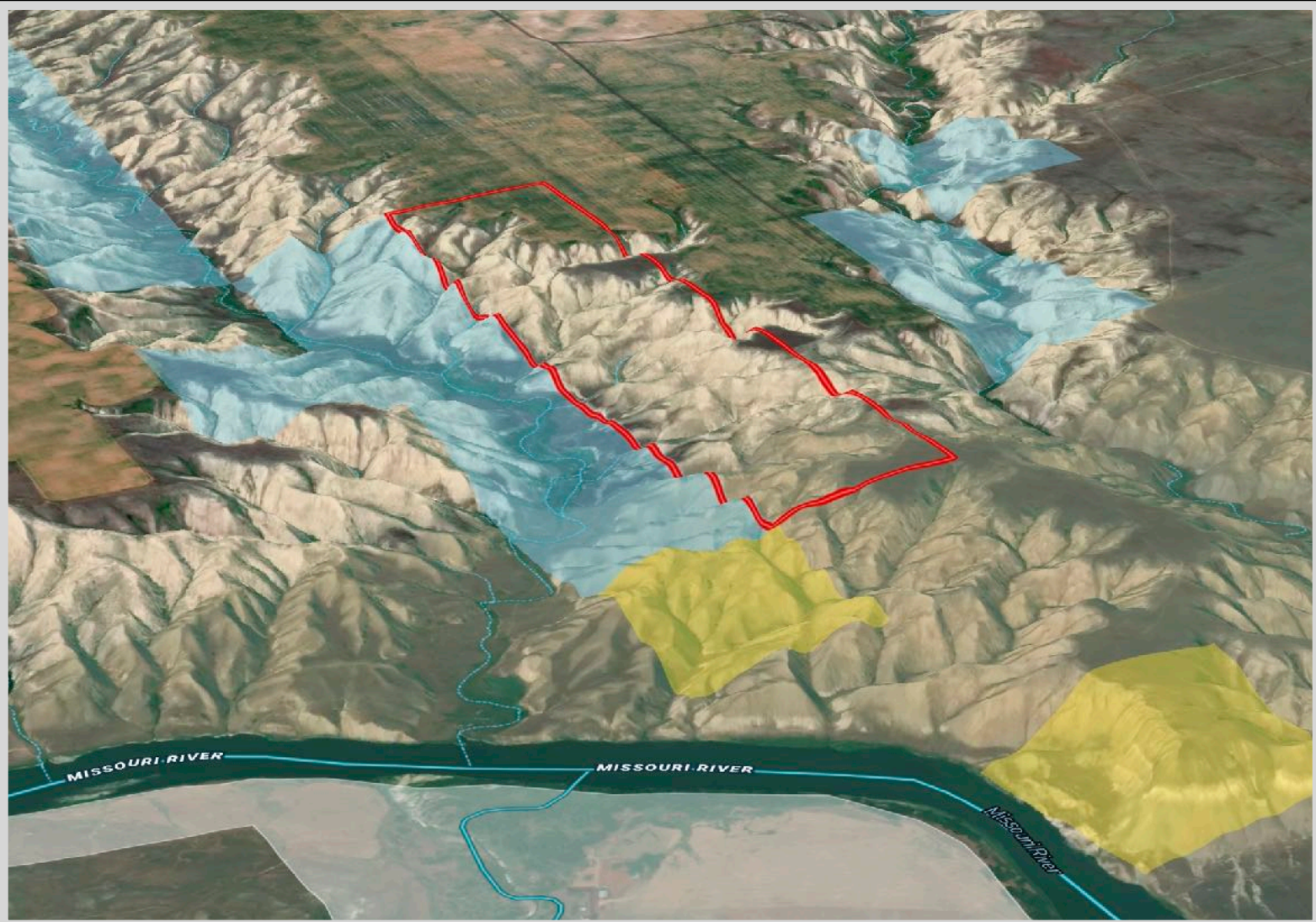


CORDER

AND ASSOCIATES, LLC



Central Montana Property
S07, T22 N, R06 E, Floweree, MT 59440

Offered at \$54,500

No Legal Access



Presented Exclusively by
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Property Information

Lot Size: 166.06 deeded acres

Taxes: \$154.41 (2022)

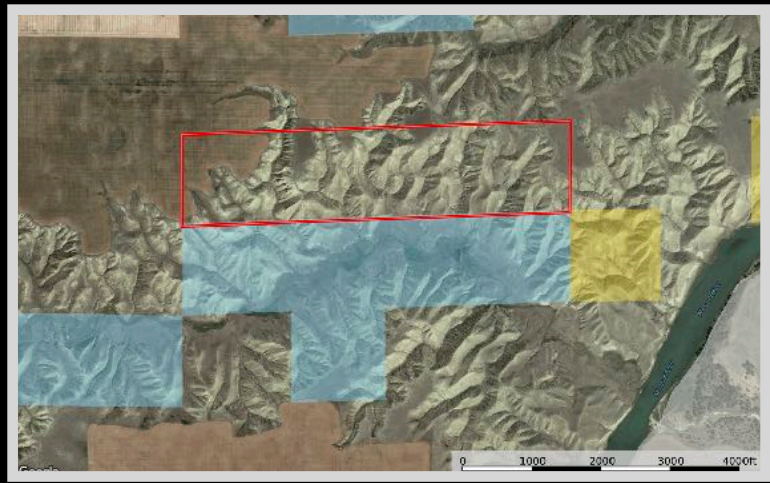
Legal: S07, T22 N, R06 E, N2N2

Utilities: None

Hunting District: 405

Property Leases: 23.3 acres of farmland leased for \$500/yr

Access: No insurable legal access



Executive Summary

Rugged and remote, own a piece of Montana near the mighty Missouri River! Located in Cascade County, Montana near Portage, these 166 acres border state land and earn annual income from a lease on 23 acres of farm ground. There is no insurable legal access to the property. The property's terrain dips in and out of coulees perfect for hiding mule and white-tailed deer. It is located in Hunting District 405.

Local Area

Floweree, Montana is a small community between Great Falls and Fort Benton. Nearby is Carter Ferry on the Missouri River which still operates today.

Carter, Montana is a town close in proximity and is mostly comprised of farmers and ranchers as the area is a fertile part of the Golden Triangle. Wheat that is produced here supplies much of the world. Located southwest of Fort Benton, Montana on US Highway 87, Carter still utilizes 1 of 3 ferries on the Upper Missouri River.

The small town of Fort Benton, MT is a short twenty minute drive away. For example, Forbes named Fort Benton one of the fifteen prettiest towns in America, and National Geographic Travelers warns tourists not to miss Fort Benton. Community cordiality is a reoccurring theme in the town known as the Birthplace of Montana, so you can expect a friendly wave from the passerby. History is rich in this area and history buffs often seek the information that the local museums, trails, and monuments have to offer. Fort Benton is a living tribute to the days when the West was wild where you can walk in the footsteps of Lewis and Clark! Additionally, Fort Benton is located on the banks of the mighty Missouri River giving it a unique and spectacular perspective of wildlife and views. Here you can walk on the same riverbank as Lewis and Clark and the Corp of Discovery did two hundred years ago. Float the majestic Missouri River, stroll Front Street, shop the accommodating stores, hit up a landmark event, or relax and journey back in time at the historic Grand Union Hotel. This fascinating region defines Big Sky Country with its brilliant blue sky overhead, the Majestic Rocky Mountains awaiting in the distance, and the friendliest people you will find in the state.

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.

Area Attractions

Central Montana features some of Montana's best representations of the rolling plains and rugged mountain ranges. Recreational and cultural opportunities display Montana's Western past and illustrate the beauty of its present.

Missouri River

Get swept away on this majestic river that offers up memorable float trips and big fish! From Fort Benton to the North Dakota border, the Missouri River flows through beautiful scenery and peaceful environments. The mighty Missouri River is the longest in North America flowing over 2,341 miles. Access to this portion of the river is limited due to the towering canyons with fascinating rock formations and large arid buttes. This allows floaters and anglers the peace and serenity they long for. The Missouri River is a large part of the area's history. Its blue waters offer anglers the opportunity to catch huge Northern Pike, Walleye, Catfish, and Smallmouth Bass. The high nutrition of the water allows fish to get big...and the stories are even bigger! Longer float trips on this portion of the river are popular and can be scheduled with local outfitters. Canoeing and kayaking are part of the activities that locals and tourists partake in all while casting in a line to try their luck. Further down the river, the Missouri River Breaks astonish floaters and historians dropping their jaws in sheer awe at the unique and formidable landscape.



Benton Lake National Wildlife Refuge

This shallow basin was left as a result of the last glacier in the area. It covers over 5000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.

Hunting

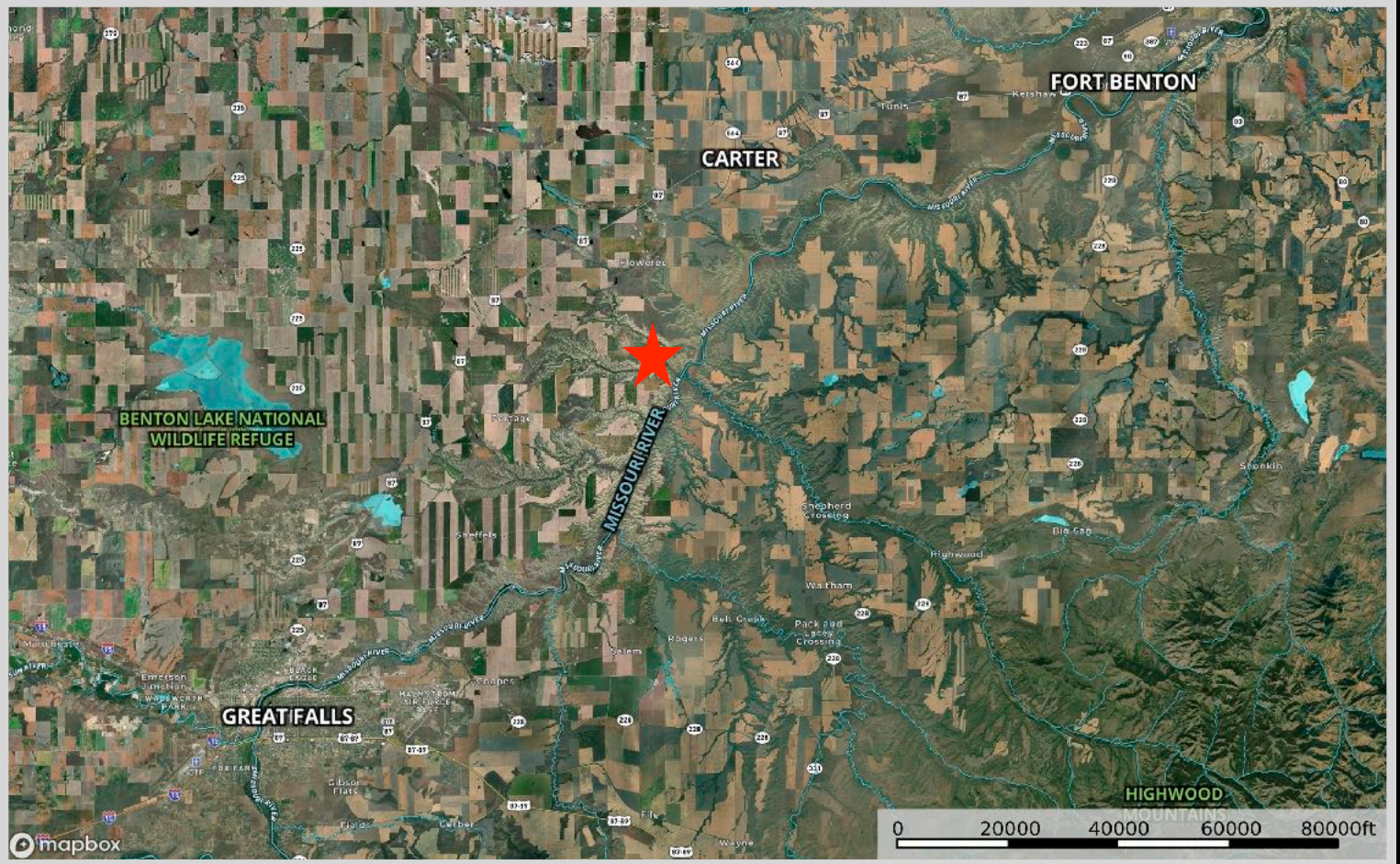
Hunting is a Montana tradition. Central Montana still lives up to that tradition. Residents and nonresidents alike enjoy hunting a variety of big game animals and upland game birds. For non-residents, the permit application deadline for deer and elk hunting in Montana is April 1. All applications are submitted online. Antelope hunting license deadline is early June. The Montana Fish, Wildlife and Parks website has forms and more information about licenses. The Highwood Mountains are excellent for elk hunting, but you must be drawn for a special tag. The grain fields that encompass this region supply food for antelope, white-tailed and mule deer, and game birds. The coulees are essential cover for game as they are going to and from the river for hydration and lush vegetation.

If you are a bow and arrow hunter, be sure to check archery requirements. A bow license, in addition to the proper hunting license, is required during Archery Only Season for any species or to archery hunt in an Arch-Equip only area or hunting district.



Upland game bird licenses, including a license for pheasants, may be purchased over the counter along with your conservation license. Hungarian Partridge and several varieties of grouse are common in Central Montana. Turkey licenses are also sold over the counter except for special spring and fall turkey hunts. Hunting for Montana migratory birds requires a Montana migratory bird license and a federal waterfowl stamp.

Property Maps



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