

# Lodge Creek Road Ranch

250 Lodge Creek Road, Chinook, MT

\$579,000



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## CORDER

AND ASSOCIATES, LLC

1312 Front Street, Fort Benton, MT  
CorderandAssociates.com





# Property Information

**Acres:** 29

**Taxes:** \$2,458.57 (2020)

**Legal:** S23, T33 N, R19 E, TRACT #1 NWSW

**Bed/Bath:** 6 Bed/4 Bath (2 non-conforming)

**Year Built:** 1983

**HVAC:** Gas forced air/central A/C

**Water/Sewer:** City water/septic

**Appliances Included:** Dishwasher, refrigerator, range, microwave/convection oven

**Outbuildings:** House, shop, tack/garden shed, indoor arena, horse shelter, hay shed

## Executive Summary

The frequent sightings of the skies blazing with color are just a piece of all that comes with this choice Chinook ranch on 29 acres. The spectacular home tops out at three stories with 4 bedrooms and 3.5 baths. The capacious layout and high ceilings welcome in the natural light from the numerous large windows. The master suite has accommodation and your comfort in mind with its rustic sliding barn wood door and the heated floor and towel rack. Check out the gorgeous remodeled kitchen from the flooring to the cabinetry and appliances! The rest of the ranch is as magnificent as the house. The shop is amazingly equipped with insulation, heated floors, a bathroom, an exhaust fan, and huge overhead doors making any project in the winter months a cinch! There is an indoor arena for the cold months as well but could be repurposed for a number of other uses. This property gives you the freedom of country living while seated on a bluff overlooking the valley floor and the whole range of Bear Paw Mountains in the distance to the south. But it is not far from the lights of Chinook. This property has so many attributes! You'll want to experience it yourself

## Local Area

Located along the Hi-Line sits Chinook, Montana, a small, nostalgic community and home of the Sugarbeeters mascot. Chinook is the county seat of Blaine County and located on Lodge Creek where it empties into the Milk River. Its name means "warm wind" as farmers and ranchers historically depended on these warm chinook winds as a means of survival. In the 1920s, the town held a massive sugarbeet factory which inspired the mascot. The Sugarbeeter mascot ranked #2 out of 100 for the strangest mascots according to Mr. Jay Leno! You'll find that the town is welcoming and warm with its tree-lined streets and well-kept downtown. It is also the eastern starting point for the Bears Paws Mountains Backcountry Drive. On this drive, you will journey past the Bearpaws Battlefield where the last major Native American battle in the United States took place. The Blaine County Museum holds many artifacts and history about the battle and the homestead era. Chinook is just 20 miles from Havre, a larger city on the Hi-Line.



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