

CORDER

AND ASSOCIATES, LLC



Adeline Acres Recreational Haven Blk 1 Lt 1

7 North River Road, Nashua, MT 59248



Offered at \$80,000

Presented Exclusively by
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LANDLEADER.



Property Information

Acres: 2.46 Deeded

Taxes: \$TBD (2021)

Legal: S12, T27N, R41E BLOCK 1/ LOT 1

Utilities: Power; water; fiber optics being installed currently

Hunting District: 630 - Deer/Elk/Antelope

Covenants: Yes

Elevation: 2,100'

Access: State highway/county road



Executive Summary

Three perfectly proportioned lots just south of Nashua are ready to build on! These lots require little prep work and are already equipped with power and water with fiber optics currently being installed. Build a beautiful home among the checkered fields of farm ground or construct a hunting cabin to rent out as an air BnB when not in use. Make a parcel your base camp for the popular fishing tournaments on Fort Peck Lake and the Milk River. Park your camper and enjoy endless hours of recreating, hunting, fishing, off-roading, wildlife viewing, and listening to the soft sounds of nature and not the deafening noise of a city. The three lots available for sale are 2.46, 2.44, and 2.58 acres each. With the purchase of a lot comes much opportunity!



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

Nashua, Montana is in Valley County and introduces visitors to the sprawling northern plains of the state. The town is situated where Porcupine Creek flows into the Milk River. The Milk River meanders through the area for a few more miles until it empties into the Missouri River near Fort Peck Dam. Fort Peck Lake offers recreational opportunities such as boating, floating, fishing, hunting, and more. Visit the Fort Peck Interpretive Center and Museum which displays the various animal species of Fort Peck Lake and the Missouri River. The featured attraction is the life-size model of Peck's Rex, the Tyrannosaurus Rex in the lobby. South of Nashua is the Charles M. Russell National Wildlife Refuge.



Fort Peck Lake, Montana

Area Attractions

Fort Peck Lake

Fort Peck Lake is Montana's largest body of water at 134 miles in length and a maximum depth of 220 feet. The shoreline spans more than 1,520 miles. That's longer than the California coast! More than 50 different kinds of fish call this body of water home. In 1933, a 3.8-mile dam was constructed across the Missouri River creating the reservoir. Anglers flock here for the Walleye, Northern Pike, Paddlefish, Sauger, Lake Trout,

Small Mouth Bass, and Chinook Salmon. There are several access points and boat ramps.

The Milk River

Forty-one different species of fish swim the milky waters of the Milk River. One of prominence is the Channel Catfish. On May 8, 1805, the first "tourists" to this region, the Lewis and Clark Expedition, camped at the confluence of the Milk and Missouri rivers, about 18 miles southeast of present-day Glasgow. After exploring the river, Lewis called it "Milk River" because of its color resembling that of a "cup of tea admixture of a tablespoon full of milk."



Sport Fishing and Local Tournaments

Partake in the national event held in July at Fort Peck known as Montana's Governor's Cup Walleye Fishing Tournament. This tournament is Northeast Montana's premier walleye fishing tournament. Another fierce fishing tournament held in this area is the Milk River Catfish Classic. This "granddaddy" of the catfish tournaments is held annually in June in Glasgow, MT. The night-time event boasts popularity as it books up months in advance. Join the sport and have some fun!

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Charles M Russell National Wildlife Refuge

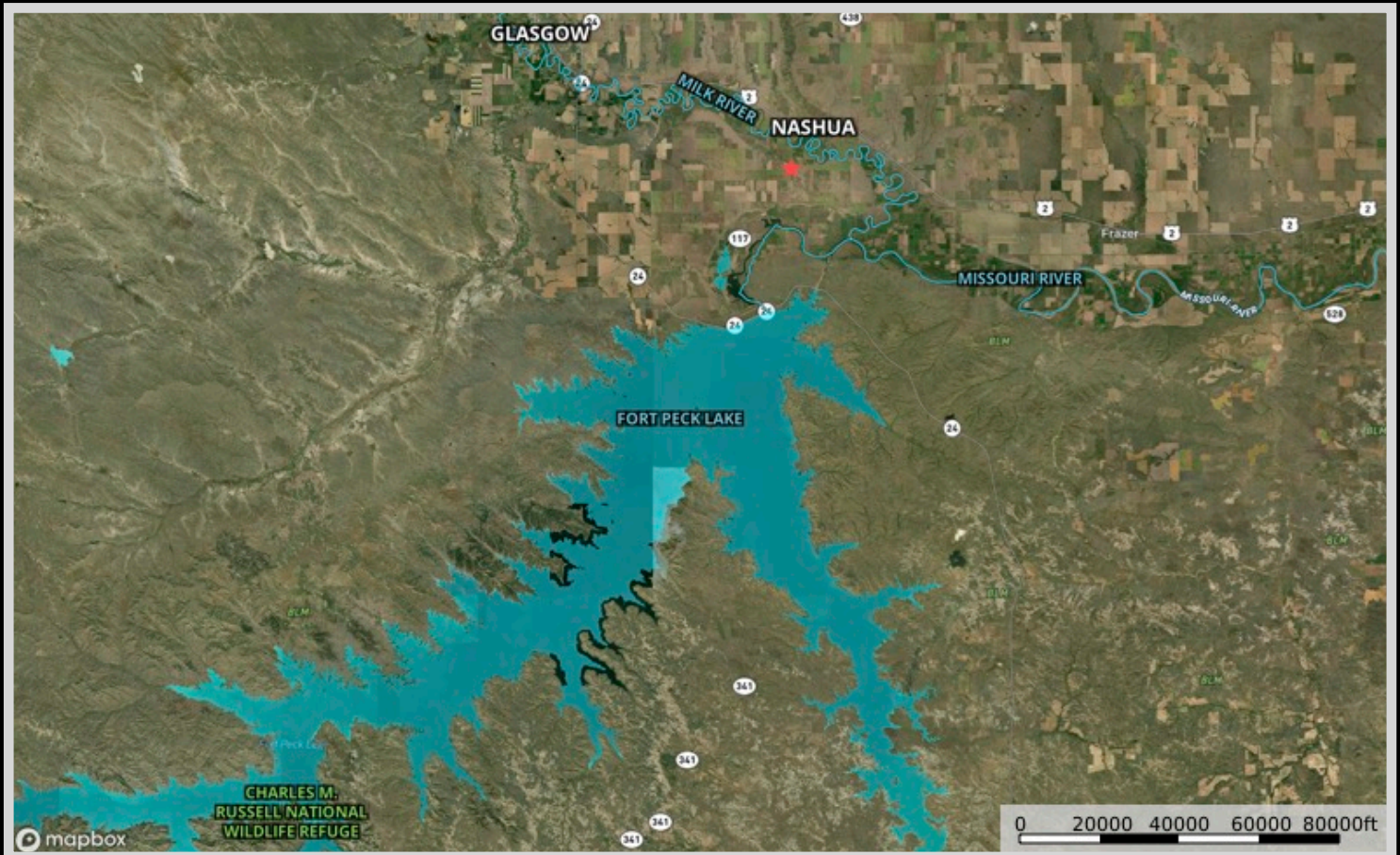
Known as the CMR Refuge, it surrounds Fort Peck Lake and is managed by the US Fish and Wildlife Service. The Refuge provides over one million acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor activities. If you're looking to observe game in its natural habitat, this refuge shall reward you. It is the second-largest refuge in the continental US. In the months of September and October locals and tourists from all over gather to watch the bull elk bugle and battle for the cow's attention. Miles of parked cars can be seen while people sit on lawn chairs and watch for hours the wild display the elk present. Herds of deer, red fox, and coyotes can also be observed. Bird watchers can delight in spying mountain bluebirds and black-capped chickadees. Osprey, spotted sandpipers and white pelicans can be found along the coast of the reservoir.



Hunting

Renowned for its hunting, Montana provides the habitat. The Missouri River Breaks of the Fort Peck area is no different. Elk and mule deer like to gather near the ridges of Fort Peck Lake, some quite large in size. White-tailed deer and pronghorn can be found as well. Big Horn Sheep can be harvested in the area. Whether it's big game, waterfowl, predators like coyotes, or upland game birds, this area boasts some of the best in the state.

Property Map



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