends around a cozy wood-burning stove. With power conveniently nearby, development is both practical and flexible. The land borders 553.86 acres of state land along its southern and eastern edges, providing seamless access to expansive terrain for hiking, wildlife viewing, and premier big-game hunting for elk, deer, moose, and bear. The Bob Marshall Wilderness carpets the surrounding mountains with adventures to behold. Just beyond the property line, the famed Blackfoot River awaits, offering world-class trout fishing, scenic floating opportunities, and the pristine beauty of Montana's wild landscapes. Use the land to camp on under stars like you've never seen and hunt huckleberries! Snowmobile or cross-country ski the many surrounding trails when the snow falls for unforgettable mountain memories. Get outside and enjoy the wild Montana!



Adventure Awaits!

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.

Local Area



Lincoln, Montana is a well-known recreational mining town as gold discoveries in 1860 brought miners to the area. Historically, it has roots dating back to the Lewis and Clark expedition. In 1806, Meriwether Lewis passed through the area on his return trip to St. Louis after discovering the route to the western coast. There is plenty of wilderness around Lincoln for exploring. Visitors and locals can enjoy activities such as hiking, biking, fishing, hunting, birdwatching, wildlife spotting, horseback riding, or snowmobiling. In 2017, Lincoln was named the first Continental Divide Trail Gateway Community in Montana because of the three access points found at Stemple Pass, Flescher's Pass, and Roger's Pass. As a result, there are ample opportunities for hikers and visitors to get out in the fresh mountain air and camp, fish, or hunt! The town was named in August of 1865 after the 16th President Abraham Lincoln was assassinated. Lincoln is located 80 miles east of Missoula and is the perfect base location for all your outdoor adventures!

Area Attractions



Fishing Opportunities

The Blackfoot River Valley is encompassed by great fishing areas! The Blackfoot River is 130 miles of pure mountain waters flowing along Highway 200. It has great access to accommodate anglers while they anxiously pursue catching Rainbow, Bull, Cutthroat, Cut-Bow, and Brown Trout. Check out one of these creeks for an adventure: Alice Creek, Beaver Creek, Copper Creek, Cottonwood Creek, Landers Fork, and Nevada Creek. You will find plenty of Brook Trout to keep you busy reeling. Take out your boat or kayak for the lake experience at Brown's Lake where you can catch Bass, Bluegill, Perch, or Trout. Snowbank Lake and Copper Lake are full of Cutthroat Trout.

Helena-Lewis and Clark National Forest

Perhaps the greatest diversity of any national forest in Montana is found within the Helena-Lewis and Clark National Forest. Spanning almost 2.9 million acres from the Big Snowy Mountains of Central Montana to the alpine peaks of the Continental Divide, it is comprised of island mountain ranges and segments of the Northern Rockies. It is managed by way of six ranger districts, spanning 17 Montana counties. From deep-rooted history to seemingly unlimited outdoor recreation opportunities, the landscapes within the forest have much to offer. Two previously independent national forests make up the current forest. The Helena portion was established in 1908 and initially covered the landscape around the state capital of Helena. The Lewis and Clark National Forest spans land to the north and east of Helena including the Rocky Mountain Front. It was established in 1906 and was named after the leaders of the Corps of Discovery who passed through the area in 1805 and 1806. In 2015 the forests were combined. With its incredible span, it contains unique landscapes. Wilderness areas provide some of the most pristine habitats in Montana. Hundreds of miles of trails wind through every landscape. The Continental Divide National Scenic Trail snakes through much of it and carries hikers across the watershed of the continent. Miles of rivers and countless lakes provide some of the best fishing opportunities in the state, and hunting in the forest draws hunters from across the state and nation. Regardless of where one travels, the awesome scenery and landscapes are sure to impress. From the rise of the Rocky Mountain Front to the forested hills of the Elkhorns, the Helena-Lewis and Clark National Forest has something to offer for everyone.

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Bob Marshall Wilderness Complex

Comprised of three wildernesses, the Bob Marshall, the Scapegoat, and the Great Bear, the complex covers over 1.5 million acres of mountainous terrain and is considered one of the world's most completely preserved ecosystems!



Trail System

Wintertime is playtime for the community surrounding Lincoln. With over 250 groomed snowmobile trails, you can expect to see many enjoying the dazzling snow and crisp air dog sledding, cross-country skiing, and snowshoeing. There are hundreds of miles of bicycle trails for the spring and summer months. There are also countless trails for ATVs.

Blackfoot Pathways: Sculpture in the Wild

Deemed innovative land art, a group of artists have created a series of sculptures that utilize natural and industrial materials associated with the economic and cultural traditions of the area.



Huckleberry Hunting

Enjoy dining on nature's sweetest bounty after seeking and picking these delightful little gems. The huckleberry is generally ready for harvest anywhere between mid and late July toward the beginning of August.

Mushroom Hunting

Try your hand at rummaging forest floors for the elusive Morel Mushroom. Be sure to do your research because any look-alike can be toxic if ingested!



Garnet Ghost Town

Relive the lives of those before us at this historically rich and well-preserved ghost town. Garnet Ghost Town has been named one of America's coolest ghost towns by Travel + Leisure.

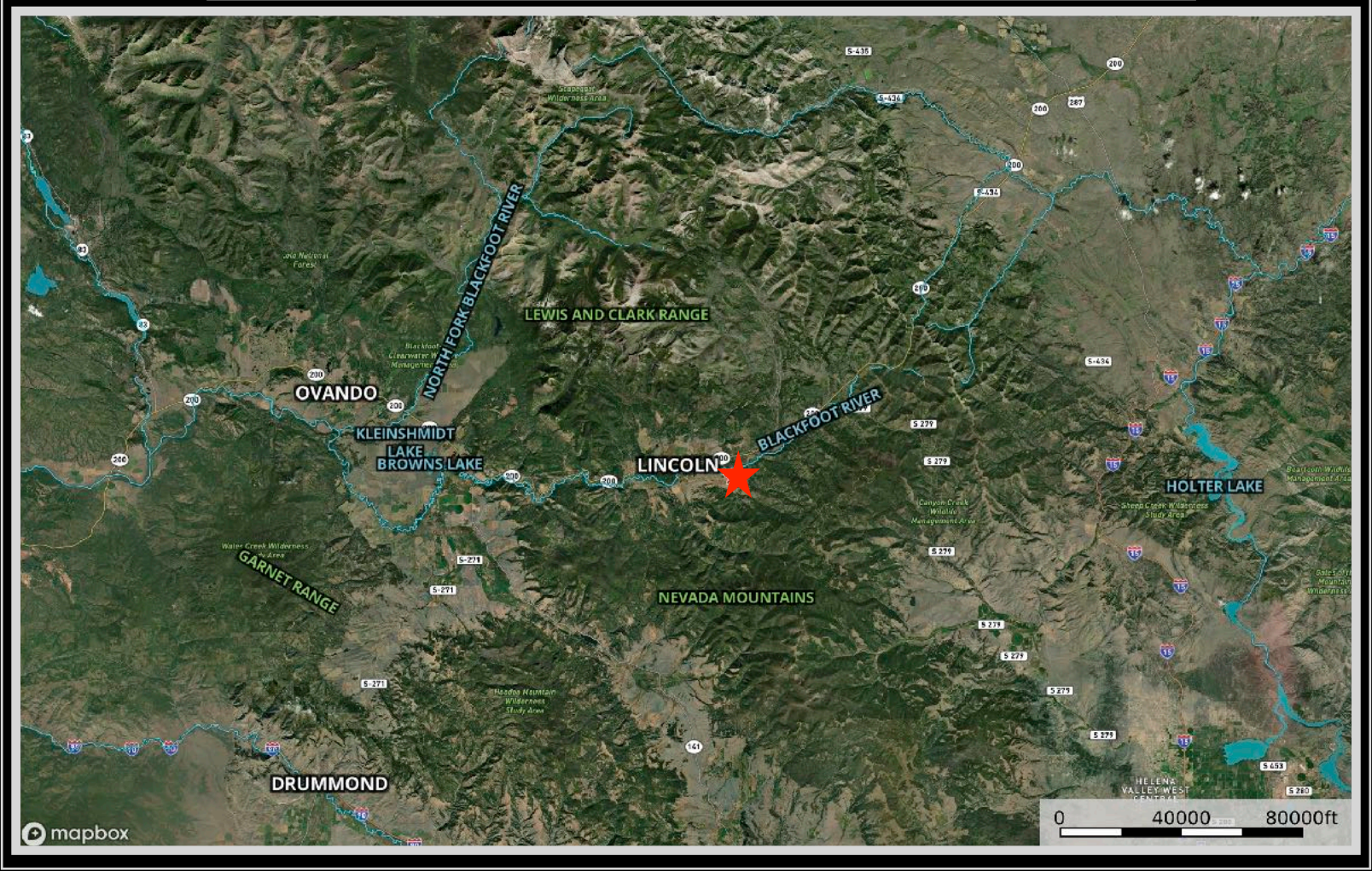
Great Divide Ski Area

Take a short trip to enjoy the winter sports at the Great Divide Ski Area.

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Property Maps





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