

CORDER

AND ASSOCIATES, LLC



Feel Alive on Parcel 5

Parcel 5 Ridge Road, Townsend, MT 59644

Offered at \$399,000



Presented Exclusively by
Trampus Corder, Broker
Staci Corder, Broker

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Property Information

Lot Size: 165.57 deeded acres

Taxes: \$129.88 (2022)

Legal: S13, T06 N, R03 E, C.O.S. 2-634, ACRES 85.57, TRACT 5A, IN SE4, PREV COS 2-606; S13, T06 N, R03 E, C.O.S. 2-634, ACRES 80, TRACT 5B, IN SE4, PREV COS 2-606

Utilities: Power approx. 1 mile away

Water: Undeveloped springs

Hunting District: 391

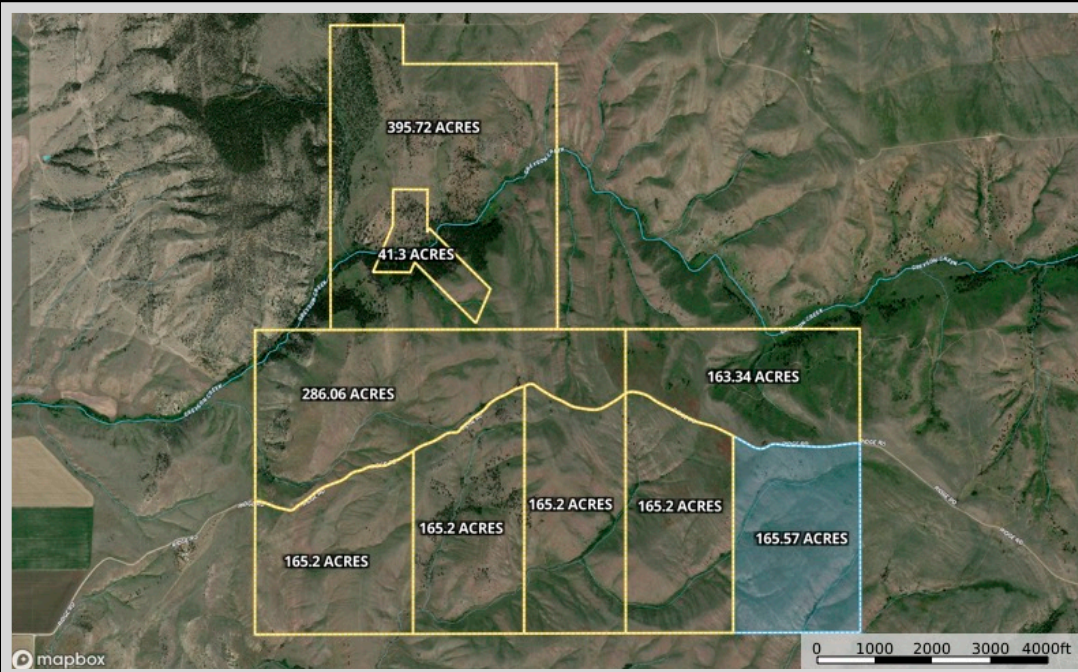
Access: Ridge Road



Executive Summary

From the top of the ridges, gorgeous Montana terrain sprawls onward beyond the mountains on the horizon. The open space and tranquil setting lies south of Ridge Road under the Montana Big Sky. These 165.57 acres offer

wildlife, scenery, adventure, natural springs, a variety of grazing grasses, peacefulness, and fresh air. The land is free of any covenants or HOAs and can provide wondrous experiences wandering, camping, watching wildlife, running cattle, or riding horses. A priceless commodity, raw land serves as a lucrative investment to broaden your portfolio or an irresistible retreat to escape the city lights and noise. Blend harmoniously with your surroundings and delight in the beautiful views. Resident elk and deer provide incredible hunting opportunities. Imagine hunting for trophy elk on your own property calling them in and listening to spine-tingling bugles echoing off the hills. Adjacent parcels are available for purchase as well.



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

Between all of the major cities in Montana is the county seat of Broadwater County, Townsend. Located in the Missouri River Valley between the Big Belt and the Elkhorn Mountains, where the Missouri River opens into Canyon Ferry Lake (Montana's 3rd largest body of water), Townsend was named by railroad officials in 1883. It was then that a rail stop was made because businesses were becoming more established to support the gold mining in this region. Land lots then were just \$5 apiece! Famed explorers Lewis and Clark traveled through in 1805. The mighty Missouri River borders the town, and the area is nicknamed the "Valley of Adventure" because of the vast outdoor opportunities that are readily available. Large areas of BLM and state land surround the town. Townsend is on Canyon Ferry Lake which is one of Montana's most sought-after recreational spots. The lake provides activities of boating, ice boat sailing, year-round fishing for Trout, Salmon, Perch, and Walleye, camping, sightseeing, picnicking, hiking, hunting, and swimming. It is also conveniently near 4 major ski areas ranging from 1.5 to 3 hours away. In addition, the Broadwater County Museum is located in Townsend and holds unique artifacts such as an authentic painted buffalo robe. A short drive of 35 minutes will get you to the state capital of Helena.

Area Attractions

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. Twenty-four recreation sites 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 from Black Sandy State Park (MFWP).

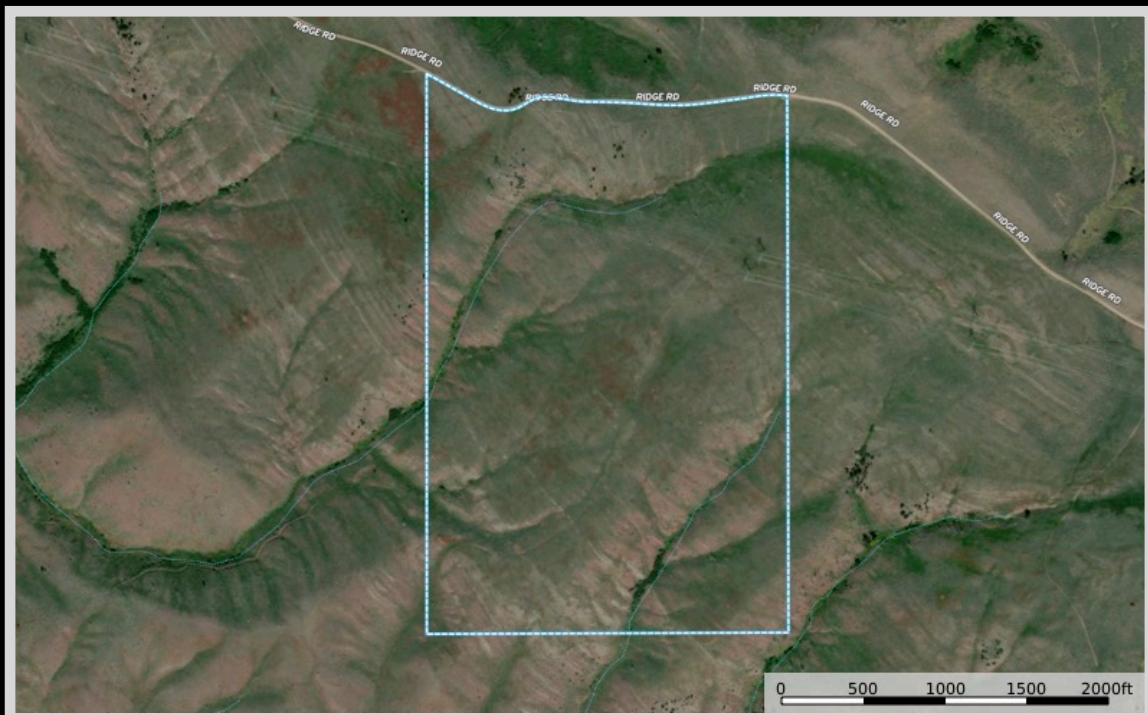
Hunting

The area around Townsend, Montana is well-known for prominent elk hunting. The designated property lies within Hunting District 391 for deer/elk/lion. Elk herds have been caught on film by the landowner and are known to travel these areas and up along the Little Belt Mountains. Permits can be purchased for a general deer license or general elk license to hunt brow-tined bull or antlerless elk. There is a specific season for hunting brow-tined bull elk on National Forest Land as well.



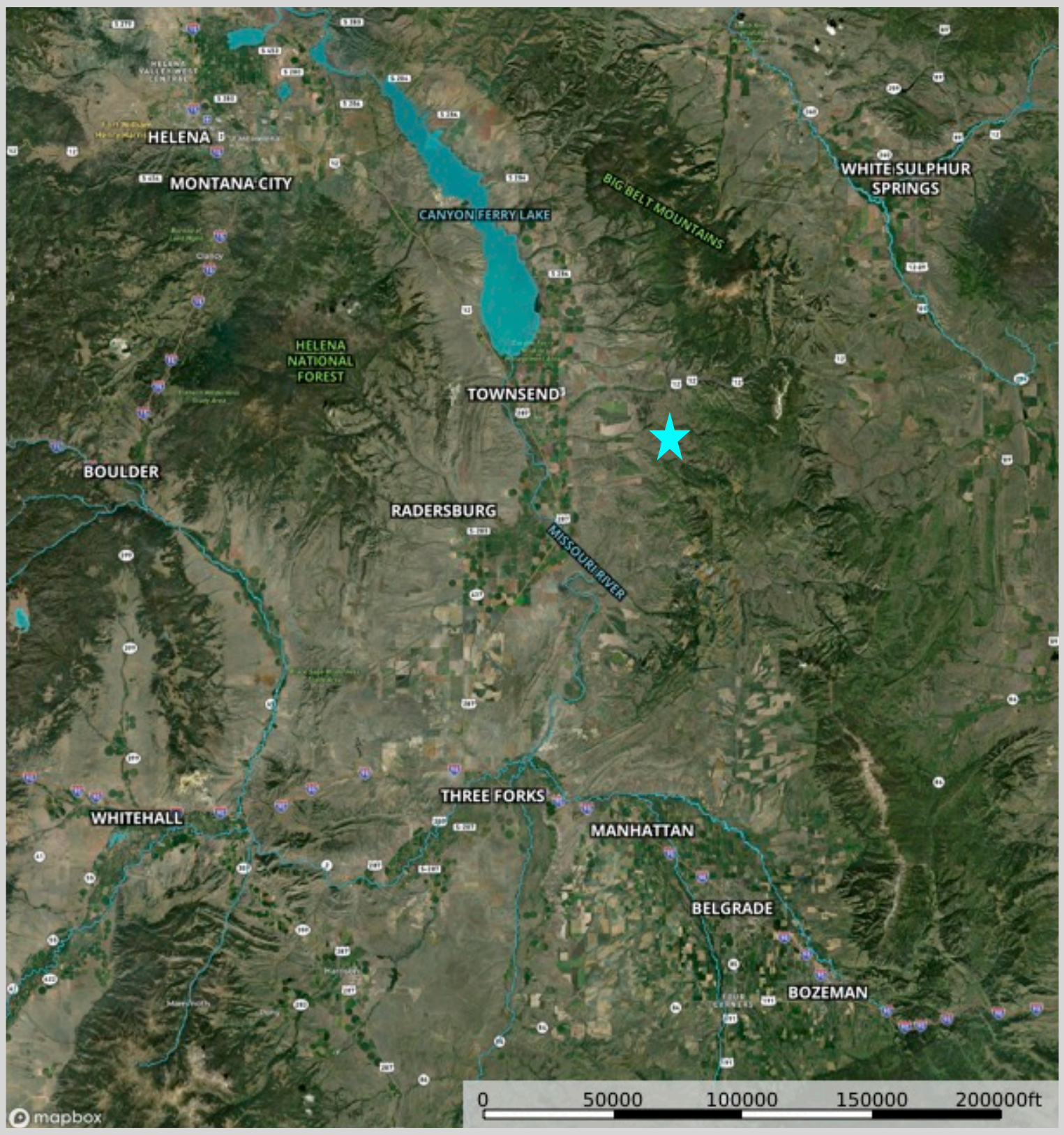
The Missouri River

The mighty Missouri River is the longest in North America flowing over 2,341 miles. The Missouri River flows from its source near Three Forks, Montana until it joins with the prevalent Mississippi River at St. Louis, Missouri. The Upper Missouri River was designated as a component of the National Wild and Scenic River System in 1976 beginning at Fort Benton, Montana and running 149 miles downstream. The Missouri River is a remarkably valuable life-giving source with 49 species of fish residing in its waters. The Missouri River is also a valuable historical component of the Lewis and Clark National Historic Trail. You can enjoy floating, fishing, hiking, hunting, and camping on or around the river and view 60 species of mammals, 233 species of birds, and 20 species of amphibians and reptiles!



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Property Map



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