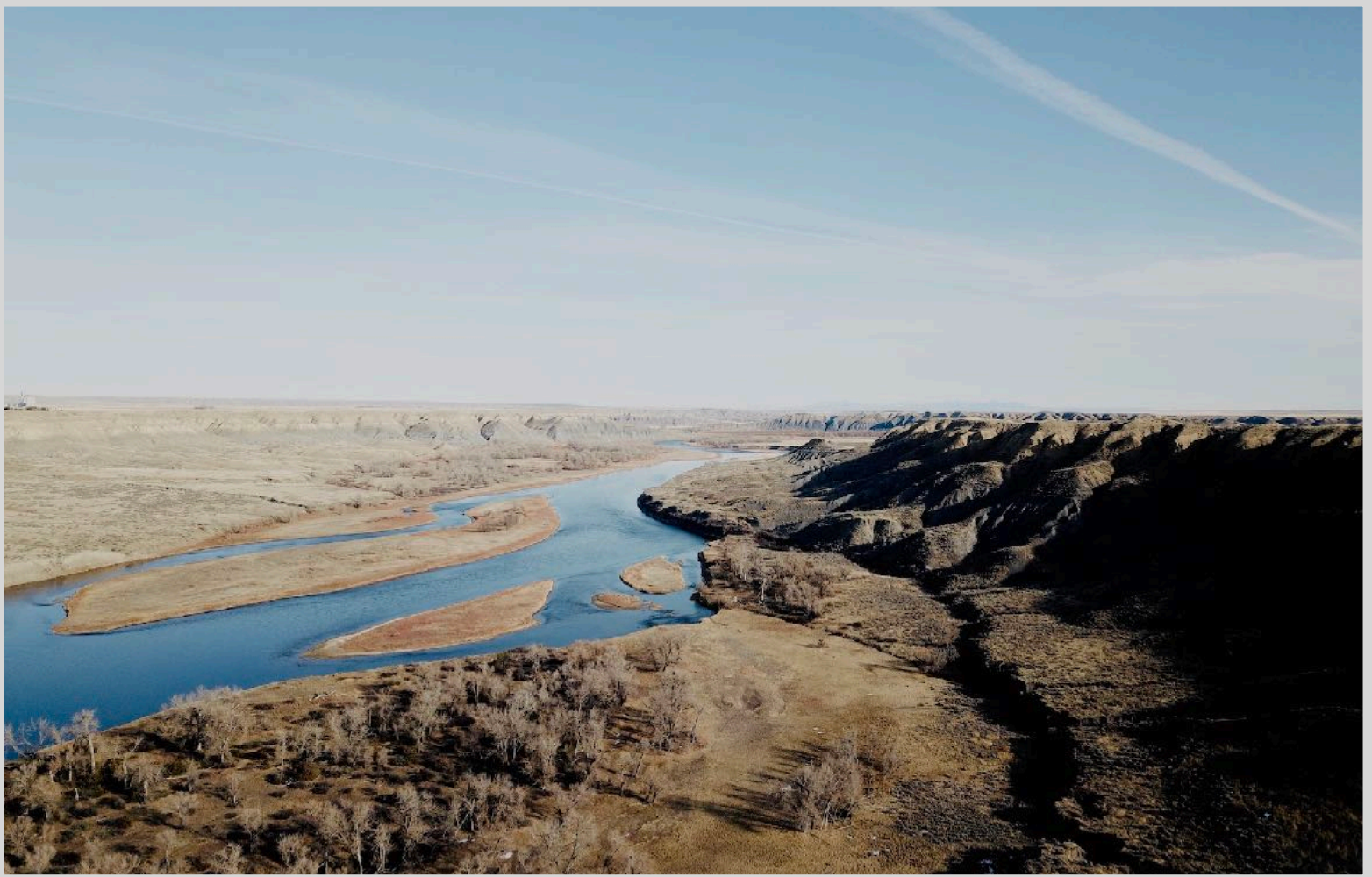


# CORDER

AND ASSOCIATES, LLC



## *Missouri River Recreational Paradise*

*0 Missouri River, Fort Benton, MT 59422*

*Offered at \$75,000*



Presented Exclusively by  
**Trampus Corder, Broker**  
**Staci Corder, Broker**

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

EXCLUSIVE PARTNER OF  
**LANDLEADER.**



# Property Information

**Acres:** 83.64 (Deeded)

**Taxes:** \$21.45 (2020)

**Legal:** S06, T23 N, R08 E, LOT 12,13

**Fencing:** None

**Outbuildings:** None

**Waterfront:** Missouri River

**HOA/Covenants:** None

**Hunting District:** 405

**Access:** Boat only

**Survey:** A land survey will need to be completed at the buyer's expense for all 83.64 acres to convey.



*Scan for aerial  
footage of the property!*



## Executive Summary

Situated minutes from the charming town of Fort Benton, Montana, this 83.64-acre property flaunts the recreational attributes that make it a rare and valuable find. Avail yourself of the half mile of river frontage where the land greets the mighty Missouri River! Not only does the Missouri River set the scene meandering through some amazing rock formations along the canyon walls, but it also attracts wildlife and supplies ultimate waters for fishing. Immerse yourself in the possibility of experiencing solitude and tranquility combined with the opportunity to float, fish, hike, hunt, camp, canoe, and kayak on your own piece of paradise. This location is notorious for excellent white-tailed and mule deer hunting. Eagles are frequently seen soaring over the waters in search of their next meal. Geese flock to the area. The property is prime habitat for pheasants and other game birds. Get away to this worthy wild piece of land in the historic central

Montana! Access to this property is by boat only. A land survey will need to be completed at the buyer's expense for the property to successfully record.

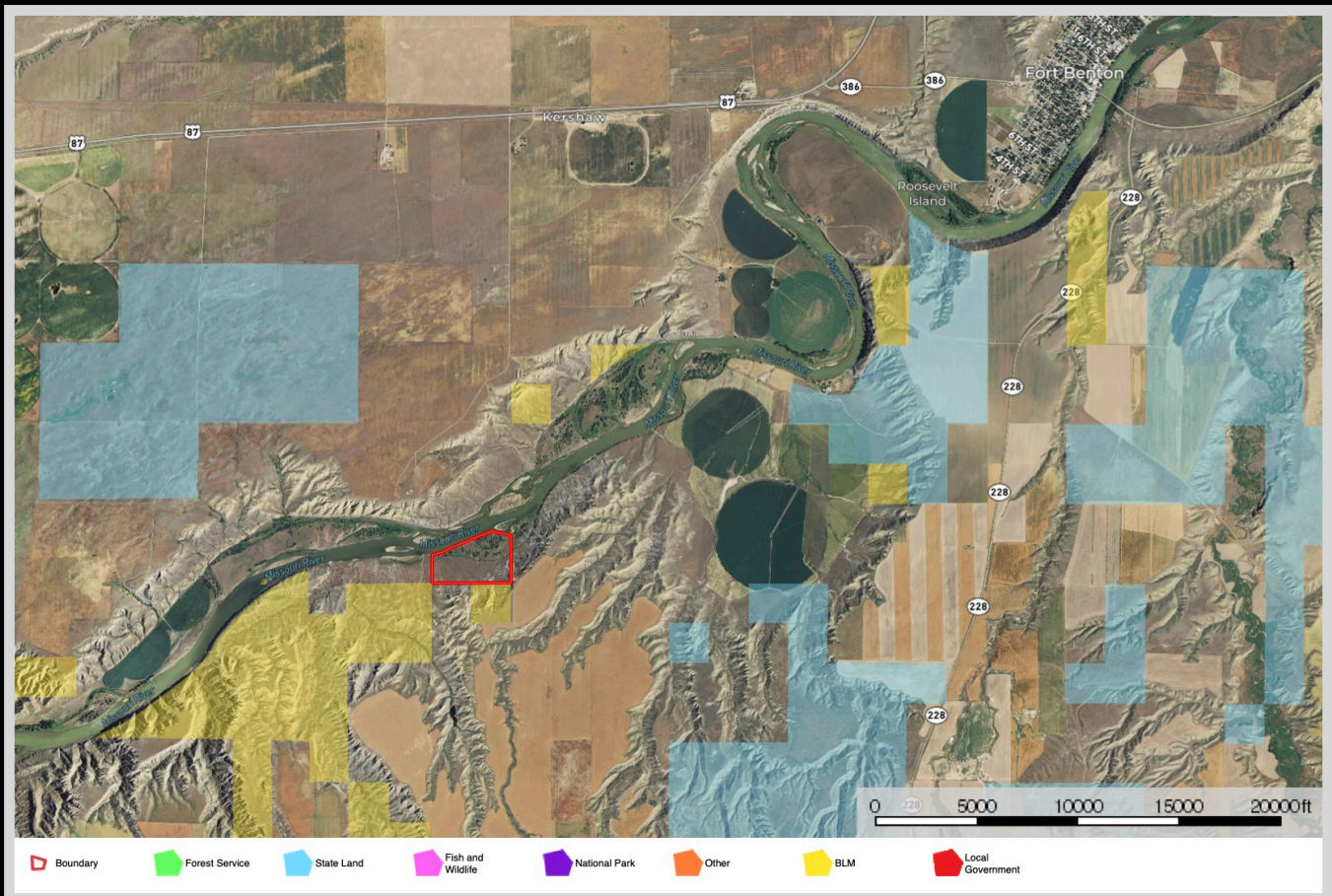


The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.



# Local Area

Small town Fort Benton, MT has the charm to leave a big impression on the hearts of many. For example, Forbes named Fort Benton as one of the fifteen prettiest towns in America and National Geographic Travelers advises tourists not to miss Fort Benton. Community cordiality is a reoccurring theme in the town known as the Birthplace of Montana, so you can expect a friendly wave from the passerby. History is rich in this particular area and history buffs often seek the information that the local museums, trails, and monuments have to offer. Fort Benton is a living tribute to the days when the West was wild where you can walk in the footsteps of Lewis and Clark! Additionally, Fort Benton is located on the banks of the mighty Missouri River giving it a unique and spectacular perspective of wildlife and views. Here you can walk on the same riverbank as Lewis and Clark and the Corp of Discovery did two hundred years ago. Float the majestic Missouri River, stroll Front Street and shop the accommodating stores, hit up a landmark event, or relax and journey back in time at the historic Grand Union Hotel. This fascinating region defines Big Sky Country with its brilliant blue sky overhead, the Majestic Rocky Mountains awaiting in the distance, and the friendliest people you will find in the state.



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## *Area Attractions*

*Central Montana features some of Montana's best representation of the rolling plains and rugged mountain ranges. Recreational and cultural opportunities display Montana's western past and illustrate the beauty of its present.*

### **Missouri River**

*Get swept away on this majestic river that offers up memorable float trips and big fish! From Fort Benton to the North Dakota border, the Missouri River flows through beautiful scenery and peaceful environments. Access to this portion of the river is limited due to the towering canyons with fascinating rock formations and large arid buttes. This allows floaters and anglers the peace and serenity they long for. The Missouri River is a large part of the area's history. Its blue waters offer anglers the opportunity to catch huge Northern Pike, Walleye, Catfish and Smallmouth Bass. The high nutrition of the water allow fish to get big...and the stories are even bigger! Longer float trips on this portion of the river are popular and can be scheduled with local outfitters. Canoeing and kayaking are part of the activities that locals and tourists partake in all while casting in a line to try their luck. Further down the river, the Missouri River Breaks astonish floaters and historians dropping their jaws in sheer awe of the unique and formidable landscape.*

### **Hunting**

*Hunting is a Montana tradition. Central Montana still lives up to that tradition. Residents and nonresidents alike enjoy hunting a variety of big game animals and upland game birds. For nonresidents, the permit application deadline for deer and elk hunting in Montana is April 1. All applications are submitted online. Antelope hunting license deadline is early June. The Montana Fish, Wildlife and Parks website has forms and more information about licenses. The property is located in Hunting District 405. The Highwood Mountains are excellent elk hunting, but you must be drawn for a special tag. The grain fields that encompass this region supply food for antelope, white-tailed and mule deer and game birds. The coulees are essential cover for game as they are going to and from the river for hydration and lush vegetation.*

*Upland game bird licenses, including license for pheasants, may be purchased over the counter along with your conservation license. Hungarian Partridge and several varieties of grouse are common in Central Montana. Turkey licenses are also sold over the counter with the exception of special spring and fall turkey hunts. Hunting for Montana migratory birds requires a Montana migratory bird license and a federal waterfowl stamp.*



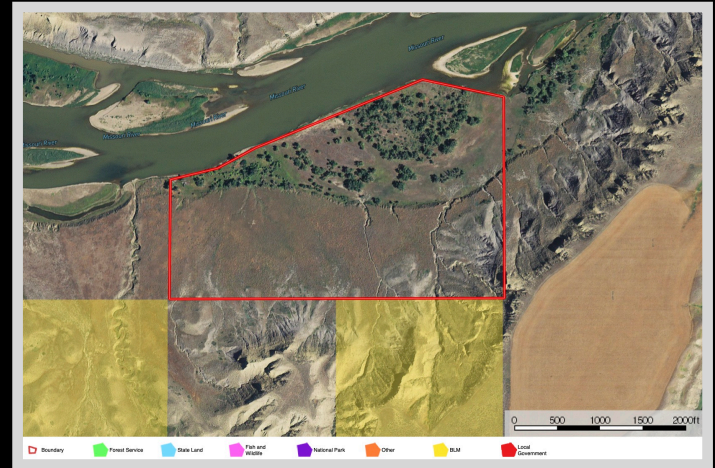
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(Hunting Cont.)

The Block Management program managed through Montana Fish, Wildlife and Parks offers access to private land from 1,230 landowners and covers 7.4 million acres of land. There is no charge to hunt on Block Management land. A Hunters Access Guide is published each year giving details about the program, and it is usually available by August 15. Central Montana also has public land managed by the U. S. Forest Service and Bureau of Land Management.

## Property Map



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