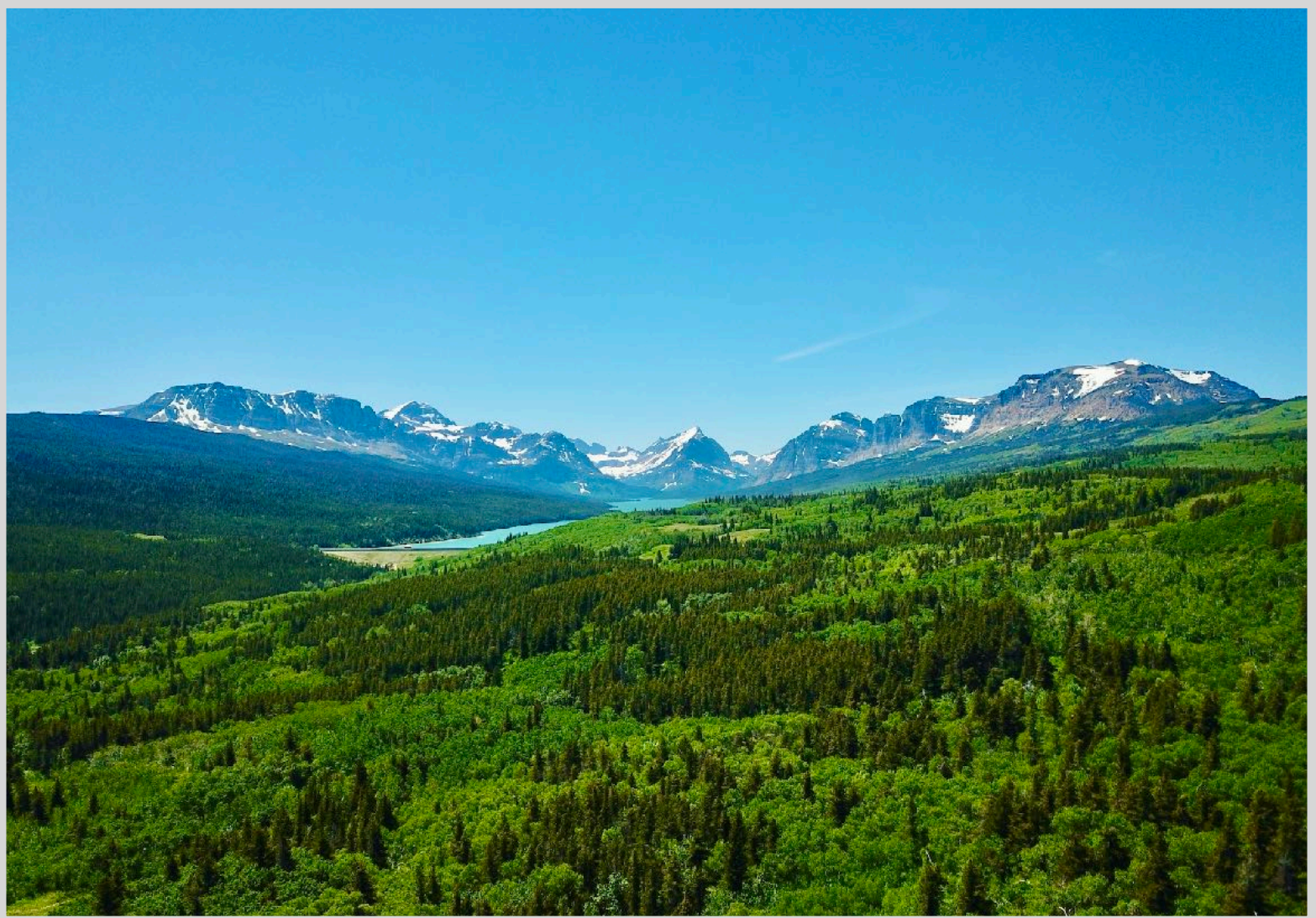


# CORDER

AND ASSOCIATES, LLC



## *Glorious Glacier Park Views*

*0 Highway 89, Babb, MT 59411*

*Offered at \$1,250,000*

*Presented Exclusively by*

**Kelsey Judisch-Eisenzimer,  
REALTOR®**

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## *Property Information*

**Acreage:** 402.94 Deeded (77.387 acres of grass; 325.553 acres of forest land)

**Taxes:** \$478.42(2020)

**Legal:** S19, T36N, R14W, S2NE4, E2SW4, LOTS 3 & 4, N2SE4, W2SW4SE4; S30 T36N, R14W, NE4NW4, LOT 1

**Utilities:** None

**Access:** Prescribed easement; Will need ATV to get to the property

**Elevation:** 5,800 ft.



## *Executive Summary*

Observe the vast, untouched terrestrial environment dominated by towering trees and diverse landscapes. Become awe-inspired by the panoramic views this property provides of nearby Glacier National Park. The canopy of timber stretches to the big sky and outlines vivid and dreamlike sunsets. Wildlife flourishes in the area such as elk, deer, bear, coyotes, wolves, and birds. Exploration awaits on the 402.94 acres. Senses are heightened allowing you to fully experience the strong scent of pine, the sound of branches breaking underfoot, the gentle splash of dewy drops leaping from leaves. Bring an ATV or horse to get to the property and enjoy hours of tranquility and unprecedented sights. Camp out beneath the stars before a day trip through the park or a fishing excursion to one of the several close by lakes. The captivating Chief Mountain can be seen from the property. Views are impressive, and the air is fresh. Get to the best of Montana!



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

Just on the edge of the world-renowned Glacier National Park, Babb, Montana is a small farming and ranching community in Glacier County. A recreational haven, many activities illuminate the wonder of the landscape and scenery here. The community accommodates those passing through to the park. Fishing, camping, and hiking are popular routines and easy ways to surround yourself with the beauty of nature.

East Glacier, Montana is a small village surrounded by tantalizing views and scenery of Glacier National Park. The town may be small but has many accommodations such as motels, restaurants, a grocery store, golf course, a historic lodge, horse and car rentals, bars, gift shops, laundromats, an ATM, and a filling station for your convenience. It holds the east entrance to the famous Glacier National Park. The center of town lies at the intersection of Highway 2 and state Highway 49 making it easily accessible. You will need many days to enjoy all that East Glacier has to offer. It is near excellent fishing, hunting, numerous hiking trails, skiing, snowmobiling, and snowshoeing. Daily tours are departing to Glacier and also boat tours paddling along on the pristine waters of the lakes in the park. If you'd like a truly western Montana experience, sign up for a trail ride on horseback and feed the inner adventurer. Popular scenic spots you will want to visit are the Going-to-the-Sun-Road, Two Medicine Valley, numerous waterfalls, overlooks, lakes, and streams. Do not forget your camera as you are sure to see some wildlife including moose, bear, deer, elk, mountain goats, and many more.

## Area Attractions

### Glacier National Park

The coveted area nicknamed the "Crown of the Continent" for obvious reasons offers exclusive views and activities in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged and tenacious mountains, and spectacular sparkling lakes. Visit the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier-carved peaks and valleys, set your binoculars on a diverse range of wildlife of bighorn sheep, mountain goats, deer, elk, ptarmigan, and both black and grizzly bear. This highway to heaven is a tough one to ever forget.







*Lake Sherburne*

### **Lake Sherburne**

Lake Sherburne is a manmade reservoir located just outside of the entrance at Many Glacier. The reservoir was created to help regulate the flows of the Swiftcurrent Creek with an earth-fill dam built in 1914 and 1921. The lake is situated in a scenic area with unparalleled views. It is six miles in length with lots of shorelines to bask in the sun or explore. Fish, boat, view wildlife or hike. The water is calm and serene

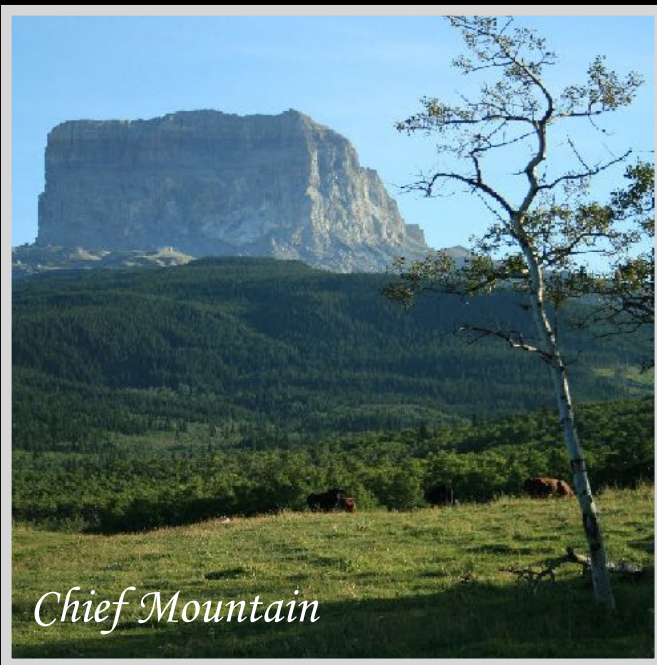
for fishing or kayaking. Expect to reel in Brook Trout or Northern Pike. Wildlife that can be seen here include moose, bears, bighorn sheep, and Trumpeter Swans.

### **Duck Lake**

East of Babb, Duck Lake offers a fishing experience unlike any other. The lake is stocked and produces rainbow trout that average 8 pounds! The large fish raised in these waters attract anglers from all over the world. Duck Lake is 1,446 acres at an elevation of 5,015 feet. A reservation license and a Montana fishing license are all you need to start reeling in plump Rainbow and Brown Trout.

### **Lower Saint Mary Lake**

At an elevation of 4,477 feet, this mountain lake holds Brook, Bull, Lake, Rainbow, and Westslope Cutthroat Trout along with Northern Pike and Lake Whitefish. Outdoor enthusiasts can marvel in the crystal clear waters and enjoy lake activities that offer up stunning views in every direction.



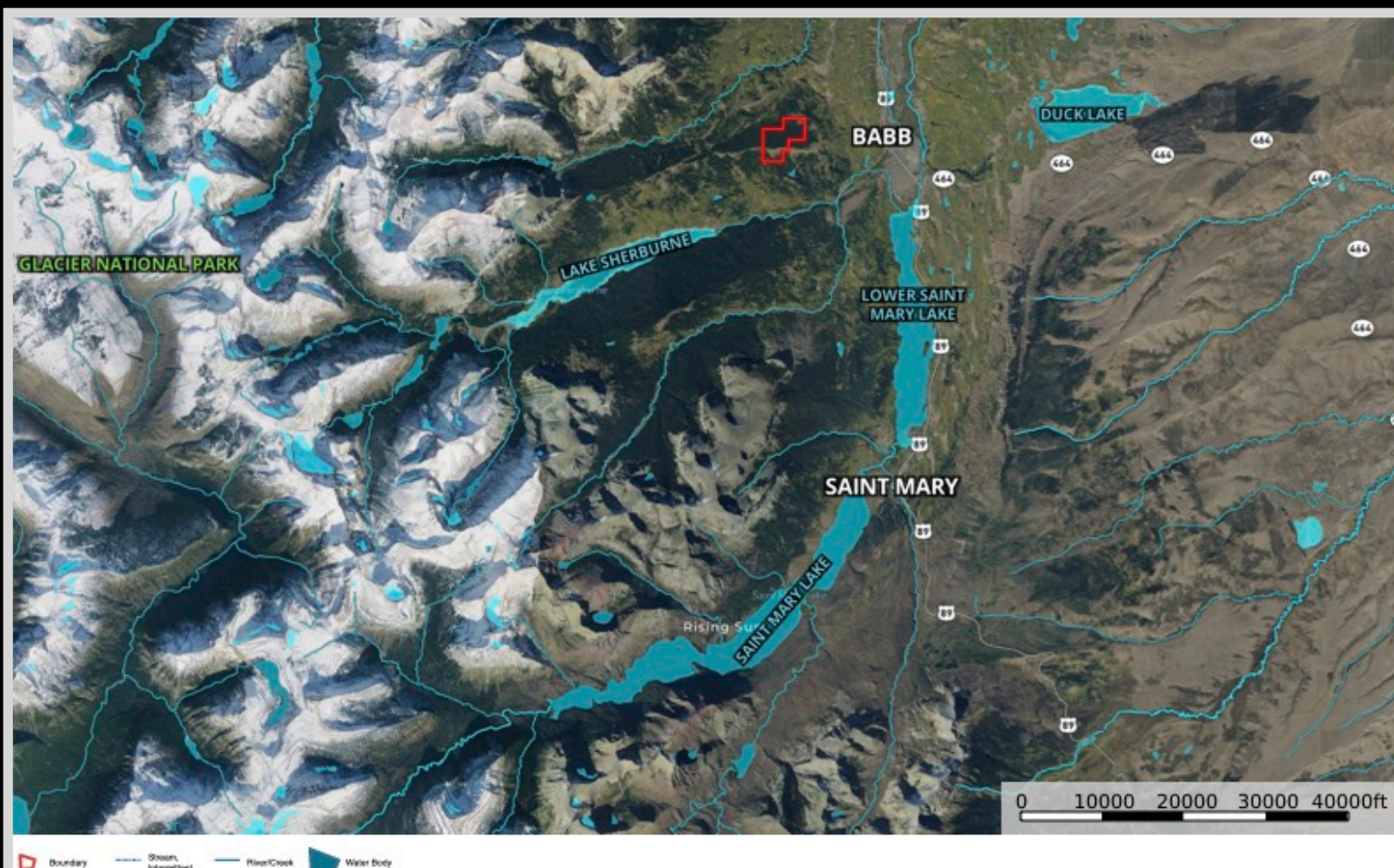
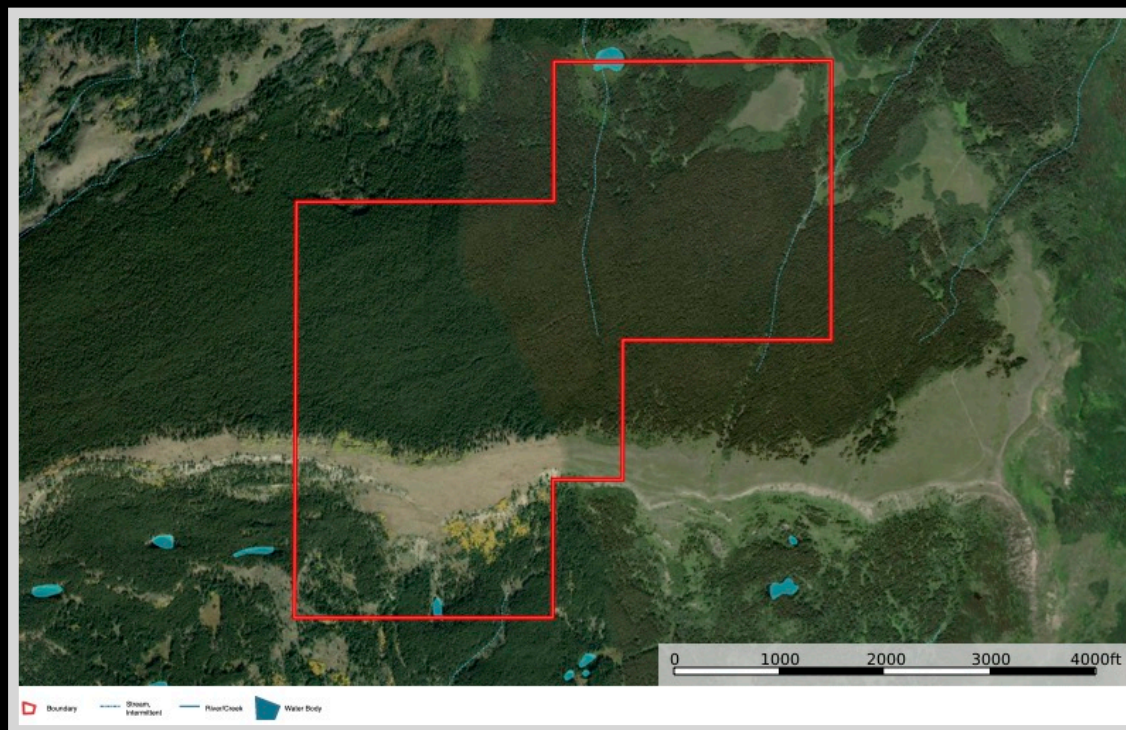
*Chief Mountain*

### **Chief Mountain**

Prepare to be captivated by the sheer size and formation of this peak that is among the highest in Glacier National Park at 9,080 feet! The peaks tower over the Cut Bank plains. Majestic and mighty, Chief Mountain can be seen for over 100 miles away! The mountain lies on the boundary between Glacier National Park and the Blackfeet Reservation. From the property, you can enjoy a glorious hike to Chief Mountain that promises unbelievable panoramic views. The prominent peak has served as guidance, shelter, and a landmark for travelers. The sacred area is rich with the history of the native people to this area.



# Property Maps



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