

# CORDER

AND ASSOCIATES, LLC



## *Radiant Rock Creek Waterfront Acreage*

*00 West Side of Hwy 212, Roberts, MT 59070*

*Offered at \$1,700,000*

*Presented Exclusively by*  
**Pam Amundsen, REALTOR®**

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EXCLUSIVE PARTNER OF  
**LANDLEADER.**





## *Property Information*

**Acreage:** 144.37 Deeded

**Taxes:** \$215.00 (2022)

**Legal:** S03, T05 S, R21 E, PT SE4SW4; S03, T05 S, R21 E, SWSE; S10, T05 S, R21 E, N2NE, NENW, INCL TR 6 BLK 3 COS 1427 AMxt Minus 29+/- TR 6 BLK 3 COS 1427 AM

**Utilities:** In proximity

**Water Rights:** Yes; Will transfer with sale

**Fencing:** Along perimeter

**Covenants/HOAs:** No

**Access:** Directly from Hwy 212

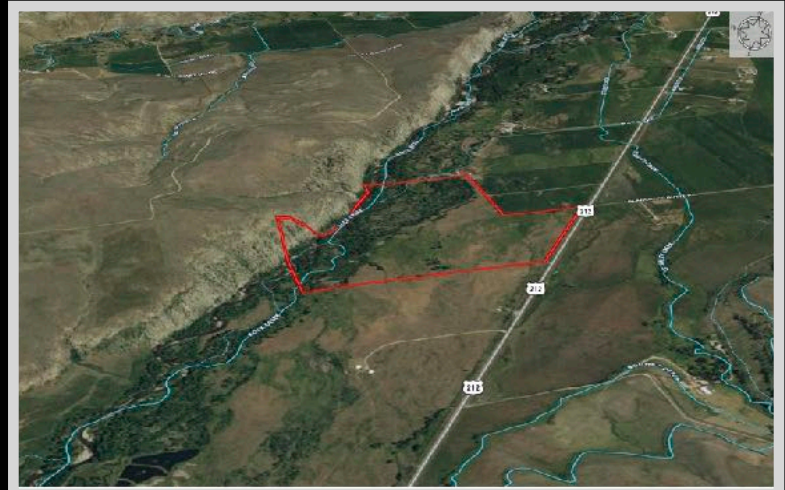
**Elevation:** 4,300 ft.

**Waterfront:** Rock Creek

**Hunting District:** 575

## *Executive Summary*

Gently flowing along the west side of this remarkable property, Rock Creek creates a peaceful and serene setting with the Beartooth Mountains and Red Lodge Mountain providing a stunning backdrop. It's a rare opportunity to purchase a parcel of this size in this highly sought out area. Multiple building sites are evident to support a beautiful large home. Let your creative juices flow and figure in adding RV parking or glam camp spots for additional income. With endless potential and recreation opportunities, Red Lodge is 18 miles with superb golf, camping, and hiking. In the winter months, Red Lodge Mountain offers some of Montana's best skiing. Below Red Lodge, access to Rock Creek is limited as it flows through private lands, but with this purchase, access will be granted to you only as the owner! Be rewarded with the numerous options this property offers!



*Experience this property virtually!*



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## Local Area

Roberts, Montana lies between Red Lodge and Laurel on Highway 212. Rock Creek flows through and Cooney State Park is only miles from Roberts. Cooney Reservoir provides outdoor recreation activities including camping, boating, fishing, and bird watching.

Nicknamed the “Basecamp to the Beartooths,” Red Lodge, Montana is the county seat of Carbon County. This friendly and hospitable community prides itself on service to others with over 50 non-profit organizations to date. The town sees its fair share of tourism activity because of its proximity to the popular and highly pursued Yellowstone National Park. However, it maintains a year-round economy due to the lucrative hospital and school systems. Surrounded by Custer Gallatin National Forest and shadowed by the brawny Beartooth Mountains, Red Lodge possesses beauty and numerous ways to spend your free time. Outdoor recreating can be found at Red Lodge Ski Resort in the winter months. Rock Creek lets adventurers fish and paddle its waters. Virtually, Red Lodge is a 60-mile drive to anywhere! To the north and 60 miles, Billings provides access to an airport and big-city amenities. To the south and 60 miles, Cody, Wyoming represents a rodeo town and 60 miles to the southwest is Yellowstone National Park. Up for a scenic drive? Check out the famous Beartooth Highway for impressive and breathtaking views! Enjoy the Yellowstone Wildlife Sanctuary where you’re guaranteed a glimpse at rare and extraordinary animals. Any direction you look, Red Lodge is full of elegance, charm, and world-class experiences genuine to Montana’s landscape and warm welcoming hospitality.

## Area Attractions

### Rock Creek

Rock Creek begins high in the Absaroka-Beartooth Wilderness. Its crystal-clear waters flow for 55 miles to the confluence with the Clarks Forks of the Yellowstone River. Rock Creek provides excellent fly fishing from Red Lodge on down where anglers can reel in Rainbow and Brown Trout.



### Cooney Reservoir

Cooney Reservoir covers 309 acres in Cooney State Park. The reservoir is 40 minutes south of Billings making it a popular south-central Montana destination! With five campgrounds, three boat ramps, and a fish cleaning station, visitors are well-equipped for boating, playing in the water, camping, and fishing. Fishing is great for Walleye and Rainbow Trout. Enjoy the scenic mountain views while recreating.

### Absaroka-Beartooth Wilderness

The Absaroka-Beartooth Wilderness spans 943,648 acres along the Montana and Wyoming border. The forest covers the juncture of two mountain ranges, the Beartooth and the Absaroka Mountains. The area is illustrated with extremely rugged terrain and picturesque topography. The forest includes hundreds of lakes, high-rolling plateaus, and deep, glacier-carved valleys. The wilderness provides excellent hunting and fishing opportunities. There is also hiking, horseback riding, camping, and wildlife viewing.



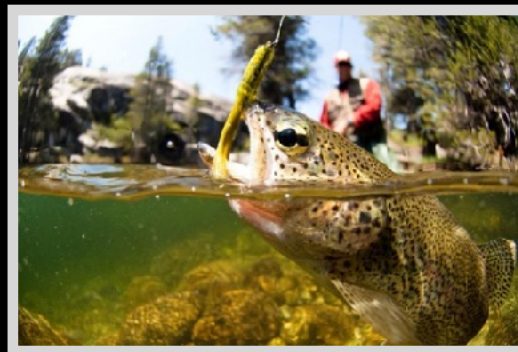


### **Beartooth Highway**

*The famous Beartooth Highway has 68 miles of winding roads waiting to be navigated. This unique highway climbs to the highest elevation in both Montana and Wyoming! It's considered an All-American Road that holds a designation as one of the most beautiful in America. With switchbacks and glorious scenery, travelers can gape at wildlife and the snow-capped Northern Rocky Mountains. The highway tops out at the nearly 11,000-foot Beartooth Pass. The highway is traditionally open from Memorial Day through Columbus Day.*

### **The Yellowstone River and Premiere Blue-Ribbon Fishing**

*This constant, unwavering river flows throughout the Yellowstone River corridor just as it has for centuries: in its natural state. It has not been dammed nor tamed and is the longest, free-flowing river as such in the lower 48 states. It meanders through a variety of scenery and various topographies from steep canyon walls to lazily flowing through farm country. Its fresh, clean waters provide fishing, floating, swimming, and rafting. The nutrient-rich areas surrounding the river are a paradise for wildlife making hunting especially good as well. Enjoy viewing wildlife such as bald eagles, elk, white-tailed deer, and black and grizzly bears. Certainly, you will want to take advantage of the world-class fishing known internationally as the best. These premier trout waters produce an abundance of big trout and the native Yellowstone cutthroat trout. In the upper half of the river, species found are cutthroat trout, rainbow trout, large whitefish, and brown trout. In the lower half or warmer waters, species found are large walleye, catfish, and sturgeon. The beauty of fishing the Yellowstone River is its length and ample space. Anglers are not crowded with others and have the length of the river to spread out. The beautiful landscape encompassing the banks enhances the whole experience. Dry fly fishing is excellent as well as sub-surface fishing with nymphs and streamers.*



### **Yellowstone National Park**

*Yellowstone National Park is a short drive away where you can catch a glimpse of the rarely-seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!*

### **The Yellowstone River Boat Float**

*Grab your gear and an oar and get in the water! The float begins at Livingston and then retraces the route of William Clark of the explorers Lewis and Clark. The float continues for a historical three days of camping and then ends in Columbus.*

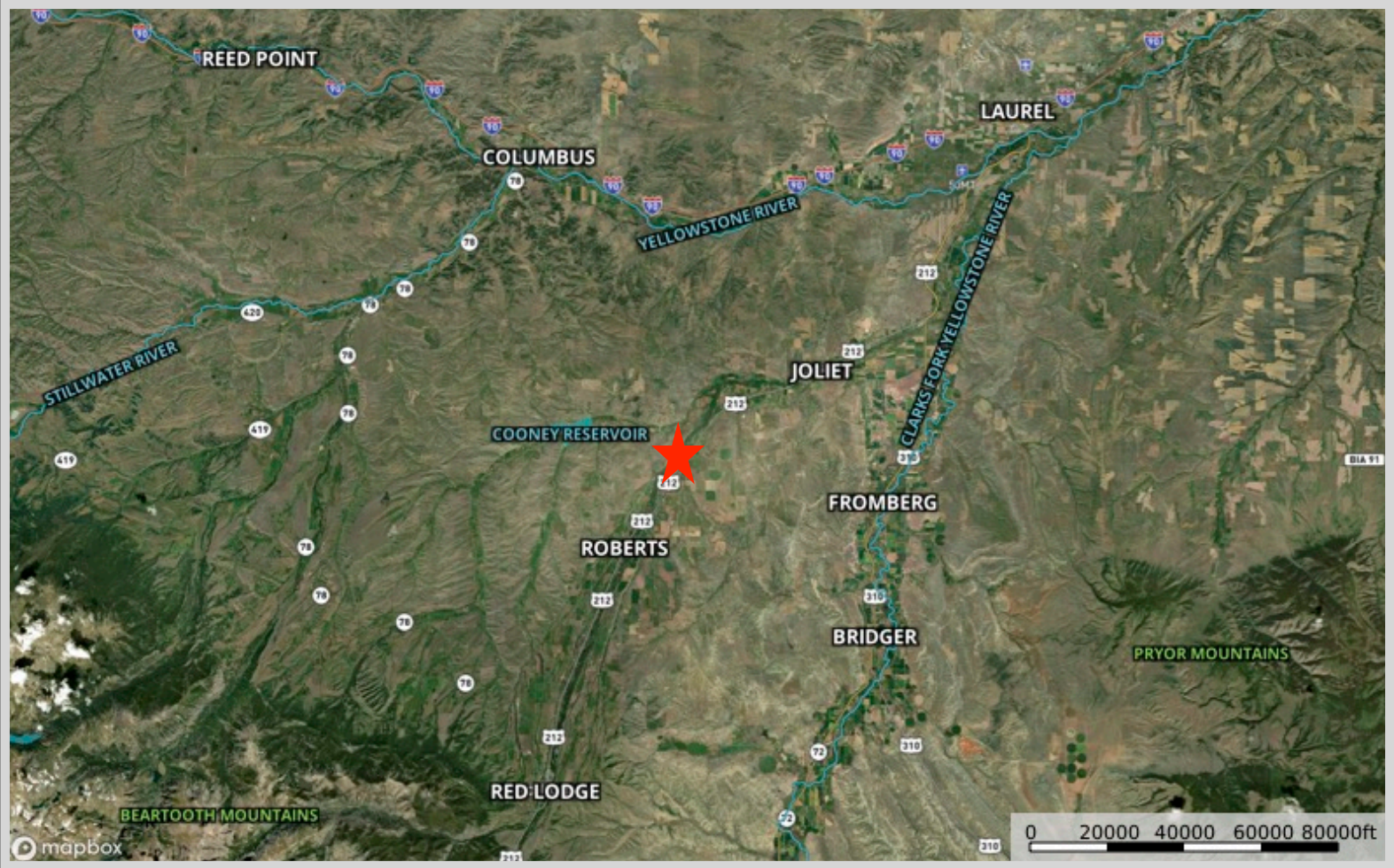
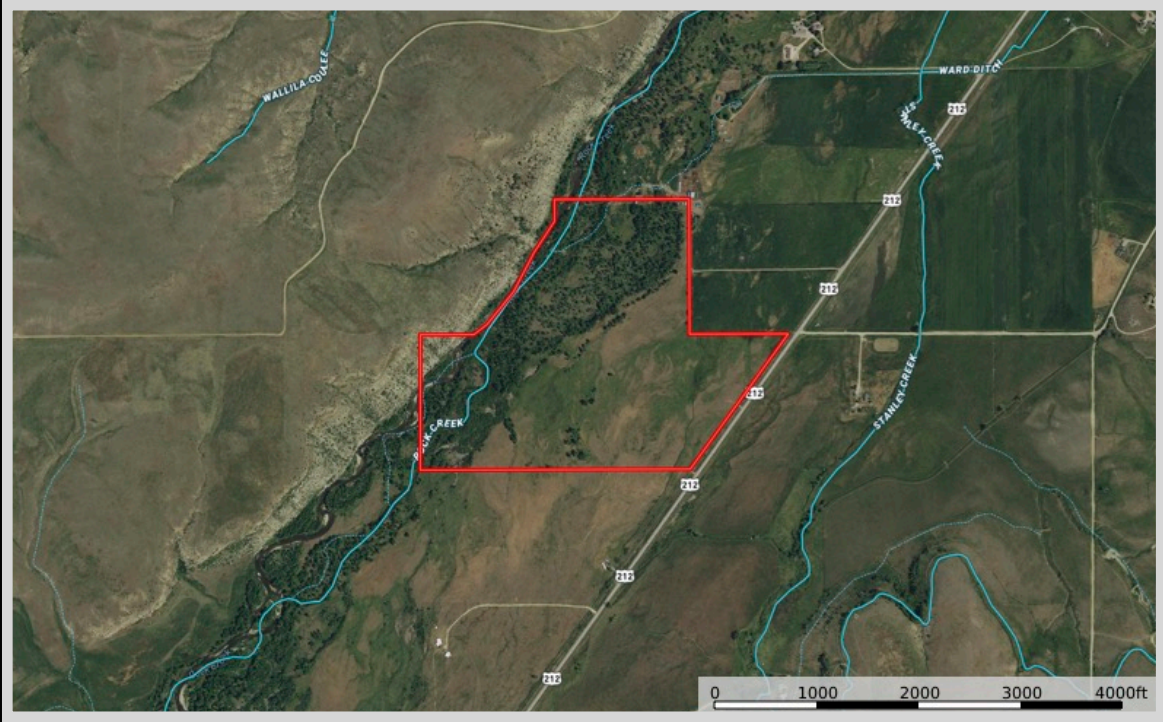


### **Red Lodge Mountain**

*One of Montana's best ski resorts, Red Lodge Mountain has short lift lines and reasonably priced lift tickets making it more appealing than others in the state. The mountain offers over 1,600 acres frequently dusted with fresh, untouched powder. Take some lessons, grab rentals, or dine at the main lodge's cafeteria. There is something for everyone at this winter wonderland.*



Property Map



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