

CORDER

AND ASSOCIATES, LLC



Mountain Views You Can't Refuse

76 Rapelje Rd., Big Timber, MT 59011

Offered at \$600,000



Presented Exclusively by

April Stene, Broker/REALTOR®

406-622-3224 office

406-564-8442 cell April@CorderLand.com



Property Information

Acres: 43.288 Deeded Acres

Taxes: \$590.28 (2022)

Legal: S05, T01 N, R 15 E, 142248, PARCEL N/A, LOT 1 OF COS 142248; S05, T01 N, R15 E, 142248, PARCEL N/A, LOT 2 OF COS 142248

Utilities: Buried propane tank

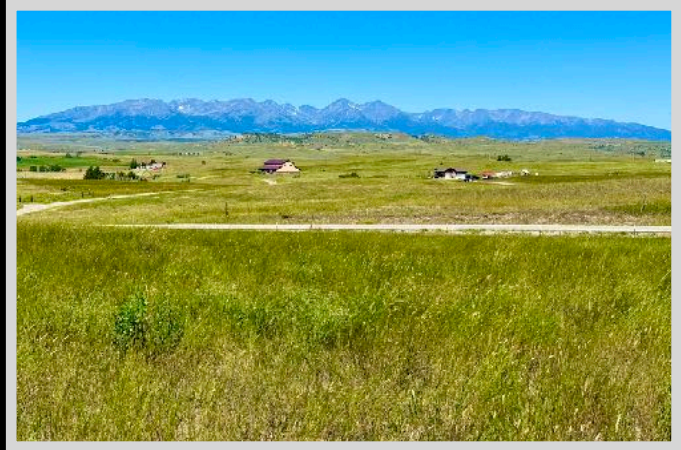
Fencing: Wire and post - old

Water/Sewer: Well @ 40 gpm; Septic

Access: Asphalt Rapelje Road; Gravel driveway

Covenants/HOAs: Yes

Hunting District: 515



Executive Summary

Northeast of Big Timber, Montana, 43.288 acres offer peace alongside riveting views of calming snow-capped mountains. Beautiful scenery is displayed in every direction on this retreat, the blazing blue sky overhead seems to go on forever! A shell of a cabin is situated on the property at the end of the gravel driveway. The barn-style shop is perfect for storage; there is an apartment with a kitchen, bathroom, and bedroom. With a few tweaks and finishes, this could be a getaway or a vacation rental to earn some extra money. A propane tank is buried, septic is in place, and there is a well that runs at 40 gpm. The windows in the apartment capture exquisite scenes. Antelope and deer frequent the grassy knolls. Bozeman, Montana has an airport, a university, a museum, and all the amenities just 45 miles from the property. Access to the Yellowstone River and blue-ribbon fishing is a half mile or so down the road! Opportunities present themselves on this property. Build, camp, bring some horses, or just escape the busy life of the city for some quiet stargazing.



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Local Area

The Corps of Discovery came through the area of Big Timber, Montana in 1806 led by Captain William Clark. In 1883, the Northern Pacific Railroad came through the area prompting the construction of a railroad station giving way for the town of Big Timber. The town was named for the large Cottonwood trees growing along the Boulder and Yellowstone rivers that converge here. In 1880, two Irishmen, Charles McDonnell and Edward Veasey drove 3,000 head of sheep from California to Montana. Sheep and cattle ranching became a major industry in the area. In 1901, the first woolen mill in Montana was built in Big Timber. While farming and ranching predominately support the economy, platinum/palladium mining is also a major contributor. Big Timber is also the gateway to the Absaroka-Beartooth Wilderness.

Rapelje is a small farming community about twenty-five miles north of Columbus between Hailstone National Wildlife Refuge and Halfbreed National Wildlife Refuge. Both are a part of the Big Lake Complex and the most productive areas in central Montana for waterfowl and shorebirds. The refuge is a breeding ground for migratory birds and other wildlife.

Area Attractions

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

(Area Attractions Cont.)

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 mere 90 minutes 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!



Hunting

The Absaroka and Beartooth Mountains provide exceptional hunting. Hunt game such as bighorn sheep, elk, deer, mountain goat, wolf, black bear, turkey, and antelope. A standard over-the-counter license will get you a shot at some amazing mule and white-tailed deer. But to hunt the big guys, you will need a special permit and get drawn for a tag. 20 tags are drawn for elk either sex or 75 for antelope either sex. Outfitting businesses are a huge industry in this area should you choose to utilize their services also.



Great Sheep Drive

This event brings in hundreds of Montana bred woolies that take off charging down six blocks of the main street in

Reed Point, Montana. Vendors are set up with a parade and a street dance as part of the festivities!

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.



Sheep Drive

Crazy Mountains

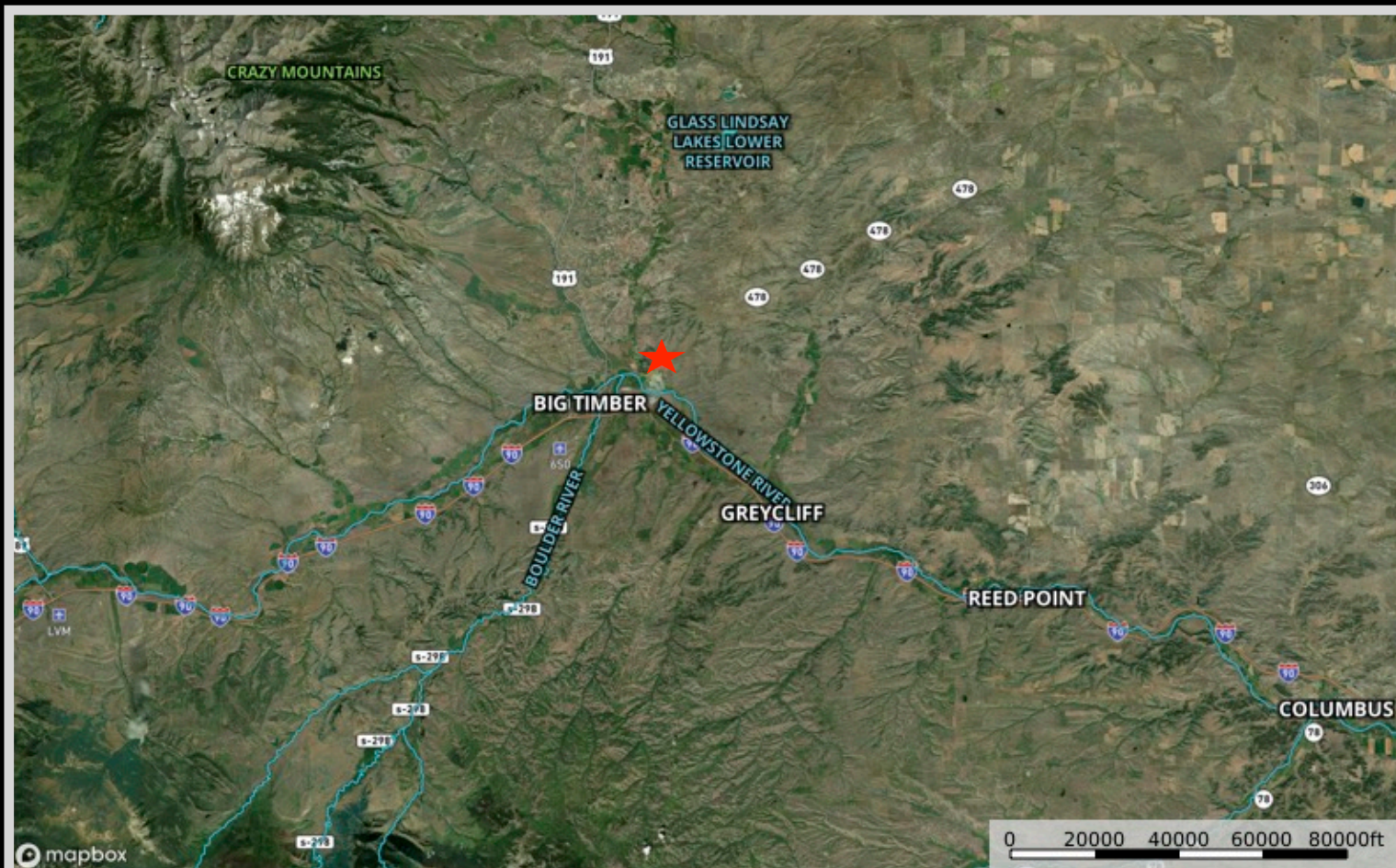
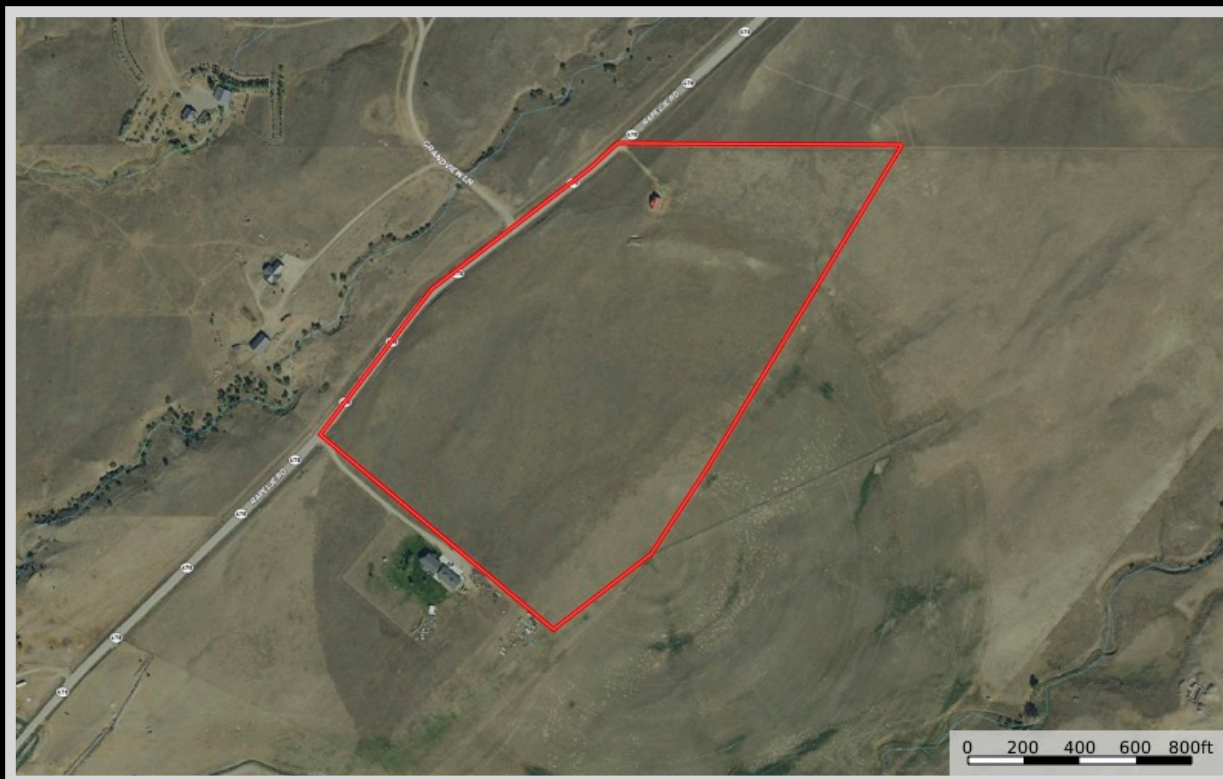
The Crazy Mountains are the most prominent in Montana located northwest of Big Timber, Montana. The island range is approximately 30 miles by 15 miles in size and climbs to 7,000 feet in a dramatic transition from prairie to peaks! The highest pinnacle in the range is Crazy Peak at 11,214 feet. Ice, wind, and water sculpted the saw-toothed ridges and created more than 40 jewel-like lakes.



Crazy Mountains

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Property Maps



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