

CORDER

AND ASSOCIATES, LLC



Tranquil Jack Creek Acres

o Jack Creek Rd., Basin, MT 59631

Offered at \$199,000



Presented Exclusively by
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Staci Corder, Broker

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Property Information

Acres: 11.2 deeded acres

Taxes: \$1,136.91 (2022)

Utilities: None; Water is piped from a spring; Small solar panel that powers lights

Legal: FORREST SHANGRILA, S14, T07 N, R06 W, Lot 12, ACRES 11.2, COS 101406 F57 A

Water: Jack Creek (seasonal)

Covenants: Yes

HOAs: None

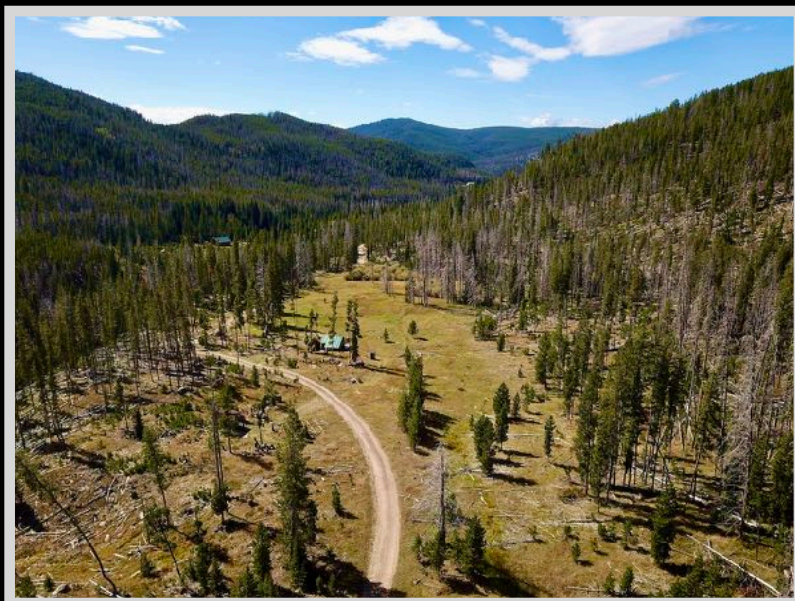
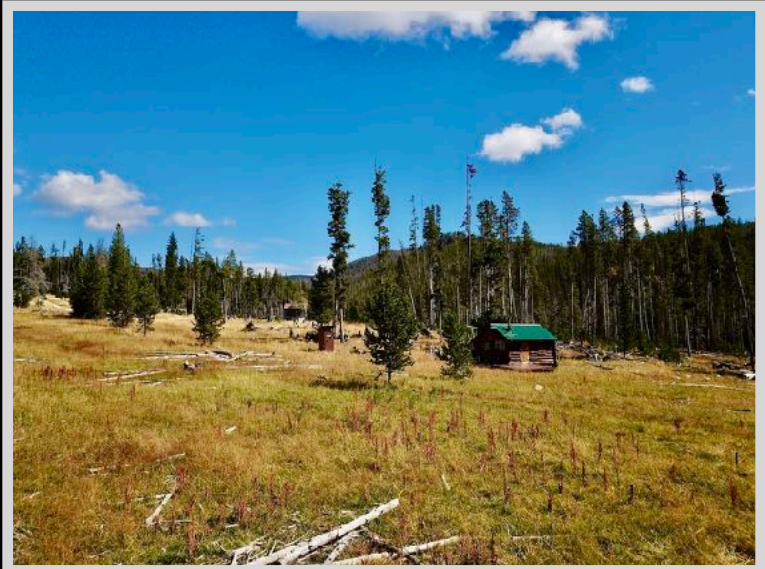
Hunting District: 318

Elevation: 6,520 ft.

Access: Jack Creek Rd.

Executive Summary

Nestled between Forest Service acreage on two sides, these 11.2 acres stretch out on the valley floor with mountains surrounding. Lodge Pole Pines stack up and blanket the mountainsides while the seasonal Jack Creek traverses the land offering up serene sounds of trickling water. When the bright summer sun beats down, cool off by wading or swimming in the cool creek! A log cabin of 192 sq. ft. is situated on the property and can be used as a resting place to camp or escape the busy life for a quiet retreat. Access is via Jack Creek Road which also runs through the property. Enjoy the picturesque area and watch the wildlife wander through. The area is rich with hunting, fishing, camping, hiking, and many other scenic opportunities! The city of Helena, Montana is 46 miles away and offers an airport, restaurants, shopping, and numerous other amenities. Canyon Ferry is also a short drive away and can be utilized for fishing, boating, and other water sports.



Experience this
property virtually!



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Local Area

Halfway between Butte and Helena, Montana lies Basin, Montana. The small community is just north of Boulder along Interstate 15 and has strong mining roots as it boomed as one at the turn of the twentieth century. Located in Jefferson County, Basin is well-known for its radon mines where travelers seek health benefits and artists. A group of professional artists formed a refuge in 1933.

Clancy, Montana lies in Jefferson County and boomed in the 1870s as a silver placer mining camp. In 1890, the silver digging dwindled resulting in many of the cities dying with it. Henry Hill helped keep Clancy alive by assisting with the creation of Montana's first woolen mill in 1879. Visit the Jefferson County Museum and learn about life back then through exhibits about mining, ranchers, and railroading. Relive the mining era at the abandoned silver camps found in the area. Just north of Clancy is the capital city of Helena, Montana.

Area Attractions

Great Divide

The Great Divide allows for skiing in the Montana sunshine! Only 23 miles from Helena and 95 miles from Great Falls, the lift tickets are reasonably priced and there are three main mountain lifts. There is a base lodge that offers up a cup of warm cocoa or food.

Canyon Ferry Lake

The Canyon Ferry Valley is rich with recreational opportunities! The lake spans 25 miles leaving plenty of room to boat, fish, sport fish, sail, swim, water ski, and more. It is proudly Montana's 3rd largest body of water and a popular destination for outdoor enthusiasts. There are 24 recreation sites that are maintained by the Bureau of Reclamation. Fishing is phenomenal and you can reel in Trout, Salmon, Perch, and Walleye year-round. When the snow flies, the lake is dotted with ice fishing huts and is also utilized for ice skating and iceboat sailing. In addition, there is the Canyon Ferry Wildlife Management Area which encompasses 5,129 acres. The goal of this area is to maintain the existing habitat and provide a place for wildlife viewing and hunting. Archery, shotgun, muzzleloader, and traditional handguns can be used to hunt white-tailed deer and birds such as pheasants, ducks, and Canadian geese. The area is superb for viewing migratory or nesting birds such as Canada geese, double-crested cormorants, American white pelicans, Caspian tern, and ospreys. White-tailed deer, beaver, raccoon, mink, red fox, and sometimes otters and moose can be observed.

Hauser Reservoir

Hauser Lake is a 3,200-acre reservoir on the Missouri River created by Hauser Dam. The lake yields rainbow and brown trout, walleye, and perch. It is an extremely popular take-off point for weekend boating, fishing, and water skiing. There are scenic public campgrounds on Hauser Lake, White Sandy (BLM), Devil's Elbow (BLM), Riverside (BOR), and a few yards further Black Sandy State Park (MFWP).



Holter Lake

The emerald, green waters of the spanning lake stretched out in front of the property provide the difference between country living and utterly wonderful recreation and lake living! The lake is formed by Holter Dam on the Missouri River. Holter lake is popular for its fishing and its water recreational attributes. Many visit the lake to camp, boat (non-motor and motorized), water ski, surf, wakeboard, swim, tube, float, hike, photograph, and view wildlife and birds. With boundless recreation opportunities, the lake makes a busy spot in the summer months among locals. The lake is a moderated-sized reservoir at 3660 acres. Access to the lake is wonderful. Several boat ramps exist along the shore with several designated fishing access sites. Located in the west-central portion of the state near Helena, Montana, there are also well-maintained campgrounds available. The lake is surrounded by rugged and majestic mountains and sparsely wooded hills. This area is also rich in history as Lewis and Clark made their famous trek through this area 200 years ago. You'll be stunned by the views of the Sleeping Giant Wilderness Study Area and the Gates of the Mountains is a beloved trip via watercraft.

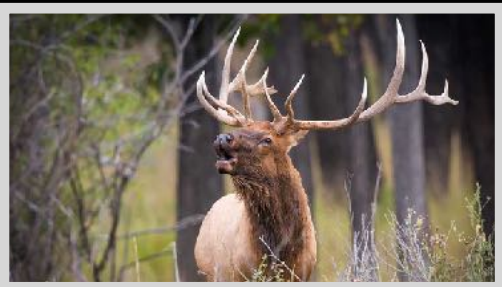
Fishing

The Montana Fish, Wildlife, and Parks stock Holter Lake annually with a significant number of rainbow trout. To catch a sizable trout, you will need to take a boat out and sink lines deep. Spin fishing is the most popular method used on the lake because of the various depths. Large spoons or live bait are used to catch the bigger fish. In addition to rainbow trout, Holter Lake also has mountain whitefish, brook trout, brown trout, pike, walleye, and yellow perch. Fly fishing is less popular on the lake but below the dam is where the blue ribbon stretch of the Missouri River begins. There is one entity that draws thousands of visitors from all around the world to this area and that is the fishing. These waters are filled with nutrients from the cold tailwaters from the bottom of Holter Dam creating a smorgasbord of feed for those finicky fish. As a result, the population of rainbow and brown trout surged averaging about 7000+ fish per mile of river. These fish are frequently greater than 10 inches in length! The river is a playground offering year-round fishing. In addition to the plethora of fishing access sites along Interstate 15, there are numerous streams and creeks in the area to tackle. Holter Lake, Hauser Lake, and Canyon Ferry Lake also provide excellent fishing and boating.



Big Game Trophy Hunting in the Beaverhead-Deerlodge National Forest

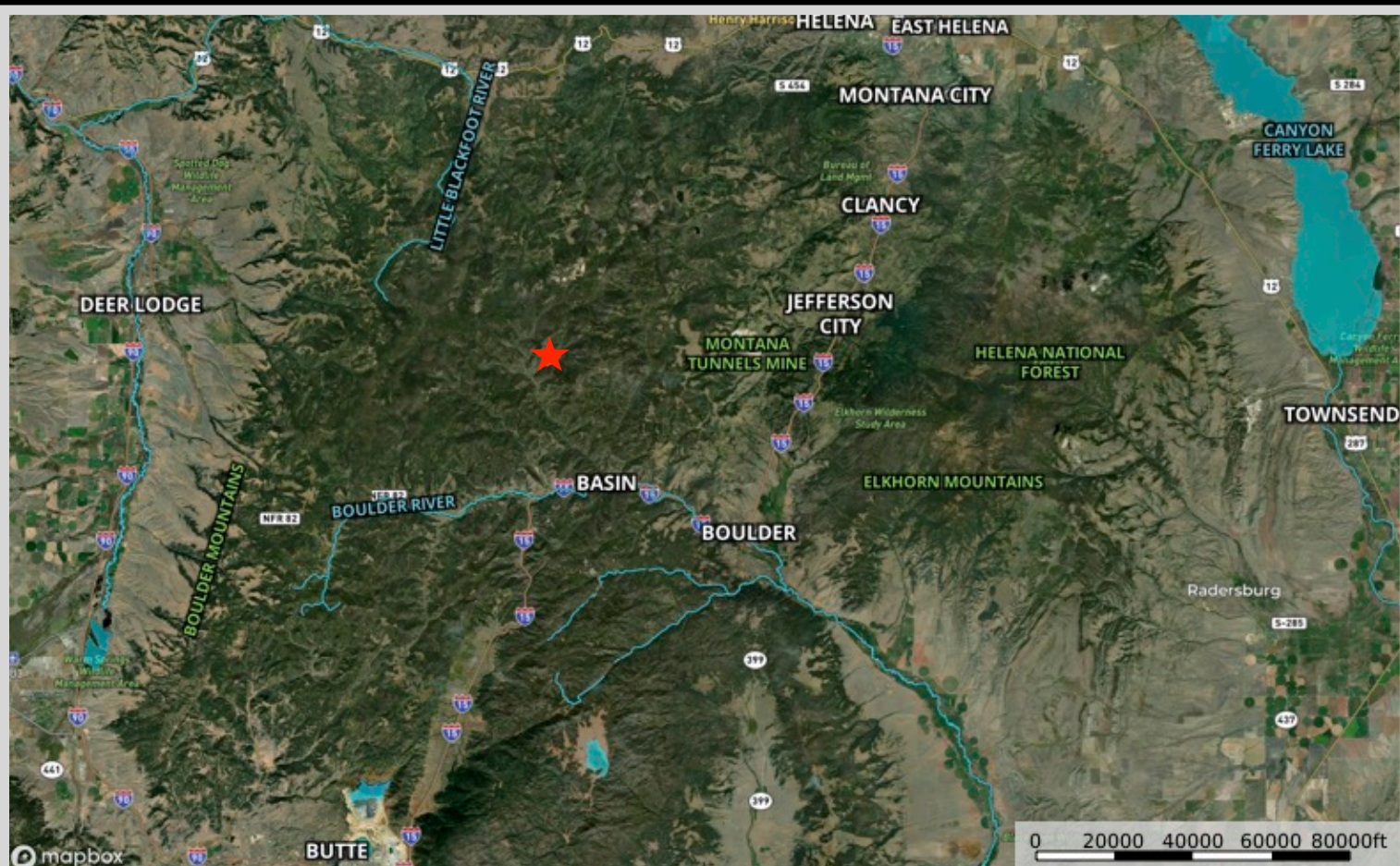
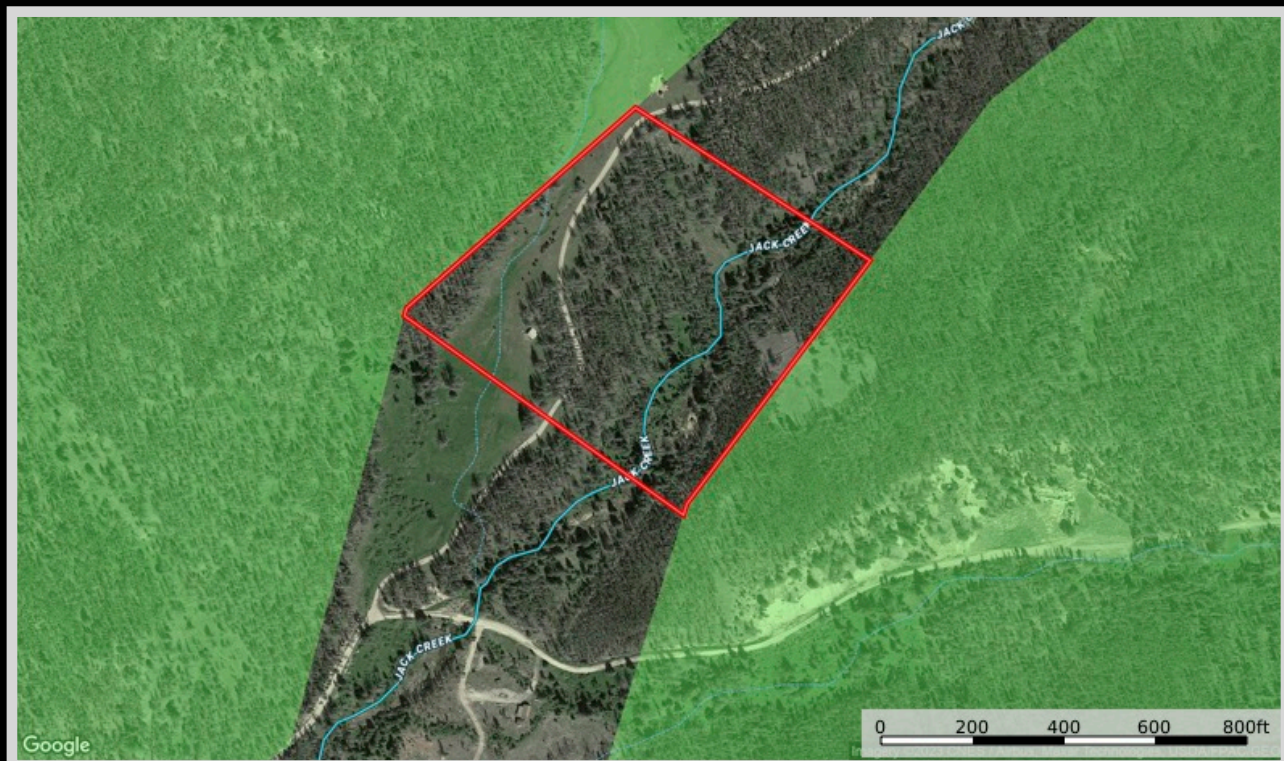
The Beaverhead-Deerlodge National Forest claims the title of the largest of all the national forests in Montana. It spans over 3.32 million acres and lies in eight of Montana's counties. The forest provides timber, minerals, and grazing land as well as a habitat for wildlife. The area displays fantastic mountain ranges climbing toward the sky. These ranges include the Anaconda, Bitterroot, Beaverhead, Flint Creek, Gravelly, Highland, Madison, Tobacco Root, and Sapphire Mountains. The snowpack of the mountains forms the Big Hole, Beaverhead, and Ruby rivers. These three rivers then join and flow as one in the Jefferson River. Bird watchers can find more than 260 species in various habitats. The region provides a winter range for bighorn sheep and mountain goats and is home to grizzly and black bears, mule deer, mountain lions, elk, and moose.



Tizer Botanic Gardens and Arboretum

Visit the Tizer Botanic Gardens & Arboretum. These Gardens are situated in the heart of the Elkhorn Mountains straddling Prickly Pear Creek. This is the official test and demonstration garden for the Denver Botanic Garden and Colorado State University's 'Plant Select Program.'

Property Maps



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