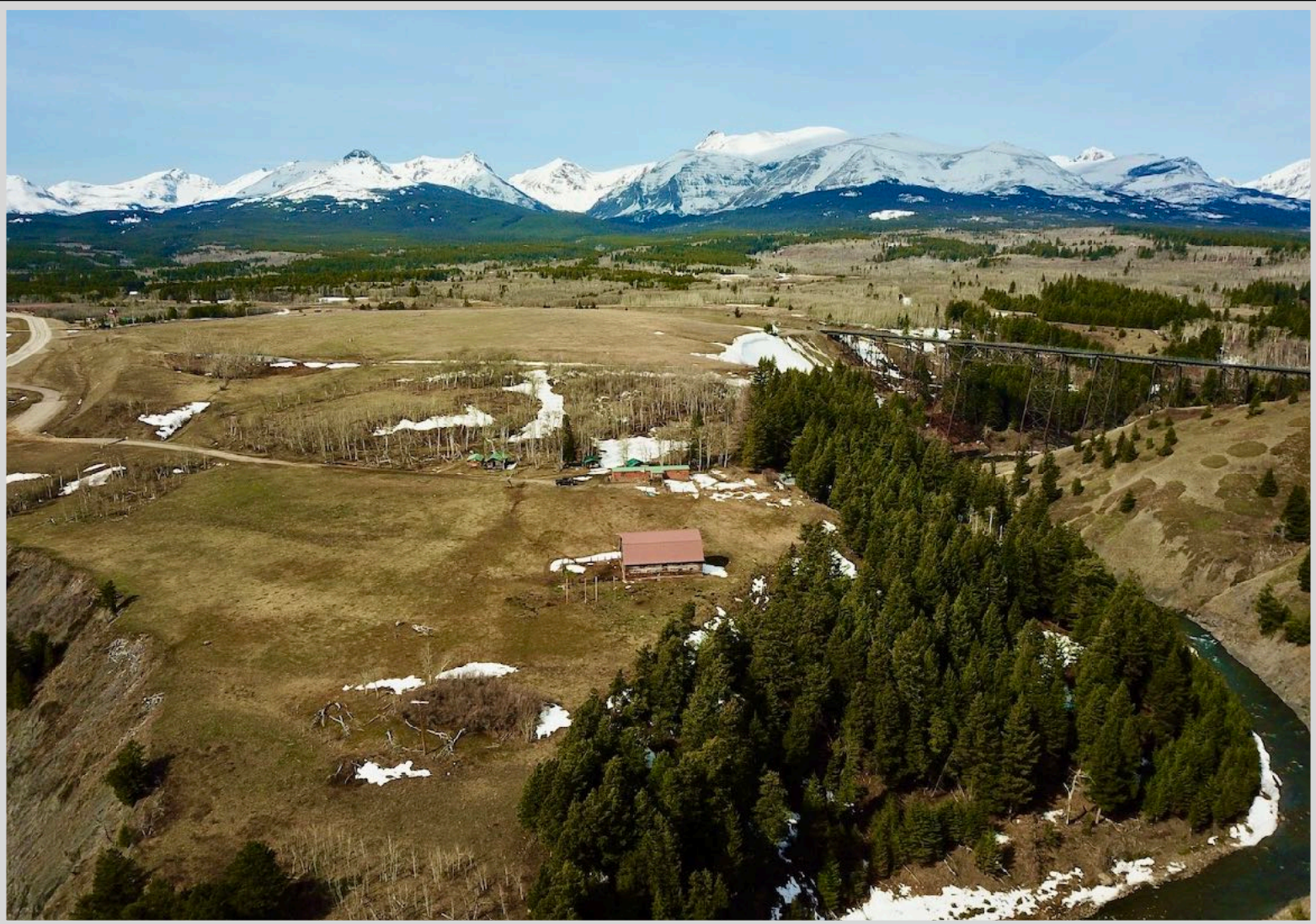


CORDER

AND ASSOCIATES, LLC



Tantalizing Two Medicine River Acreage

21001 & 21060 US Hwy 2, East Glacier Park, MT 59434

Offered at \$1,400,000



Presented Exclusively by

Trampus Corder, Broker
Staci Corder, Broker

833-783-3224 toll free
406-622-3224 office
Corderland@gmail.com



Property Information

Acreage: 162.74 acres

Taxes: \$1,015.43 (2023)

Legal: S17, T31 N, R12 W, ACRES 104.29, PT NW4 LYING S OF US HWY 2, E2W2NE4SW4; S18, T31 N, R12 W, ACRES 58.45, PT NE4 LYING N OF HWY LESS R/W

Utilities: Power

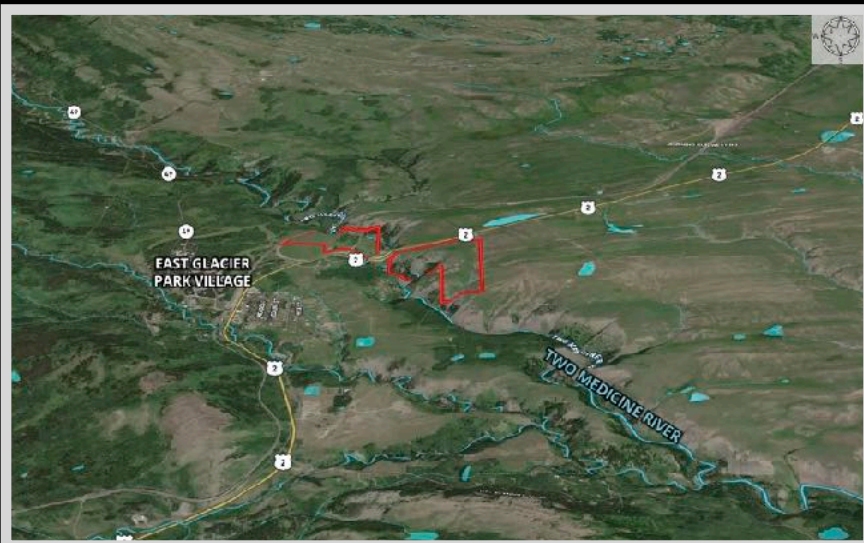
Covenants/HOAs: None

Elevation: 4,820 ft.

Waterfront: Two Medicine River

Executive Summary

Imagine waking up to the breathtaking views of Glacier National Park every morning, with the tranquil sound of the Two Medicine River flowing through your property. The clear glacial waters shimmer under the sun, creating a serene and picturesque setting right at your doorstep. With power already available on the property, the opportunities are endless. Whether you dream of building a cozy cabin to escape to or envision a full-time residence surrounded by nature's beauty, this location offers the perfect canvas for your aspirations. For those seeking a more adventurous experience, bring your camper and immerse yourself in the ultimate campout. The priceless view alone is worth it, with wildlife freely roaming around, creating a harmonious blend of nature and tranquility. If you're a lover of animals, feel free to bring your furry friends or horses to complete your paradise. This property is not just a piece of land, it's a sanctuary where you can truly connect with nature and find peace in its purest form.



The nearest airport to East Glacier is in Kalispell, Montana (the FCA) or Amtrak operates a train from Whitefish, Montana to East Glacier twice daily.

Experience this property virtually!





Local Area

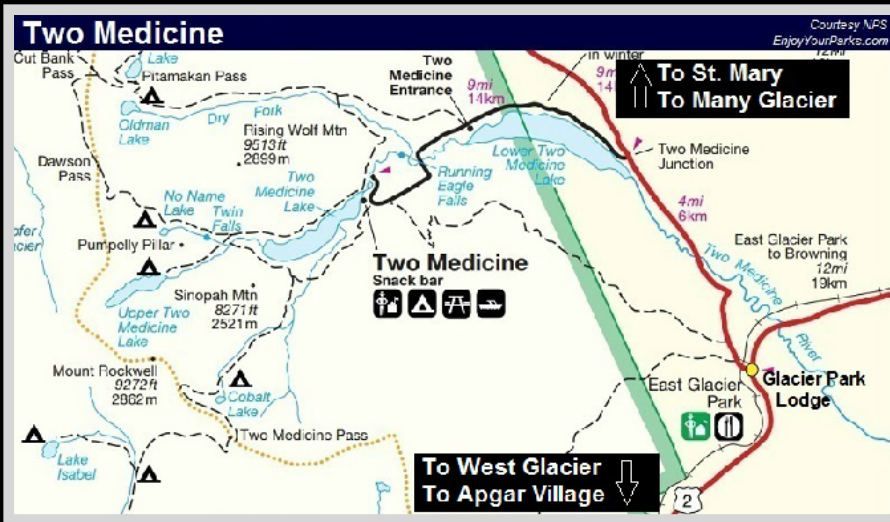
East Glacier, Montana is a small village surrounded by tantalizing views and scenery of Glacier National Park. The town may be small but has many accommodations such as motels, restaurants, a grocery store, golf course, a historic lodge, horse and car rentals, bars, gift shops, laundromats, an ATM, and a filling station for your convenience. It holds the east entrance to the famous Glacier National Park. The center of town lies at the intersection of Highway 2 and state Highway 49 making it easily accessible. You will need many days to enjoy all that East Glacier has to offer. It is near excellent fishing, hunting, numerous hiking trails, skiing, snowmobiling, and snowshoeing. Daily tours are departing to Glacier and also boat tours paddling along on the pristine waters of the lakes in the park. If you'd like a truly western Montana experience, sign up for a trail ride on horseback and feed the inner adventurer. Popular scenic spots you will want to visit are the Going-to-the-Sun-Road, Two Medicine Valley, numerous waterfalls, overlooks, lakes, and streams. Do not forget your camera as you are sure to see some wildlife including moose, bear, deer, elk, mountain goats, and many more.

Area Attractions

Glacier National Park

The coveted area nicknamed the "Crown of the Continent" for obvious reasons offers exclusive views and activities 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.





Two Medicine Area

The Two Medicine Area is a vast mountainous world within Glacier National Park. The area is located just two miles north of East Glacier, Montana. The scenery is remarkable and there are endless hiking opportunities at the hub of Two Medicine Lake. Take a boat tour or rent one of your own!

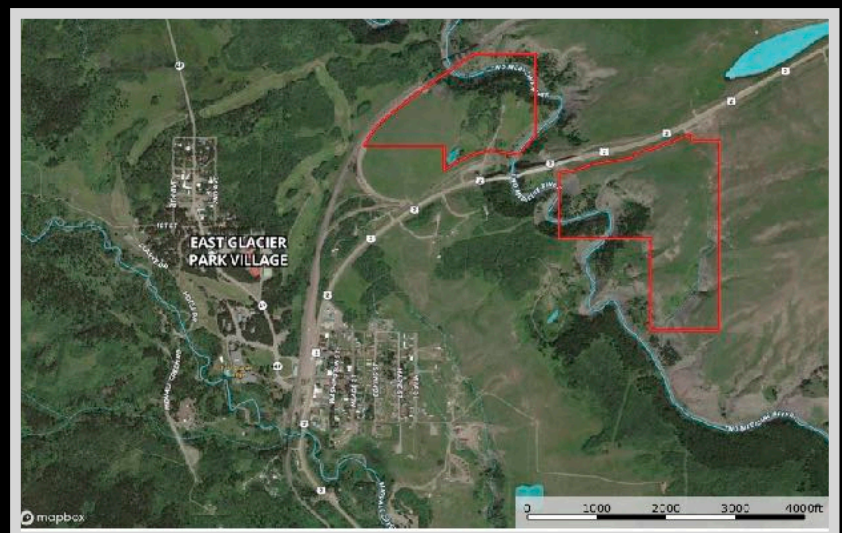
Rocky Mountain Front

This portion of Montana has a greater diversity of fish and wildlife than any other state in the US. With protection from the

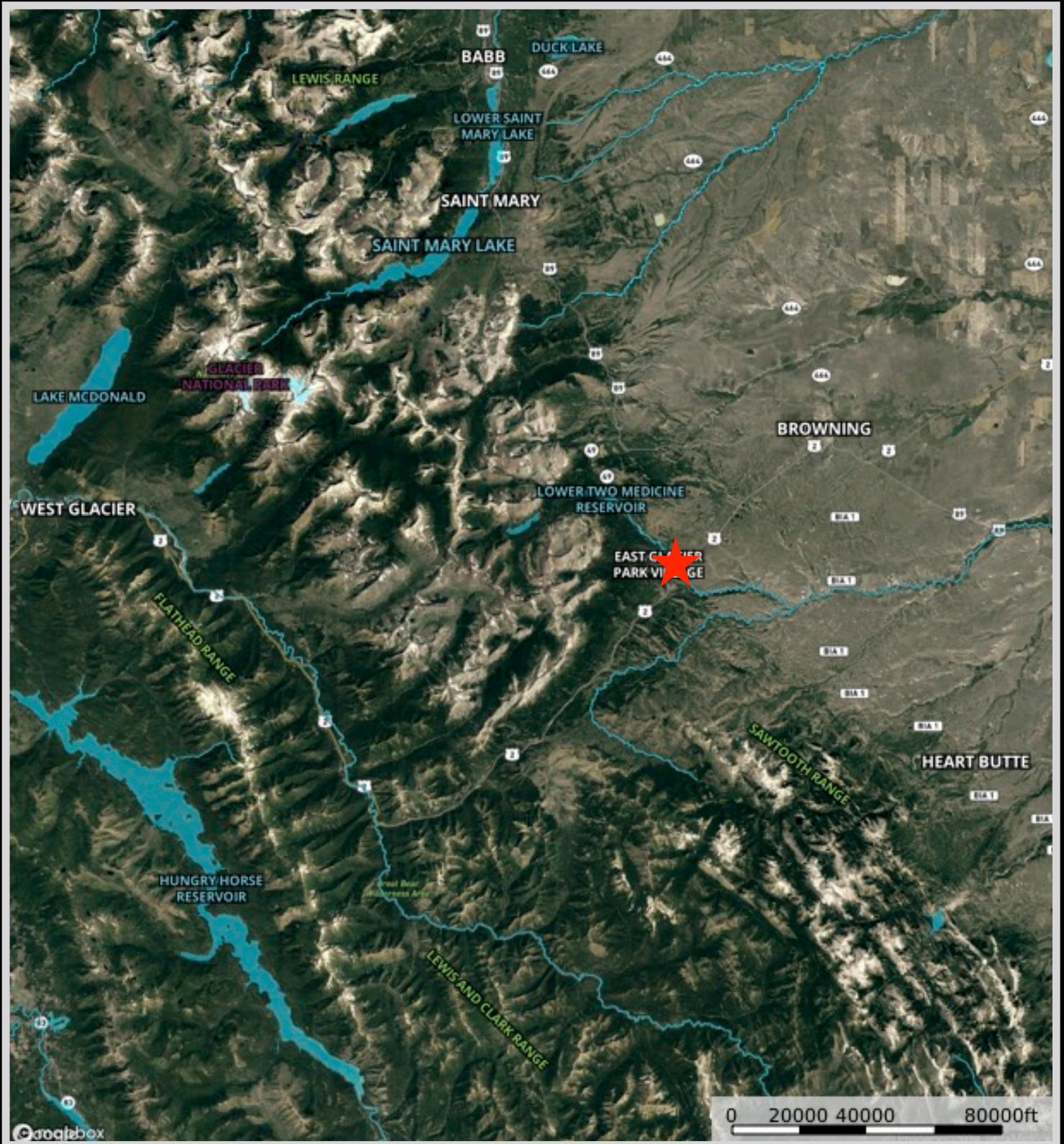
altering contours of the land and ample food from the surrounding farm fields, wildlife and birds alike flourish making this area a coveted destination during the hunting and fishing seasons. The area provides year-long habitat for mule and white-tailed deer, elk, mountain goats, bighorn sheep, and antelope. 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 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 challenge is waiting for your acceptance. There are also plenty of pheasants, Hungarian Partridge, Rough Grouse, Blue Grouse, and Spruce Grouse. Bird watchers can revel in seeing Calliopes, Rufus Hummingbirds, Bluebirds, Cassin Finch, Red Crossbill, Ferrungus Hawks, Pine Grosbeaks, and Western Tanager.

Bob Marshall Wilderness Complex

Comprised of three wildernesses, the Bob Marshall, the Scapegoat, and the Great Bear, the complex covers over 1.5 million acres of mountainous terrain considered to be one of the most completely preserved ecosystems in the world!



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.