

CORDER

AND ASSOCIATES, LLC



Rising Rimrock Rural Retreat

S34, T04 N, R20 E, Rapelje, MT 59067

Offered at \$50,000

Presented Exclusively by

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Property Information

Lot Size: 160 Deeded Acres

Taxes: \$61.01 (2022)

Legal: S34, T04 N, R20 E, N2N2

Utilities: None

Access: No legal access

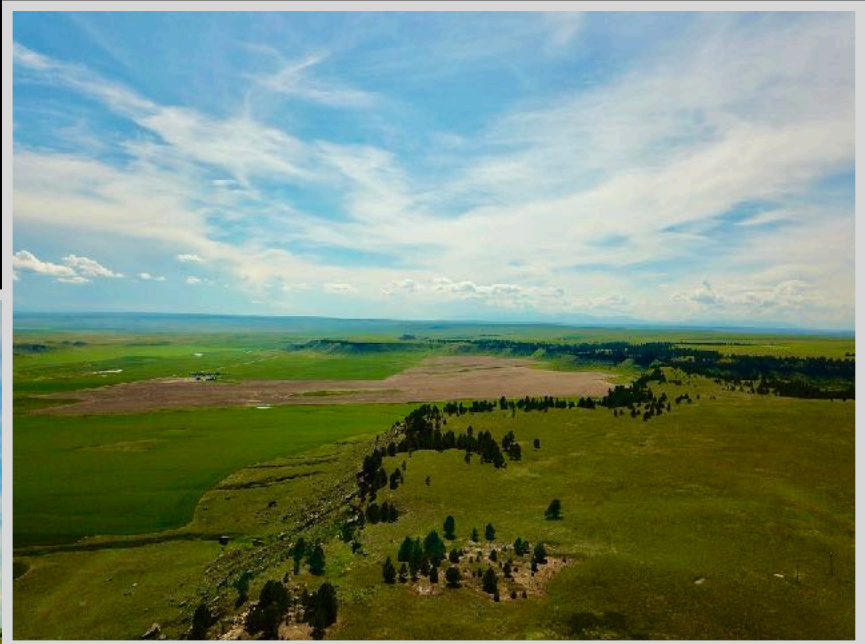
Hunting District: 515

Elevation: 4,600 ft.



Executive Summary

A combination of sprawling green grass lining the crown of the elevated bluffs and rocky rim, these 160 acres are situated north of Rapelje, Montana among farm fields and blue skies. Back country roads will take you near the property, but there is no road access to the property. Land a copter on top of the rimrocks and enjoy remote and rugged hunting. If you can acquire access, the land is prime for hunting, horseback riding, or for your cattle to graze. The acreage provides stunning views in addition to the impressive land formations. Montana's largest city of Billings is only 65 miles with an airport and all the amenities you could desire. It's affordable, and it's 160 acres of beautiful Montana!



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

Rapelje is a small farming community about twenty-five miles north of Columbus between Hailstone National Wildlife Refuge and Halfbreed National Wildlife Refuge. Both are a part of the Big Lake Complex and the most productive areas in central Montana for waterfowl and shorebirds. The refuge is a breeding ground for migratory birds and other wildlife.

Ryegate, Montana lies on Highway 12 where the Musselshell River flows among sandstone and rimrock cliffs. The community is immersed in farming and ranching and serves as the county seat for Golden Valley County. South of Ryegate is Hailstone National Wildlife Refuge where waterfowl, shorebirds, pronghorns, and prairie dogs live harmoniously. The surrounding area is diverse and offers multitudes of recreational opportunities.

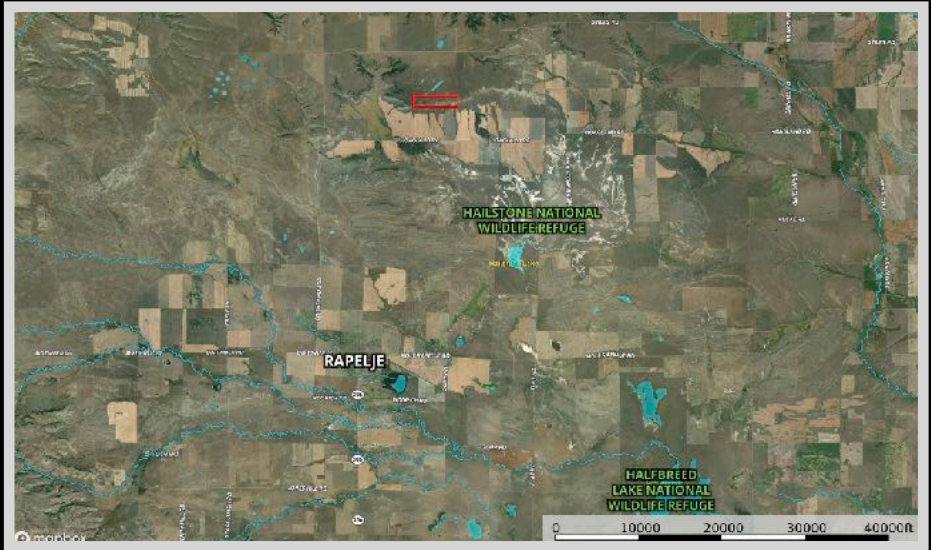
Harlowton, Montana is home to the largest wind farm in the state. Additionally, Harlowton is the county seat of Wheatland County and lies among the three mountain ranges of the Crazy, the Little Belt, and the Big Snowy Mountains. The area is part of the Lewis and Clark National Forest where hunting and fishing opportunities are abundant. Agriculture remains the predominant industry in the economy where the main products are wheat, barley, oats, hay, cattle, sheep, and honey. The Musselshell River flows through the town. Billings, Montana is 92 miles from Harlowton.



Area Attractions

Deadman's Basin Reservoir

Deadman's Basin Reservoir is 20 miles from Harlowton and is 1,849 acres in size. At 3,892 feet in elevation, the reservoir is stocked with Rainbow Trout each year. The reservoir also provides good fishing for Brown Trout, Smallmouth Bass, and Whitefish. It is also popular for winter ice fishing.



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Hailstone National Wildlife Refuge

Hailstone National Wildlife Refuge was established in 1942 as a resting point and breeding ground for migratory waterfowl. It also provides habitat for pronghorn and prairie dogs. The Refuge is open to hunting of migratory birds, upland game birds, and big game.

Crazy Mountains

The Crazy Mountains are the most prominent in Montana located northwest of Big Timber, Montana. The island range is approximately 30 miles by 15 miles in size and climbs to 7,000 feet in a dramatic transition from prairie to peaks! The highest pinnacle in the range is Crazy Peak at 11,214 feet. Ice, wind, and water sculpted the saw-toothed ridges and created more than 40 jewel-like lakes.



Musselshell River

The Musselshell River is a premier location for the catfish angler. Channel Catfish, Stone Cat, and Black Bullhead swim in these waters. Lack of access makes the river relatively peaceful and untapped. The average Channel Catfish is 6-7 pounds, and the best time to catch one of these whiskered fish is in the spring when they are headed upstream to spawn. Trout can be caught on the west side of Harlowton, and the catfish are best hooked toward the east side of town.

Fishing Access Sites

Looking to wet a line and get out in the fresh air? The Harlowton Fishing Access Site consists of 5 acres with the Musselshell River and picnic areas. Other access sites include the Selkirk Fishing Access Site, the Highway Bridge 191 Access, and the Two Dot Road Access Site.

Trails

Take a day trip and experience the great outdoors with the picturesque scenery. Hiking trails exist in the area to accommodate beginners and expert hikers. The Neil Connection Trail is 3 miles long and well-traversed by mountain bikers. The Haymaker Canyon Trail drops down into the Haymaker Canyon and crosses several creeks. Take it up a notch and tackle the 13.5-mile East Fork Spring Creek Trail #608.



