

CORDER

AND ASSOCIATES, LLC



Pristine Woodland Oasis

69 Meadow Lark Drive, Columbus, MT 59019

Offered at \$795,000

Presented Exclusively by

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Property Information

Lot Size: 134.8 Deeded Acres

Taxes: \$2,058.80 (2023)

Legal: S17, T02 S, R20 E, C.O.S. 305928, PARCEL 2A

Year Built: 2014

Bed/Bath: 1 Bed/1.5 Bath (1 full, 1 half)

Square Feet: 720

HVAC: Hot water; Heated floor; Solar

Utilities: Off-grid; Solar powered; Utilities are in proximity; 1,000 gal. propane tank (rented)

Water: 2 cisterns

Appliances: Stove/range, refrigerator, washer/dryer

Personal Property: Chevy pickup with water tank; TV; Bed; Hay square bales; 2 stock tanks and 1 stock tank heater

Special Enhancements/Extras: Cabin built from Ponderosa Pines on property

Fencing: 3 sides perimeter fenced and cross-fenced; 3 strand smooth electric fence

Crop History: 7 hay meadows seeded to Timothy, Brome, and Crested wheat grass in addition to native grass

Water on Property: 3 dams

Convenants/HOAs: No

Hunting District: 515

Access: Ingress and egress road; Easement

Elevation: 3,862 ft.

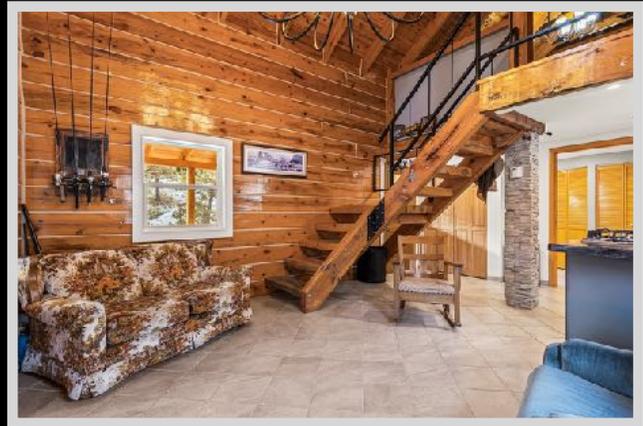


*Experience this property
virtually!*



Executive Summary

The superior attention to detail and astounding pride of ownership radiates from this custom-built log cabin in the scenic Stillwater Valley. Ponderosa Pines were harvested from the property to construct the off-grid retreat. Follow the private drive through the pine-infused mountain air to the 1 bedroom, 1.5 bathroom residence situated to capture beautiful views. Wildlife frequents the area so be sure to keep a lookout for turkeys, mule and white-tailed deer, moose, elk, and antelope. Three stock dams are located on the property among the juniper and



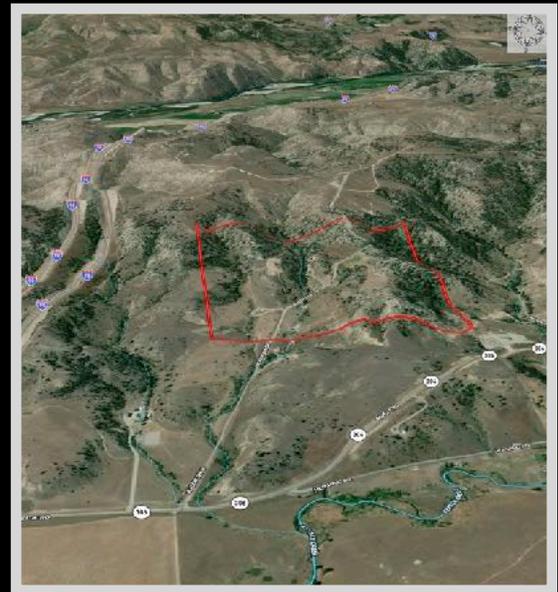
sagebrush.

Seven meadows have been seeded to hay and the bales produced accompany the sale. In addition, a pickup equipped with a water tank helps with keeping the 2 cisterns filled and is also included in the sale. Step inside the custom cabin and find high-end features and finishes that make the space sophisticated and pleasant. The outdoors flow seamlessly to the indoors. Columbus, Montana is mere minutes from the property, but the 134.8 acres sprawl out for an isolated and peaceful atmosphere. The Stillwater Valley has vast wetlands and river braids that are home to trout and birds. Enjoy hunting for waterfowl, gamebirds, and big game. Fish the Yellowstone River that flows just south of Columbus. The idyllic setting is unmatched. Without restrictions and as free as the sky above, the custom-built cabin is just the start of your new chapter for living in Montana!



Local Area

The full-service community of Columbus, Montana is home to about 2000 people and is part of Stillwater County. Columbus sits in the fabulous foothills of the Beartooth Mountains and takes great pride in the most scenic route to Yellowstone National Park via the Beartooth Pass. Here, the Yellowstone and Stillwater Rivers converge making it a place of plenty of outdoor recreating. Hike, fish, camp, look for wildlife, or leisurely behold the splendid scenery that only Montana can deliver. If you have a passion for history and would like to learn about the area, visit the Museum of the Beartooths for Northern Pacific Railroad memorabilia and World War II history. Billings, Montana is 45 minutes away and is considered a central point to Western attractions, events, shopping, and cuisine. There is also an International Airport in Billings.



Nicknamed the “Basecamp to the Beartooths,” Red Lodge, Montana is the county seat of Carbon County. This friendly and hospitable community prides itself on service to others with over 50 non-profit organizations to date. The town sees its fair share of tourism activity because of its proximity to the popular and highly pursued Yellowstone National Park. However, it maintains a year-round economy due to the lucrative hospital and school systems. Surrounded by Custer Gallatin National Forest and shadowed by the brawny Beartooth Mountains, Red Lodge possesses beauty and numerous ways to spend your free time. Outdoor recreating can be found at Red Lodge Ski Resort in the winter months. Rock Creek lets adventurers fish and paddle its waters. Virtually, Red Lodge is a 60-mile drive to anywhere! To the north and 60 miles, Billings provides access to an airport and big-city amenities. To the south and 60 miles, Cody, Wyoming represents a rodeo town, and 60 miles to the southwest is Yellowstone National Park. Up for a scenic drive? Check out the famous Beartooth Highway for impressive and breathtaking views! Enjoy the Yellowstone Wildlife Sanctuary where you’re guaranteed a glimpse at rare and extraordinary animals. Any direction you look, Red Lodge is full of elegance, charm, and world-class experiences genuine to Montana’s landscape and warm welcoming hospitality.

Area Attractions



Cooney Reservoir

Cooney Reservoir covers 309 acres in Cooney State Park. The reservoir is 40 minutes south of Billings making it a popular south-central Montana destination! With five campgrounds, three boat ramps, and a fish cleaning station, visitors are well-equipped for boating, playing in the water, camping, and fishing. Fishing is great for Walleye and Rainbow Trout. Enjoy the scenic mountain views while recreating.

Absaroka-Beartooth Wilderness

The Absaroka-Beartooth Wilderness spans 943,648 acres along the Montana and Wyoming border. The forest covers the juncture of two mountain ranges, the Beartooth and the Absaroka Mountains. The area is illustrated with extremely rugged terrain and picturesque topography. The forest includes hundreds of lakes, high-rolling plateaus, and deep, glacier-carved valleys. The wilderness provides excellent hunting and fishing opportunities. There is also hiking, horseback riding, camping, and wildlife viewing.



Beartooth Highway

The famous Beartooth Highway has 68 miles of winding roads waiting to be navigated. This unique highway climbs to the highest elevation in both Montana and Wyoming! It's considered an All-American Road that holds a designation as one of the most beautiful in America. With switchbacks and glorious scenery, travelers can gape at wildlife and the snow-capped Northern Rocky Mountains. The highway tops out at the nearly 11,000-foot Beartooth Pass. The highway is traditionally open from Memorial Day through Columbus Day.

The Yellowstone River and Premiere Blue-Ribbon Fishing



This constant, unwavering river flows throughout the Yellowstone River corridor just as it has for centuries: in its natural state. It has not been dammed nor tamed and is the longest, free-flowing river as such in the lower 48 states. It meanders through a variety of scenery and various topographies from steep canyon walls to lazily flowing through farm country. Its fresh, clean waters provide fishing, floating, swimming, and rafting. The nutrient-rich areas surrounding the river are a paradise for wildlife making hunting especially good as well. Enjoy viewing wildlife such as bald eagles, elk, white-tailed deer, and black and grizzly bears. Certainly, you will want to take advantage of the world-class fishing known

internationally as the best. These premier trout waters produce an abundance of big trout and the native Yellowstone cutthroat trout. In the upper half of the river, species found are cutthroat trout, rainbow trout, large whitefish, and brown trout. In the lower half or warmer waters, species found are large walleye, catfish, and sturgeon. The beauty of fishing the Yellowstone River is its length and ample space. Anglers are not crowded with others and have the length of the river to spread out. The beautiful landscape encompassing the banks enhances the whole experience. Dry fly fishing is excellent as well as sub-surface fishing with nymphs and streamers.



Yellowstone National Park

Yellowstone National Park is a short drive away where you can catch a glimpse of the rarely-seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!

The Yellowstone River Boat Float

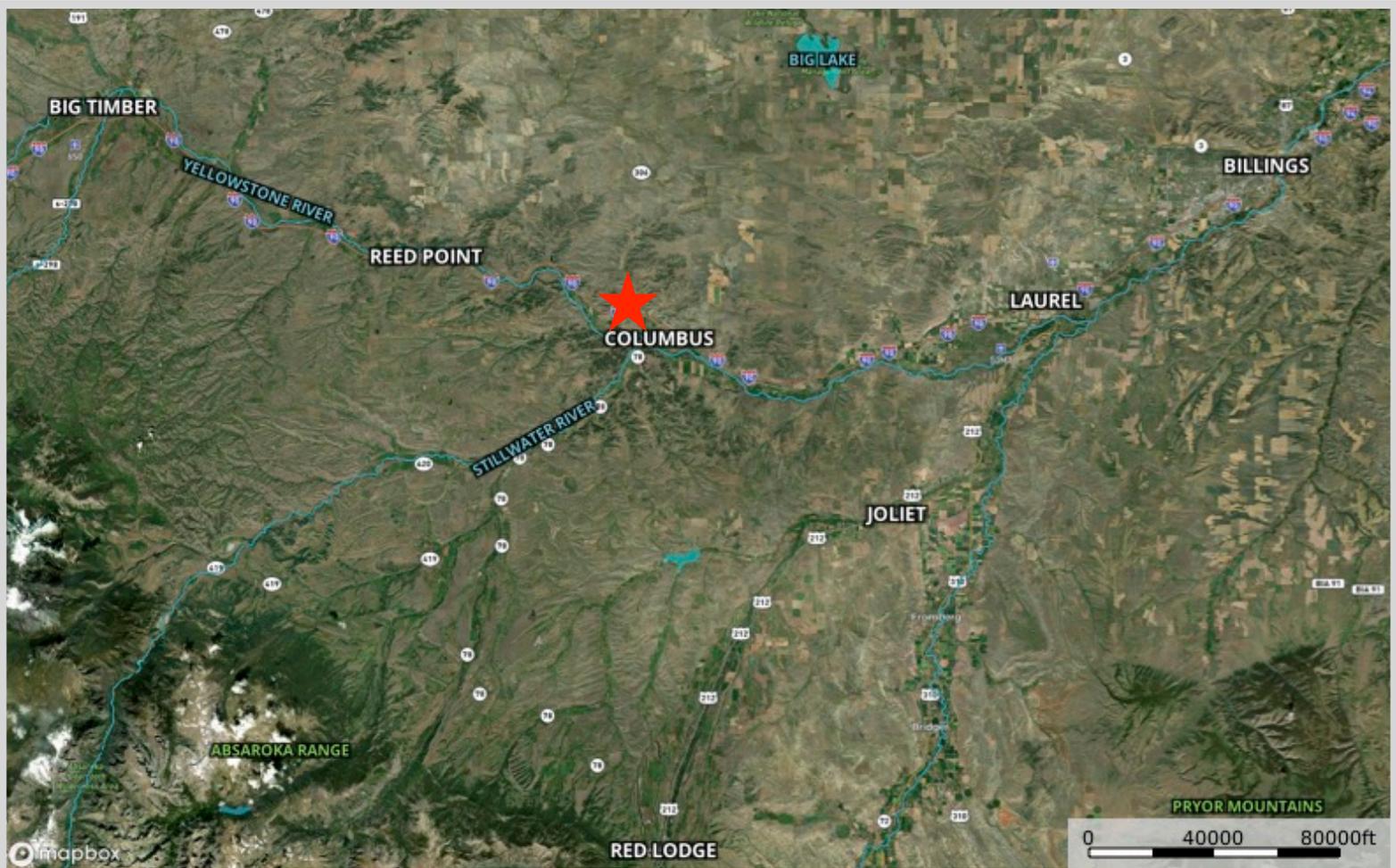
Grab your gear and an oar and get in the water! The float begins at Livingston and then retraces the route of William Clark of the explorers Lewis and Clark. The float continues for a historical three days of camping and then ends in Columbus.



Red Lodge Mountain

One of Montana's best ski resorts, Red Lodge Mountain has short lift lines and reasonably priced lift tickets making it more appealing than others in the state. The mountain offers over 1,600 acres frequently dusted with fresh, untouched powder. Take some lessons, grab rentals, or dine at the main lodge's cafeteria. There is something for everyone at this winter wonderland.

Property Maps



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.

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