

# CORDER

AND ASSOCIATES, LLC



## *Rocky Mountain Cash Cow*

*Parcel 1 & 2 Jackson's Corner Road West, Choteau, MT 59422*

*Offered at \$4,700,000*



Presented Exclusively by  
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EXCLUSIVE PARTNER OF  
**LANDLEADER.**



## *Property Information*

**Acres:** 5,653.15 Deeded (4034.39 Grazing acres; 1618.757 Fallow acres)

**Leased Acreage:** State: 69.9 acres; BLM: 233 acres

**Additional Income:** CRP (Conservation Reserve Program): 1,141.63 acres profiting \$49,065.42

**Easement:** Conservation Easement

**Taxes:** \$7,246.18 (2020)

**Legal:** Request from listing agent

**Water Rights:** Yes

**Water:** Wells; 2 reservoirs; springs supplying numerous stock tanks, seasonal waterways, reservoirs and pits

**Fencing:** Perimeter and cross fenced



## *Executive Summary*

Vast, fertile grass covers the open prairie sprawling limitless and then converging with the towering Rocky Mountain Front. Like a scene in one of Charlie Russell's paintings, the hardy grazing ground provides a robust platform for an impressive western cattle operation and a fantasy land of brilliant wildflowers, placid reservoirs, alpine creeks, rolling prairie, and unique mountain formations. The sun peers up over the horizon from the east and to the west are noted limestone landforms including the Sawtooth Mountain and the Sun River Canyon. The Rocky Mountain Cash Cow ranch consists of 5,653.15 acres spanning over the foothills of the Rocky Mountains and the prolific prairie. The state leases 69 acres, and 233 acres are leased through the BLM. The property borders several sections of State and BLM land that allow for additional acreage for adventuring and recreating or hunting on. The property has 1,141.63 acres enrolled in CRP that supply an additional income of \$49,065.42. The ranch is located southwest of Choteau and approximately 17 miles northwest of Augusta, MT. A well-maintained public airstrip is situated on the northeast side of Choteau. Furthermore, the property is just over an hour from the nearest international airport in Great Falls, MT that offers direct flights all over the US. Access to this area is unrestricted and convenient from potentially anywhere! The property has the basic infrastructure for a fully functional and successful ranch operation including perimeter fencing and cross-fencing, gates and cattle guards. The area can sustain or summer grazes upwards of 400+/- cow/calf pairs. Watch the calves gain weight daily as they are enriched with the incomparable nutrient-dense native grasses that flourish along the lush riparian zones of North Central Montana. The acreage is a mixture of benches and slopes all with sweeping views of the Rocky Mountain Front looming in the distance with its breathtaking formations and diverse ecosystems. Hunting and fishing in the area are a few added benefits as a result of the ideal habitats. The tradition of ranching runs thick in Montana. This area displays diversity in land formations and lies in a historical portion of Montana. The massive dinosaurs once roamed these same lands; The impressive peaks of the front have imprinted memories of visitors. The customary cowboy can still ride off into the sunset after a day of roundin' up cattle. This featured ranch continues to illustrate a remarkable state of open range as a result of the current owner's outstanding stewardship of the Montana prairie.

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## **Cattle**

*Montana's economy is bolstered by agriculture. Annually, agriculture contributes more than 2.4 billion dollars to the state. Of that colossal number, livestock contributes almost half. The wide-open plains and grazing land of Montana support 2.6 million beef cattle and 18,000 dairy cows. To put that into perspective, that is ultimately 3 head of cattle for each human in the state! It's no wonder that Montana is ranked 6th for the total number of beef cattle and is considered the world's hub for seed stock, registered cattle used for breeding. In addition to beef and milk production, cattle also provide important by-products such as leather, soap, and cosmetics. The cow-calf operation is popular among ranchers where a herd of cattle is kept for breeding and producing calves. Because a cow's digestive system encompasses four stomachs, they can digest plant material and thus thrive on grasses and other vegetation.*

## **Pishkun Reservoir**

*Consisting of 1,550 surface area, this off-stream storage reservoir was formed by eight earth-fill dikes ranging in heights from 12 to 50 feet and spanning a length of 9,050 feet. Take advantage of the 13 miles of shoreline to engage in superb game fishing for Kokanee Salmon, Northern Pike, Yellow Perch, and Rainbow Trout. The reservoir is located in a scenic area that is easily accessed with camping and a picnic shelter. The Montana Fish, Wildlife, and Parks stock the reservoir annually with trout.*

## **Clemons Coulee and Sun River**

*On the southern portion of Parcel 1, Clemons Coulee can be found. There is a concrete water tank that is spring-fed. The coulee collects surface water and lies near the Sun River. The Sun River is one of Montana's most scenic rivers. The river begins in the mountains at the confluence of the North and South fork of the Sun River on the eastern edge of the*

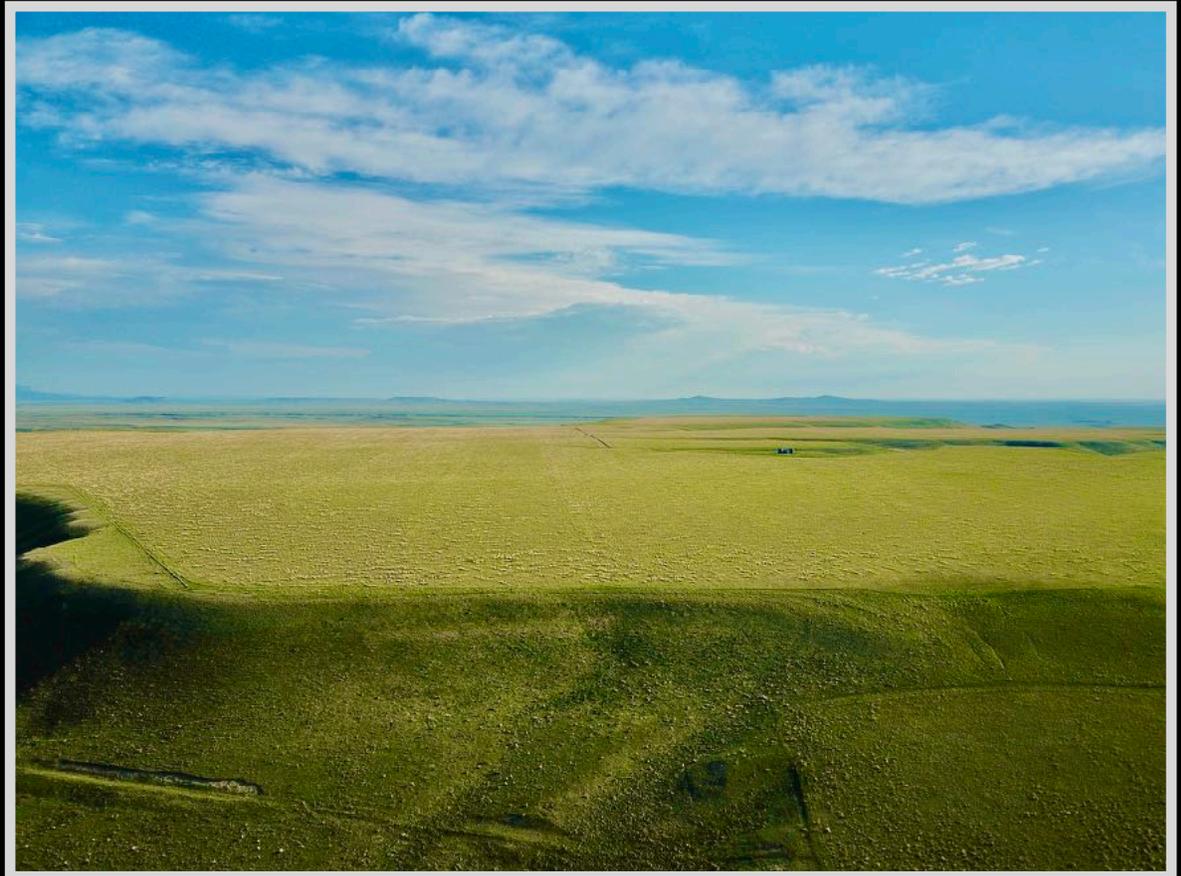
*Bob Marshall*

*Wilderness Complex.*

*The river winds through Sun River Canyon and passes through two dams, Gibson Dam and the Sun River Dam.*

*This isolated and wild river provides pleasant fishing away from other heavily fished rivers in the state. It provides great trout fishing and Mountain Whitefish.*

*This property allows access to several private fishing escapes!*



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## Sun River Canyon

*The Sun River Canyon is a recreational canyon full of rugged natural beauty. The same giant slabs of shifting and faulting rock created the canyon. Two dams, Gibson and Sun River, lie within miles of each other and create impressive white waters between them. The refreshing spray from the glacial waters mists the songbirds and the cottonwoods. The resounding sound of crashing horns of bighorn sheep colliding designates this area. Every November bighorn sheep rams from one of the largest herds gather to demonstrate their prowess and power. This area also offers hiking, camping, picnicking, and wildlife viewing. Pull-outs serve as an opportunity to scan the meadows and hillsides for herds of elk and deer in the winter. As the heart of the chinook belt, the meadows here display some of the earliest wildflower blooms east of the Rockies. Complimented by radiant flowers of yellows, fuchsias, and violets, the Sun River Canyon is just as elegant as it is rugged.*



## Rocky Mountain Front

*This portion of Montana has a greater diversity of fish and wildlife than any other state in the US. With protection from the altering contours of the land and ample food from the surrounding farm fields, wildlife and birds alike flourish making this area a coveted destination during the hunting and fishing seasons. The area provides year-long habitat for mule and white-tailed deer, elk, mountain goat, bighorn sheep, and antelope. In addition, other furbearers such as beaver, mink, muskrat, otter, weasel, badger, coyote, lynx, bobcat, and mountain lion can all be found within a 100-mile radius. White-tail and mule deer maintain a healthy population here as it is a wintering destination for the species. Mule deer are often open-country deer offering those with farm ground or acres such as these a treasure trove of delicious tasting, large, beautiful bucks. Mule deer are not as shy as whitetails and are content with little cover or sparse brush. They have distinctive large ears that stick out like a big V against a hillside.*

*However, these big bucks, ones with a 30 inch inside antler spread, are quite exciting to track and make for an enriching experience. They prefer the rugged areas such as badlands and breaks. Glorious long walks through fields and up and down draws can reward you with a big mule deer buck. The drainages and foothills provide cover, coulees, and water for superb mule and white-tailed deer hunting. The area offers some of the most prime bow hunting for white-tailed hunting in the entire state. The open country can also provide the added challenge of bagging the swift antelope. These speed goats are all over the countryside, so the*



*(Rocky Mountain Front Cont.)*

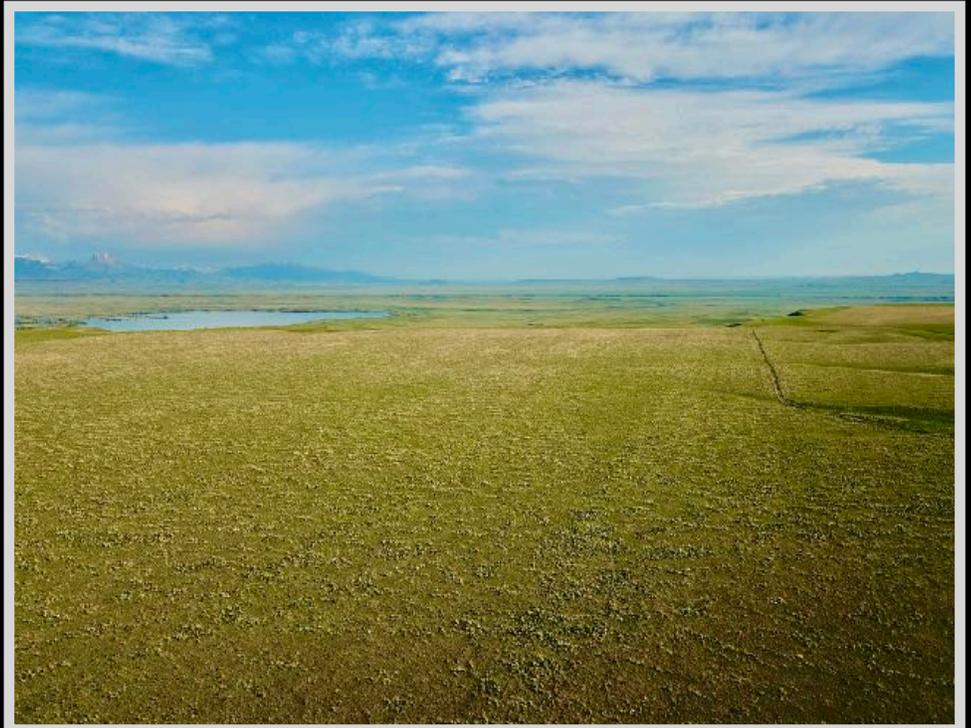
*challenge is waiting for your acceptance. The property is located in hunting district 450 and FWP Region 4. There are also plenty of pheasants, Hungarian Partridge, Rough Grouse, Blue Grouse, and Spruce Grouse. Bird watchers can revel in seeing Calliope, Rufus Hummingbird, Bluebird, Cassin Finch, Red Crossbill, Ferrungus Hawks, Pine Grosbeak, and Western Tanager.*



## *Local Area*

For many Montanans, Augusta is the gateway to the rugged backcountry of the immense Bob Marshall Wilderness. The Bob Marshall is the fifth largest wilderness area in the US. The Bob Marshall Wilderness Complex made up of the Great Bear, Bob Marshall, and Scapegoat Wildernesses provides 1.5 million acres of the most completely preserved mountain ecosystems. The rugged peaks, alpine lakes, and grassy meadows allow hiking, camping, fishing, and hunting. For the locals, Augusta is known as the “Last Original Cow Town in the West.” Its western flair feels nostalgic reminiscent of when Lewis and Clark traveled through this area and camped for several nights in early 1806. It also lies on the shortest route from Yellowstone National Park to Glacier National Park.

Choteau, Montana is located in Montana’s heartland at the foothills of the Rocky Mountain Front. This charming destination has remarkable recreational opportunities such as camping, swimming, hiking, skiing, wildlife viewing, fishing, hunting, shopping, golf, and dinosaur digging! The area around Choteau was used by dinosaurs as a breeding ground millions of years ago! Egg Mountain is 12 miles west of Choteau. The mountain has supplied more information about the biology of dinosaurs from the Cretaceous period than any other paleontology dig in the world!



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# Area Attractions

## Glacier National Park

The coveted area nicknamed the “Crown of the Continent” for obvious reasons offers gems and views of gold 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.

## Freezeout Lake Wildlife Management Area

The Freezeout Lake Wildlife Management Area is located between Fairfield and Choteau and is known for the massive snow geese and tundra swan migrations that take place in the spring and fall. Flying from the gulf states, as many as 300,000 snow geese and 10,000 tundra swans gather at the lake to rest before continuing to the arctic coast of Canada.



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# Property Map



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