

CORDER

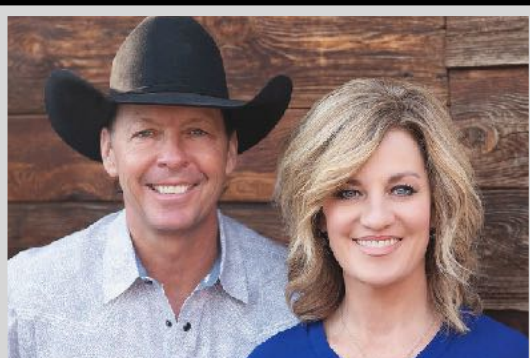
AND ASSOCIATES, LLC



Aquifers And Acres

0 15th Lane NE, Dutton, MT 59433

Offered at \$200,000



Presented Exclusively by
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EXCLUSIVE PARTNER OF
LANDLEADER.



Property Information

Acres: 160 Deeded (3.279 Grazing acres; 156.721 Fallow acres)

Taxes: \$504.37 (2020)

Legal: S24, T24 N, R03 W, NE4

Utilities: Power along north boundary

Hunting District: 404



Executive Summary

Bring the cattle to roam, the sheep to saunter, the horses to happily gallop, or the goats to graze! This Teton County parcel of 160 acres supports two live springs that flow year-round. The life-giving water provides hydration for livestock and refreshing saturation for the vegetation. The nutrient-rich vegetation and water also bring forth wildlife including mule and white-tailed deer and upland game birds for superb hunting. The property has good access directly from 15th Lane NE. Power is nearby. Surrounded by wheat fields and amid the agricultural economy that drives Montana, this parcel lies in the sacred Golden Triangle that stretches from Conrad to Havre and anchors in Great Falls, Montana. The parcel is approximately 10 miles from Dutton.



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.

Soil Map and Report



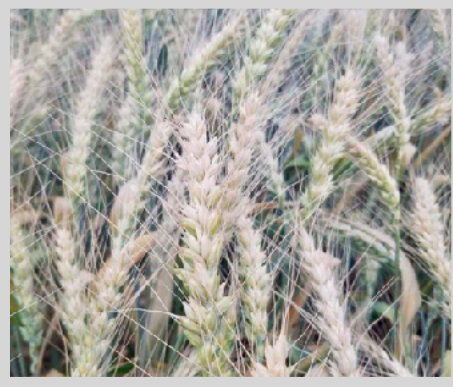
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
170C	Abor-Yawdim silty clay loams, 4 to 15 percent slopes	65.5	41.3	0	11	4e
263C	Scobey-Kevin clay loams, 2 to 8 percent slopes	58.18	36.68	0	15	3e
270C	Megonot-Tanna clay loams, 2 to 8 percent slopes	22.36	14.1	0	14	4e
131B	Creed-Gerdrum complex, 0 to 4 percent slopes	12.57	7.93	0	11	4s
TOTALS		158.6 1(*)	100%	-	12.89	3.63

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Local Area

Dutton, Montana is part of Teton County and was incorporated in 1935. As an agriculturally based community, Dutton is surrounded by some of the best wheat-growing lands in the state. The small town has two parks and a pool!

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!



Area Attractions

Benton Lake National Wildlife Refuge

This shallow basin was left as a result of the last glacier in the area. It covers over 5000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.

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.

First Peoples Buffalo Jump State Park

This buffalo jump is considered to be the largest bison cliff jump in the United States. The native people utilized the jump for at least two thousand years before Lewis and Clark ventured through on their expedition through Montana. The park has an interpretive trail, picnic tables, and a protected black-tailed prairie dog town.



Teton Pass Ski Area

Located on the edge of the magnificent Rocky Mountain Front, the Teton Pass Ski Area has stunning scenery, diverse terrain, and the most untouched snow of any ski hill around! Just east of the Bob Marshall Wilderness Area and west of Choteau, the ski area covers 400 acres and has 43 downhill runs with access to backcountry skiing and snowmobiling trails. Enjoy the lack of lift lines and the friendly staff while being accommodated by a large day lodge, a restaurant/bar, ski school, and rental shop.

Teton River

Starting east of the Rocky Mountain Front and flowing for more than 195 miles, the Teton River has a mixture of moderate and slow currents. The river flows through the countryside giving life to ranch and farmlands. Once the river reaches Choteau, it becomes a warm water fishery and continues to the Marias River. The best place to catch a Brown Trout is near Choteau and as the water gets warmer further down, Pike, Catfish, and other bottom fish are frequently caught. This stretch of the Teton offers up as much solitude and peace for a float or fishing trip.

Recreating

Wildlife viewing sites throughout Teton County allow opportunities for viewing mountain goats, bighorn sheep, elk, white-tailed, and mule deer. Hikers can find solitude while taking on Antelope Butte, Castle Reef, Ear Mountain, Choteau Mountain, Mount Drouillard, Mount Frazier, Mount Patrick Gass, Mount Werner, Mount Wright, Old Baldy, Old Man of the Hills, Teton Peak, and more. Fishing including fly fishing, bait fishing, and ice fishing can be found at Bynum and Eureka Reservoirs, Gibson Dam, the Sun River, Teton River, Arod Lake, and Pishkun Reservoir.



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Property Maps



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