

CORDER

AND ASSOCIATES, LLC



The Timbers at Thompson Ranch Lot 3

Lot 3 NHN Railroad Ave., Alberton, MT 59820

Offered at \$199,000

Presented Exclusively by

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Property Information

Acres: 21.08 Deeded

Taxes: \$TBD (2021)

Legal: S01, T14 N, R23 W, C.O.S. 655B, ACRES 21.08, MILW R/W IN LOT 12 IN SEC 1 T14N R23W & IN SEC 2 T14N R23W Tract 3

Water: Limestone Spring

Fencing: Railroad Ave. is fenced and gated

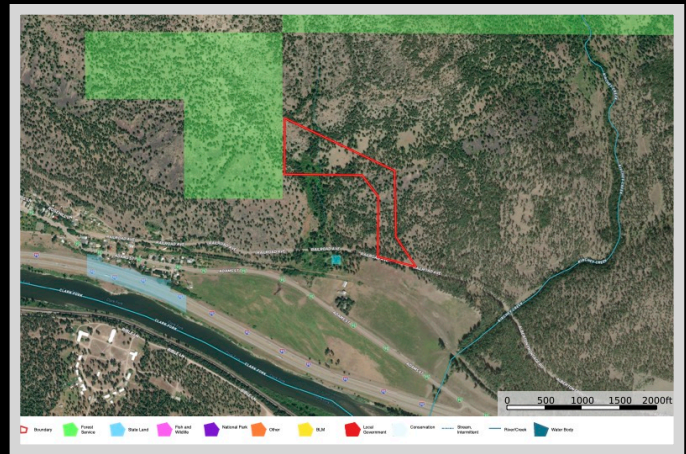
Covenants: Yes

HOAs: None

Elevation: 3,054 ft.

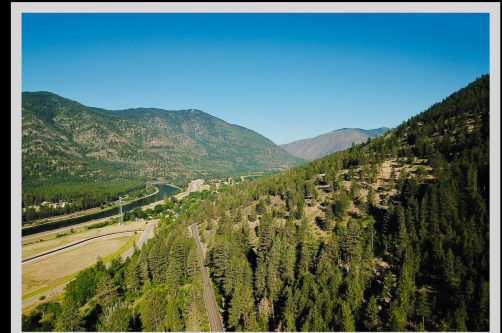
Utilities: Power; Perc tests completed; Cable/internet

Hunting District: 201



Executive Summary

Peaceful, picturesque scenery and pine-infused fresh mountain air make “The Timbers at Thompson Ranch” the ideal location for your dream home. Convenient access to and from the main highway makes getting to the county-maintained road that leads you up a short dirt road to the acreage effortless. The sapphire blue sky extends overhead while wildlife quietly wander through the accessible 21.08 acres. Numerous reasons make this an easy choice to plant roots and own a beautiful piece of Montana land. Power and cable are already to the lots. A quick 25 minutes from Missoula, access to the lots is convenient year-round. A nearby lot is available for purchase as well. Parcel 3 abuts Forest Service land giving access to thousands of public acres to hunt, hike, snowshoe, or explore. Near Huson, Montana, this fabulous homesite is surrounded by opportunity. Whitewater rafting is prominent at the renowned Alberton Gorge. Fly fishing sets the pace of life rewarding anglers with astonishing landscapes. Bighorn sheep scale the cliffs at Petty Creek Viewing Site. The beautiful and wide Clark Fork River is visible from the property, having epic fishing, floating, or boating opportunities. Petty Creek boat launch and fishing access are less than two miles from the property. Come experience “The Timbers at Thompson Ranch!”



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

Huson, MT is situated between Missoula and Alberton along Interstate 90 following the flow of the scenic Clark Fork River. The community of Huson provides access to the coveted Ninemile area rich with hiking and biking trails, campgrounds, picnic areas, and wildlife viewing opportunities. Recreational opportunities are abundant in this area with whitewater rafting nearby at the famous Alberton Gorge.



Area Attractions

Natural Pier Bridge

Built in 1917, the bridge is a standard riveted Warren through truss. It was designed by the Montana Highway Department. What makes it unique is that one of the piers is anchored to a rocky outcrop in the Clark Fork River. The bridge is one mile west of Alberton and is listed on the National Register of Historic Places.



Alberton Gorge

The Alberton Gorge is widely known as Montana's premier whitewater location. Adventure and fun complete with splashes and sunshine can be found 46 miles west of Missoula on a portion of the Clark Fork River known as the Gorge. The land formations encompassing the gorge include steep walls forming a canyon that cuts through thick forests. The purple cliffs rise from the river while rafters float through the 11 miles that

make up the Alberton Gorge. With Class II and III rapids, experts and beginners alike can partake. There are plenty of swimming opportunities in the deep green pools that separate the rapids. The sandy beaches are great for relaxing and or making a quick lunch break. Wildlife that occupies these forest areas include eagles, ospreys, beavers, deer, elk, otters, and the occasional black bear. Grab a river guide and have the float of a lifetime! The best time of year for this experience is late June to August. The Gorge is 2 hours from Coeur d'Alene and 2.5 hours from Spokane, Washington.

Petty Creek Bighorn Sheep Viewing Site

Travel to Petty Creek for an opportunity to view these majestic animals! The bighorn sheep feed on the grassy slopes and find safety on the canyon cliffs. There is a short half-mile hike on a gravel trail that allows you up the talus rock and through the Douglas-fir to scan the area for bighorn sheep, pika, and rock wrens!



The Clark Fork River

The Clark Fork River is one of the longest rivers in Montana meandering more than 280 miles paralleling I-90. There are many access points, and its diverse terrain makes certain that no two trips down its waters are the same. It originates in the Silver Bow Mountains with many tributaries contributing to its reputation as one of the most popular destinations for fly fishing in the United States. The river offers recreation such as floating, rafting, kayaking, and river surfing in addition to its epic fishing. The best fishing waters are found between the origin and the confluence with the Flathead River near the Paradise-Plains area. Fish caught in these waters range in size but some can be from 14-20 inches. Northern Pike can be 40 inches or more! Species thriving here include the Clark Fork native Westslope Cutthroat and world-class brown and rainbow trout as well as smallmouth bass.

Ninemile Valley

The Ninemile Valley is home to beautiful scenes and wildlife aplenty. The area is 20 miles west of Missoula in west-central Montana. The valley bottom consists of mostly private property, but the upper portions are part of the Lolo National Forest. Ninemile Creek runs through this valley and is a major tributary of the Clark Fork River, Montana's longest river. Lolo National Forest is more than 2 million acres of pristine, undisturbed Montana wilderness. Enjoy the many opportunities to hike, OHV ride, camp, rent cabins, ski, snowmobile, visit the 2 visitor centers or simply explore the many wonders!

National Historic Site

The Ninemile Historic Remount Depot introduces the public to the historic and working ranger station. The visitor center describes how firefighters sought to find a solution to putting out damaging fires deep in the backcountry in the 1920s and 1940s. Pack animals such as mules were utilized and the Ninemile property was set up to supply pack stock and train packers. In 1980, the Ranger Station and Depot were listed on the National Register of Historic Places. Presently, the horses and mules continue to ply the mountain trails transporting people and equipment necessary for managing our wilderness and backcountry resources. The depot was modeled after those used by the US Army that supplied troops with fresh horses in the Old West.

Ride the Hiawatha

In just over an hour's drive, bike, or hike this trail named one of the most scenic stretches of railroad in the US. The Hiawatha mountain bike trail is 15 miles in length with 10 train tunnels and 7 sky-high trestles along the way. The trail takes you through the famous Taft Tunnel and follows along the crest of the Bitterroot Mountains near the Lookout Ski Area.



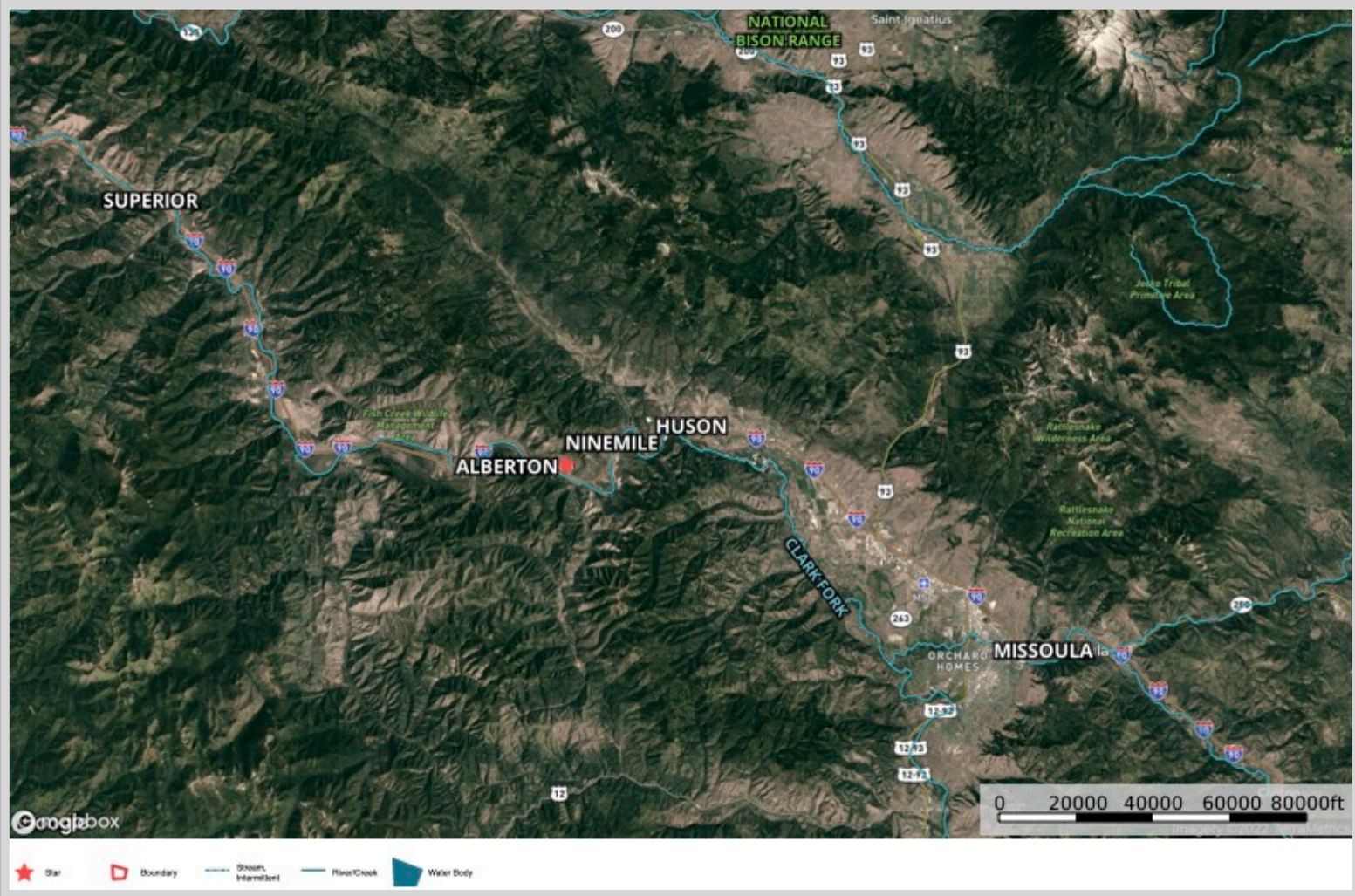
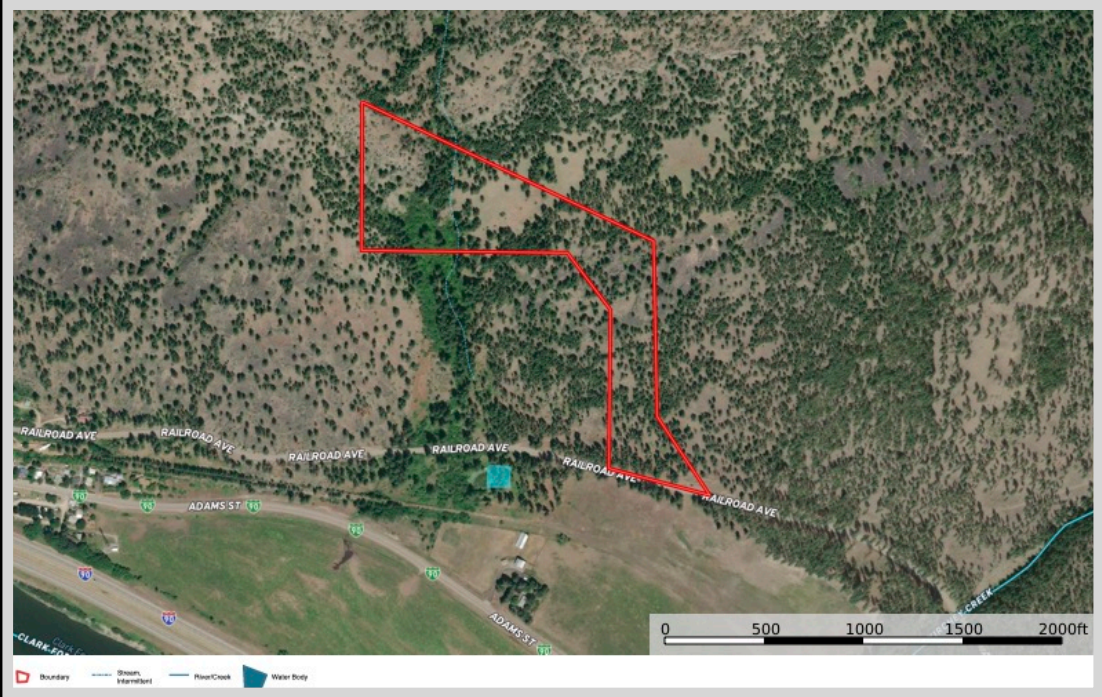
Golf

Test your skill at one of the several surrounding golf courses. Swing away in Frenchtown at the King Ranch course or in St. Regis at Trestle Creek. Missoula golf courses include Missoula Country Club, the Larchmont, The Ranch Club, and Canyon Creek.

Winter Recreating and Sports

Beat the cold while skiing at the Snow Bowl, the Lost Trail Ski Area, or Lookout Pass Ski Area.

Property Map



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