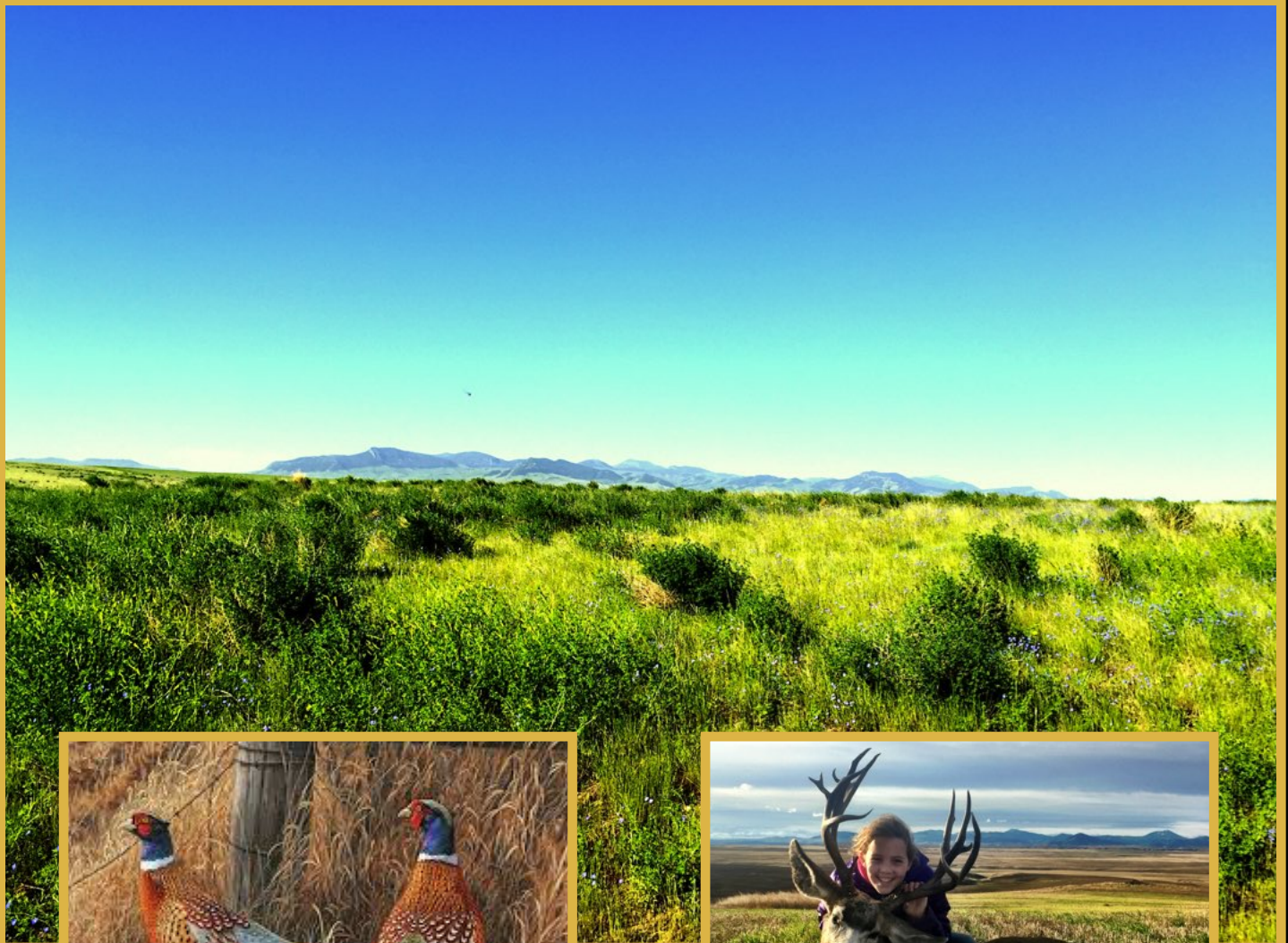


# Sportsman Income Paradise

TBD Lazy Bell Road, Geraldine, MT

\$499,000



Presented Exclusively by  
**Trampus Corder**, Broker  
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## CORDER

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## Property Information

**Acres:** 1240

**Deeded Acres:** 120 (109.62 acres in CRP that expire in 2020; Income: \$4,860/yr)

**Taxes:** \$1,593.24 (2017)

**Legal:** S08, T21 N, R12 E, SENE; S17, T21 N, R12 E, SENE; S08, T21 N, R12 E, SE4SE4

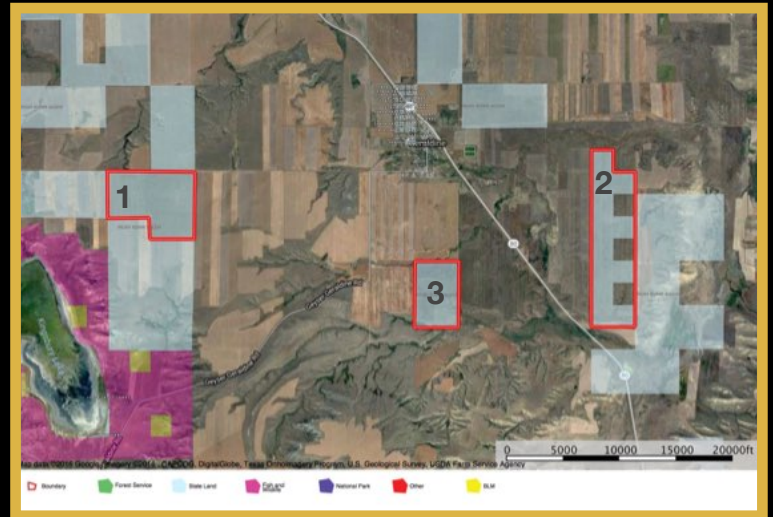
**Outbuildings/Improvements:** 2 grain bins

### **State Leases:**

1 #5520: 400 Acres (369.9 acres in CRP/expires in 2020) Income: \$9,064/yr

2 #1443: 480 Acres (419.2 acres in CRP/expires in 2020) Income: \$10,197/yr

3 #1442: 240 Acres (157.1 acres in CRP/expires in 2021) Income: \$3,720/yr



## Executive Summary

You can walk the land that is part of the Birthplace of Montana where cowboys and early settlers lived on this idyllic property. This historic land by the Missouri has remained substantially unchanged as when it was explored by the Lewis and Clark Expedition over two centuries ago. A remarkable 5.4% minimum ROI makes this an exceptional investment property with endless recreational value. Along with the 120 deeded acres comes 3 state leases totaling 1,120 acres. This choice property with its abundant wildlife borders Kingsbury Lake Waterfowl Refuge, which is comprised of a large 1,400 acre wetland, about 32 acres of small wetlands, 2,054 acres of native grassland, and 248 acres of tame grassland. Just imagine the limitless opportunities for the outdoor enthusiast!

This impressive property is nestled in Chouteau County. Known as the Heart of the Golden Triangle, Chouteau County is the top ranking county in Montana for winter wheat production making this choice piece of land a perfect investment opportunity if you choose to farm it yourself, lease it to a local farmer, or let it remain in the CRP program. This property boasts breathtaking views of the Highwood Mountains which rise up from the surrounding grasslands providing the lover of the outdoors superior hunting and recreational opportunities. The farm is home to one of the best Pheasant, Sharp-tailed Grouse, and Hungarian Partridge hunting areas in Montana. You will see an abundance of Antelope, Whitetail and Mule Deer as well as world class Elk hunting just 20 miles east in the Highwood Mountains.



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**

Fort Benton, known as The Birthplace of Montana, is a living vibrant tribute to the days when the West as wild, the landscape uncharted and rivers connected this wonderful country. Walk in the footsteps of Lewis and Clark, experience historic landmarks or float and explore the magnificent Upper Missouri River Breaks National Monument known as the best place in the nation to experience the historic Lewis and Clark Trail. Fort Benton sits right next to the mighty Missouri River on the High Plains of Montana. This historic region defines Big Sky Country with its brilliant blue sky overhead, the Majestic Rocky Mountains awaiting in the distance, the Mighty Missouri rolling through center of it all, and the friendliest people you will find in the state.



Many quaint friendly towns are located only a short drive from the property with all of the amenities required to continue thriving farming practices or to make a home site. Fort Benton is one of the oldest settlements in the American West. This vibrant community is most famous for being a fur trading post and the last stop for steamboats coming up the Missouri River. America's longest river gets its start in Montana near the town of Three Forks. Right from its headwaters, the Missouri runs swift and wide on its long journey across North America, joining the Mississippi over 2300 miles away. The cool swift currents of late spring and early summer make this a popular destination for river floaters from around the world. This magnificent river is designated Wild and Scenic from the Robinson Bridge to Fort Benton.

## **Hunting**

This hunter's paradise with abundant game and wildlife is located in hunting district 471 for deer and elk, and hunting district 470 for antelope. This is a general draw area where hunters from around the world harvest magnificent trophy animals annually. Imagine the sight and the sound of wings exploding into flight across the prairie or through the pine forests. These glorious sights and sounds are enough to get any upland game bird hunter's heart racing. This farm offers exceptional upland bird hunting adventures for all skill and interest levels. Upland season starts Sept. 1 with Mountain, Sage, Sharptail Grouse and Partridge. Pheasant hunting starts Oct. 8. All seasons end January 1, with the exception on Sage Grouse which ends Sept. 30.

## **Fishing**

Premier fishery on the magnificent Missouri River is located only 4 miles away and offers an extensive variety of both game and non game fish including Arctic Grayling, Black Crappie, Brown Trout, Burbot Channel Catfish, Mountain Whitefish, Northern Pike, Paddlefish, Rainbow Trout, Sauger, Shovelnose Sturgeon, Smallmouth Bass, Walleye, and Yellow Perch.



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## **Climate**

The climate in the summer is typically hot and dry, cooling off toward evening especially in the river valley. During spring and autumn it is warm during the day and cool in the evenings. While it is cold in winter, the area receives generous winter sunshine and crystal clear skies. Local storms tend to follow the river drainages and this particular property tends to catch some very timely moisture throughout the year.

## **Local Activities**

### **Canoe and Floating**

There are 3 rivers in the Fort Benton area from the Teton, to the Marias and the Wild & Scenic Missouri River. Each provides a flat water canoe or float experience. Bring your own canoe or rent one. Go by yourself or arrange a river guide. Along the way you're sure to see bald eagles, deer, beaver, geese, cranes and hear the yelp of a lonesome coyote. The Wild & Scenic Missouri River is considered the best place in the nation to experience the Lewis & Clark Trail. See the legendary White Cliffs of the Missouri, the area described by Captain Lewis as "...scenes of visionary enchantment." Deep within the Missouri River Breaks, Bighorn Sheep and elk frequent the riverbank.



### **Museum of the Northern Great Plains**

The Museum of the Northern Great Plains is the official museum of agriculture for the state of Montana. It tells the story of three generations of farmers from 1908 until 1980. It is about their lives, culture, and their work. The museum has 30,000 square feet of exhibition space with a village of businesses from the homestead era of the 1920's. The facility contains a research library and archives with meeting rooms and facilities for programs, seminars, and workshops. On the four-acre site is an outside exhibit of unique antique farm machinery. The museum is open mid-May to mid-September and is across the street from the high school football field.

### **Museum of the Upper Missouri**

The history of Fort Benton and the Upper Missouri River region from 1800 to 1900 is yours to explore at this Museum. It highlights the important role Fort Benton played in the settlement of the American West as a trading post, military fort and the head of steamboat navigation on the Missouri River.

### **Missouri Breaks Interpretive Center**

The Interpretive Center is located in Fort Benton, Montana, and interprets the grandeur and wonder of Upper Missouri National Wild and Scenic River and the Upper Missouri River Breaks National Monument. From hands-on exhibits and special educational programs to a relaxing riverside walking trail, our facility tells about the area's cultural and natural history.

### **Golf**

Fort Benton's Signal Point Golf Course has 9 holes overlooking the Wild & Scenic Missouri River and is considered to be one of the finest, most challenging 9 hole courses in the State. The golf course has a pro and well-equipped pro shop with rentals available if you don't have your own equipment with you. One mile southeast on Hwy. 87.

### **Historic Fort Benton Site**

The Fort was originally built in 1846 as a trading fort by the American Fur Company for trade with the Blackfoot. The remaining blockhouse is the oldest man made structure in the state.

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