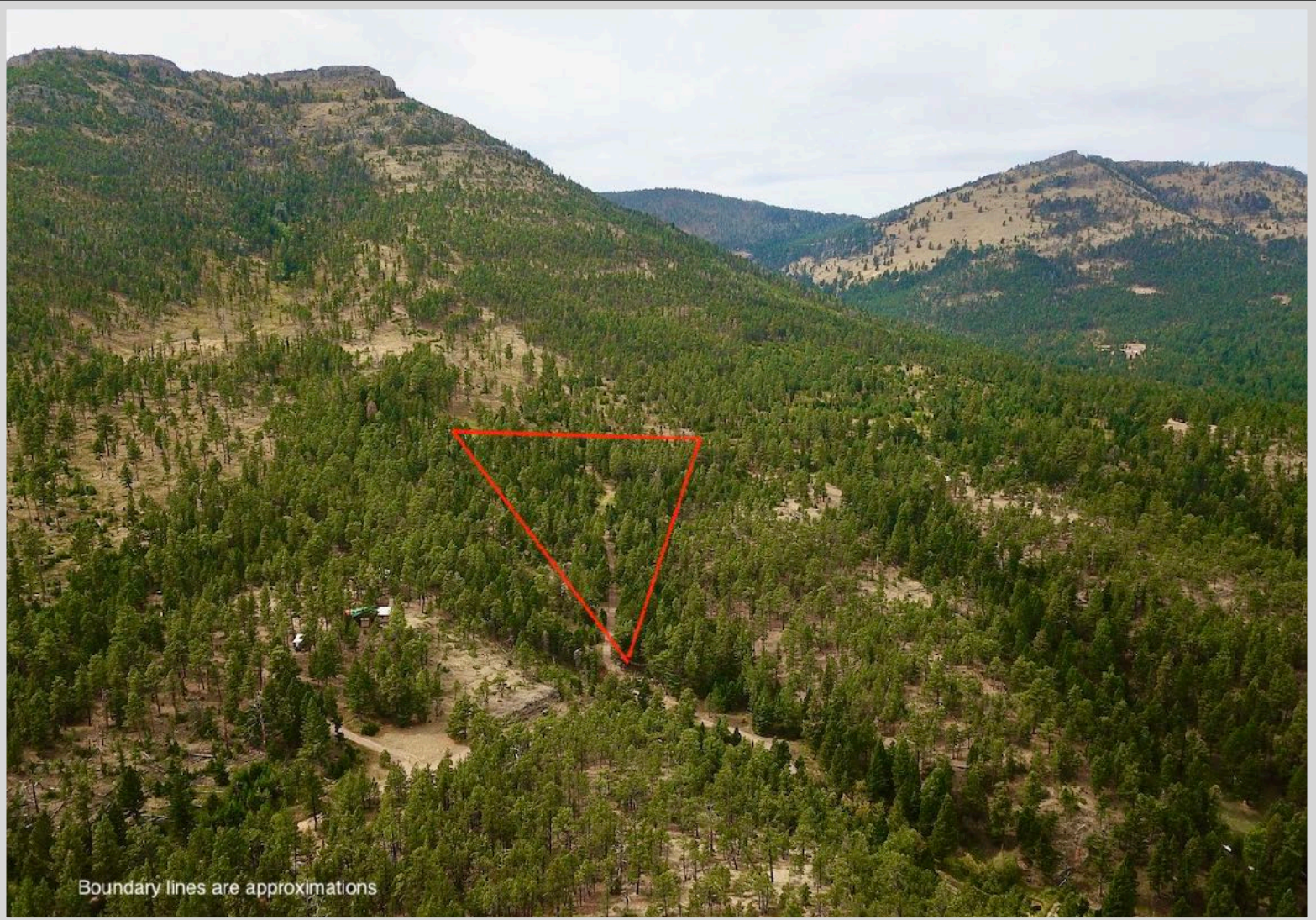


CORDER

AND ASSOCIATES, LLC



Boundary lines are approximations

Prime Time Property

TBD Box Canyon Rd, Wolf Creek, MT 59648

Offered at \$89,000



Presented Exclusively by
Trampus Corder, Broker
Staci Corder, Broker

833-783-3224 toll free
406-622-3224 office
Corderland@gmail.com



Property Information

Acres: 10+/- Deeded acres to be legally surveyed out from existing parcel with boundary line adjustment

Taxes: \$304.70 (2021)

Legal: 9 +/- ACRES TO BE SURVEYED OUT OF S09, T15 N, R05 W, C.O.S. 248956, TRACT 99 & 100 IN SW4

Utilities: Power 5.7 miles from property

Covenants: Yes

HOAs: No

Hunting District: 421

*Experience this
property virtually!*



Executive Summary

Mountainous Montana – where you want to be to get away. Prime property in Box Canyon, these 10+/- acres offer privacy and seclusion where your mind can rest, and your senses can come alive. The forested acreage is a blank canvas with no fiber optic, and power is 5.7

miles from the property. Ideal for a dry hunting cabin or somewhere to camp under the endless stars, the acreage borders 119.51 acres of state land on the west boundary. There is another 489 acres of state land to the south and the sellers may entertain offering an easement to access those acres. Hike, explore, and hunt the pine-infused tranquil area. There are two easements on the property for neighboring access and some minimal covenants to keep the land quiet, clean, and minimally disturbed. The area is one with many opportunities a short drive down the mountain to find world-class fishing, floating, and boating on the Dearborn and Missouri Rivers. The property is accessible by a well maintained gravel road. Ten acres of Montana await your exploration so don't hesitate during this prime-time opportunity!



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

Lewis and Clark County has a small community named Wolf Creek, located along Interstate 15, 28 miles north of Helena, the state capital. As you are winding through the Wolf Creek Canyon, the scenery is beautiful, and Wolf Creek is a perfect resting place before taking on the many adventures that the area provides. Nearby, the Missouri River widens into Holter Lake Reservoir, with 140 campsites, 3 swimming areas, and 4800 acres of boating, water skiing, and fishing opportunities. To the southeast of Wolf Creek, Hauser Lake Reservoir holds some record-sized Kokanee Salmon, Rainbow and Brown trout, Walleye, and Perch. Enjoy a boat ride detailing the adventures of Lewis and Clark and hear how the Gates of the Mountains were named by Meriwether Lewis himself. This gorgeous scenic area boasts the beauties and undefined natural wonders of Montana.

Follow the Missouri River out of the vast, grand mountains until it flows out to the rolling plains, and there, you'll find the delightful fishing town of Cascade, Montana. There are unlimited opportunities to enjoy the great outdoors here including wildlife viewing, fishing, and hunting. Should you need a bite to eat or some bait, Cascade retains a grocery store, gas station, post office, a couple of lively bars, and fun hardy folks! Get out and about and notice the numerous public fishing access spots along the mighty Missouri River. Cascade serves as a popular location to start a float down the river. Additionally, Eagle Island or Hardy Bridge also offers day use for river access. If you want a short escapade, take the day trip to the Crown Butte Preserve which is located halfway between Cascade and Simms. Hike to the flat-topped buttes and revel in the natural grassland vegetation 1000 feet above the great plains below. If you're in the mood for some history, stop by the Cascade Senior Center and Museum for a taste of local history.

The fishing mecca of Montana is often referred to as Craig, Montana. Craig is located in southwest Montana on the Missouri River, one of the world's premier trout streams! Fishing guides, lodges, bait shops, and fishing access sites are all abundant. The banks of the Missouri River are easily accessible from Craig since it sits just off Interstate 15. The community strives to ensure the waters stay clean. It's safe to say the town has more drift boats than people!



Area Attractions

Dearborn River Area

The emerald-green and blue waters of the Dearborn River begin in the Scapegoat Wilderness and gently flow for more than sixty miles to the confluence with the Missouri River near Craig, MT. This area is all about fishing as it should be when located on one of the world's premier trout streams. Fishing guides, fishing lodges, and fishing shops stipple the valley where there are more drift boats on the water than people in the community! In this area, you will find miles of forested wilderness giving a home to varieties of wildlife and activities such as hiking, camping, birdwatching, photography, scenic drives, and outdoor adventure!

Premier Fishing and Hunting

The Montana Fish, Wildlife, and Parks stocks Holter Lake annually with a significant number of rainbow trout. To catch a sizable trout, you will need to take a boat out and sink lines deep. Spin fishing is the most popular method used on the lake because of the various depths. Large spoons or live bait are used to catch the bigger fish. In addition to rainbow trout, Holter Lake also has mountain whitefish, brook trout, brown trout, pike, walleye, and yellow perch. Fly fishing is less popular on the lake but below the dam is where the blue ribbon stretch of the Missouri River begins. There is one entity that draws thousands of visitors from all around the world to this area and



that is the fishing. These waters are filled with nutrients from the cold tailwaters from the bottom of Holter Dam creating a smorgasbord of feed for those finicky fish. As a result, the population of rainbow and brown trout surged averaging about 7000+ fish per mile of river. These fish are frequently greater than 10 inches in length! The river is a playground offering year-round fishing. In addition to the plethora of fishing access sites along Interstate 15, there are numerous streams and creeks in the area to tackle. Holter Lake, Hauser Lake, and Canyon Ferry Lake also provide excellent fishing and boating.

The central location puts you in the middle of tremendous hunting opportunities. Montana offers millions of acres of public lands for which to roam and hunt as well as diverse habitats providing homes to the many different species of wildlife. The avid hunter can pursue big game animals including white-tailed and mule deer, elk, antelope, bighorn sheep, mountain goats, mountain lions, and black bears. Upland birds and waterfowl also provide excellent prospects.

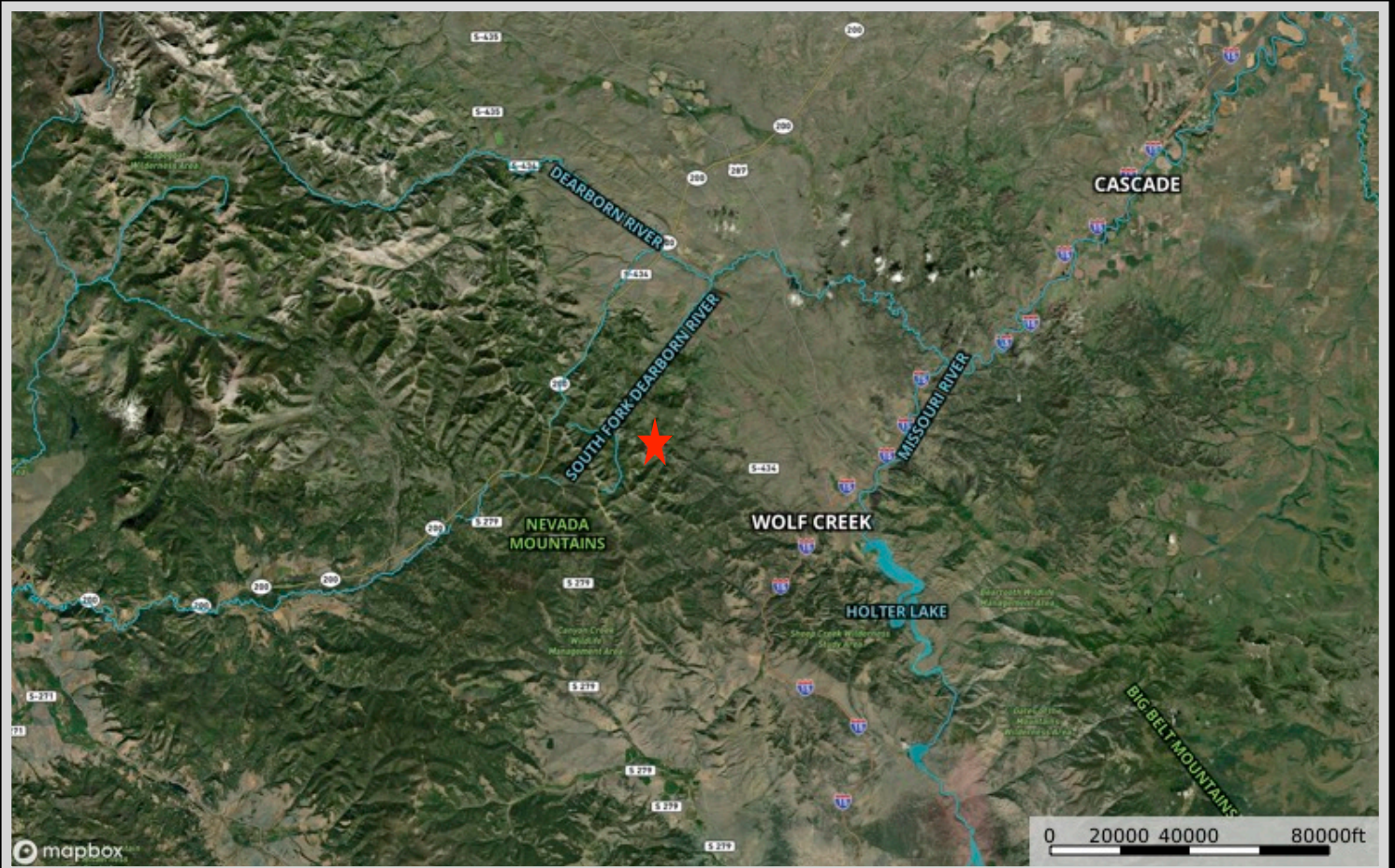
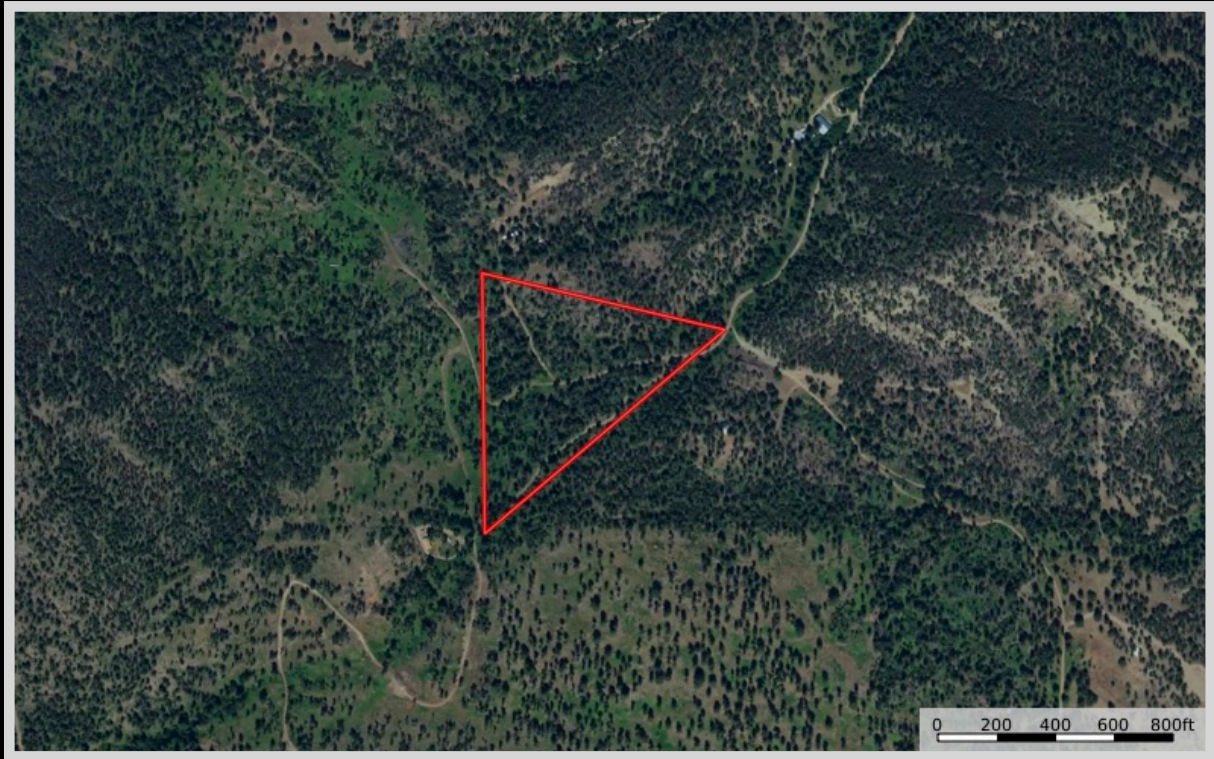
Holter Lake

The emerald-green waters of the spanning lake stretched out in front of the property provide the difference between country living and utterly wonderful recreation and lake living! The lake is formed by Holter Dam on the Missouri River. Holter Lake is popular for its fishing and its water recreational attributes. Many visit the lake to camp, boat (non-motor and motorized), water ski, surf, wakeboard, swim, tube, float, hike, photograph, and view wildlife and birds. With boundless recreation opportunities, the lake makes a busy spot in the summer months among locals. The lake is a moderate-sized reservoir at 3660 acres. Access to the lake is wonderful. Several boat ramps exist along the shore with several designated fishing access sites. Located in the west-central portion of the state near Helena, Montana, there are also well-maintained campgrounds available. The lake is surrounded by rugged and majestic mountains and sparsely wooded hills. This area is also rich with history as Lewis and Clark made their famous trek through this area 200 years ago. You'll be stunned by the views of the Sleeping Giant Wilderness Study Area and the Gates of the Mountains is a beloved trip via watercraft.



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.

Property Maps



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.