

CORDER

AND ASSOCIATES, LLC



Marvel of Modern Architecture

1587 Hwy 431, Power, MT 59468

Offered at \$2,800,000



Presented Exclusively by
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Property Information

Lot Size: 30 deeded acres

Taxes: \$3,611.02 (2023)

Legal: S34, T23 N, R01 W, S2SWSW, S2N2SWSW

Year Built: 2022

Bed/Bath: 4 Bed/5 Bath

Square Footage: 5,164

HVAC: Gas forced air; Central air conditioning

Water/Sewer: Well; Septic

Appliances Included: 4 refrigerators, 2 gas ranges, 2 microwaves, wine refrigerator, 2 dishwashers, beverage fridge in the wetbar, double oven, 2 washers & dryers

Special Enhancements/Extras: Renai hot water heater; 2 gas fireplaces; Woodstove; Outdoor basketball/pickleball court; Outdoor swimming pool; Wet bar; Weight room; Hot tub; Sprinkler system; Hidden apartment entrance from office behind bookshelf; Indoor & outdoor Waterfall feature; Pella windows; Custom cabinetry; Quartz countertops; 4 person sauna; Full backup generator that powers entire home

Garage: Attached 2 car; Attached single car with separate entrance to apartment

Outbuildings: Storage container

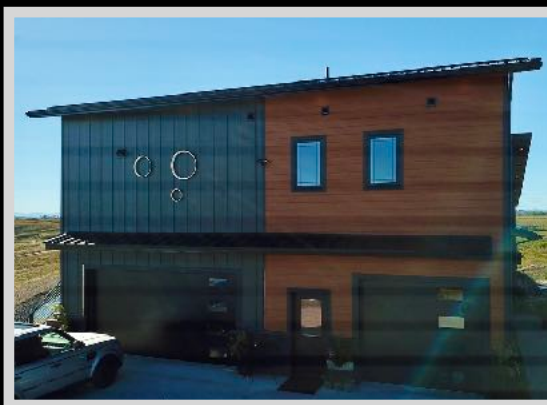
Crop History/Grazing: 15 irrigated acres through the Greenfield Irrigation District; Tillable land - hay

Water: Spring fed pond stocked with bass; Muddy Creek

Access: Paved Highway 431; Gravel driveway

Fencing: Perimeter

Hunting District: 404



Experience this property virtually!

Take the virtual home tour!



Executive Summary

Where the prairie and Rocky Mountain Front combine in a dazzling spectacle of natural beauty, 30 acres lay split by a straight tree-lined driveway. Fifteen acres can be irrigated to produce a bountiful harvest of hay. Perched on the brink of the coulee, overlooking a picturesque quilt of farmland, resides a marvel of modern architecture. This is a Tucker Rogers masterpiece, a name synonymous with David Letterman's own home in Choteau. The peaceful property is 3 miles from Power, Montana and only a short thirty-minute drive to Great Falls for amenities, restaurants, shopping, and an international airport.



The home epitomizes contemporary elegance, defined by precise lines and naturalistic elements infused in its wood trim. Four bedrooms and five bathrooms, spread across a generous 5,164 square feet, boast the finest finishes and features. Peek behind a bookshelf in the upstairs office and discover an enchanting secret: the hidden entrance to a self-contained apartment. This versatile space, complete with a separate entrance and garage, could serve as a rental, a vacation rental, or a cozy suite for the in-laws.

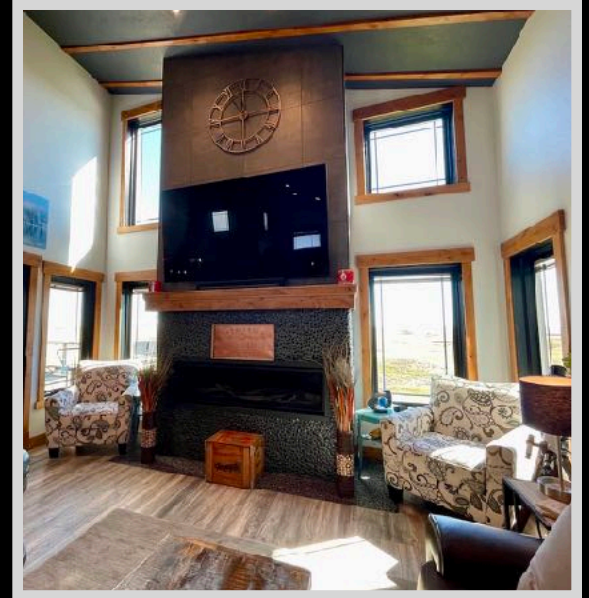
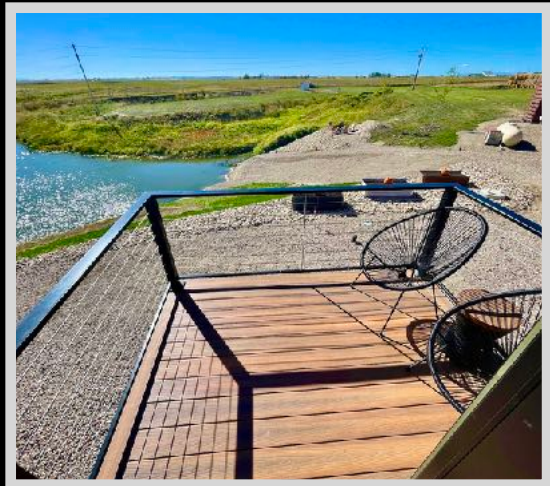
Two gas fireplaces cast a comforting glow within, while three balconies invite the outside in. The master

bedroom claims a private balcony with a serene view of a spring-fed pond. A fire pit overlooks the pond where the flame's warm glow can dance off the reflective pond. Row around, fish for bass in the stocked pond in the included classic 14' boat and park it at the 20' x 8' composite dock that can be removed when things get icy.

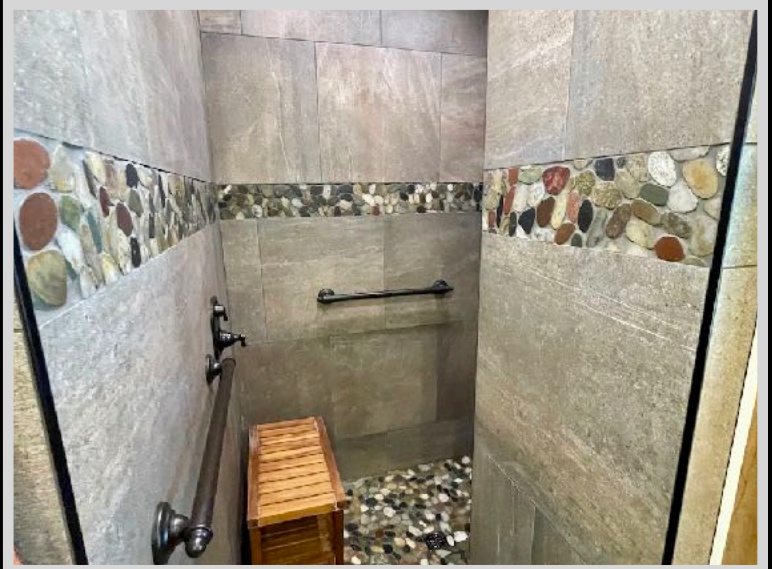
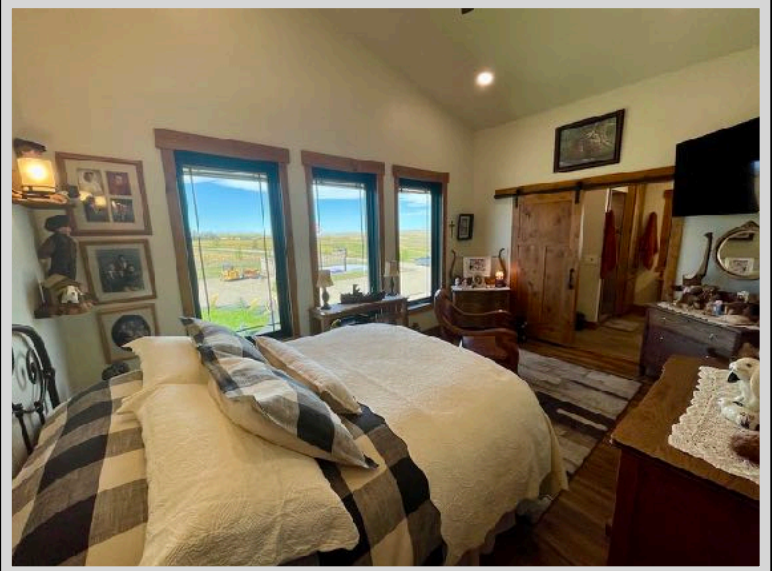
The layout is as fluid as it is functional, with sleek custom cabinetry and quartz countertops lending a touch of sophistication. Play the gracious host, serving drinks from your wet bar as guests flit between the pool and the living area.

Shoot some hoops on your very own basketball/pickleball court, adorned with the Power Pirates logo. Hone your physique in the weight room, then ease those aching muscles in a relaxing hot tub.

Hunting enthusiasts will delight in the opportunities for bird, deer, and antelope hunting, both on the property and on the neighboring public land. A product of careful planning and inspired design, this property is truly a one-in-a-million find.



Apartment



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Local Area

Power, MT was homesteaded in the early 1900s by the significant pioneer entrepreneur T C Power. The community now serves a thriving rural area of farmers, ranchers, businesses, and commuters from Great Falls, 22 miles to the southeast. One of the earliest landmarks in this region is located on Muddy Creek which is 4 miles south of Power. The old stone and frame two-story house was reportedly built as early as 1887.



Fairfield, Montana is a rural farming community in Teton County along Highway 89. This welcoming town is located on the eastern slopes of the Rocky Mountain Front and serves as a gateway to the popular Glacier National Park. The community consists of a diverse and active business base as well as a school system. Great Falls is 35 miles away from an International Airport. Fairfield also boasts the title of the Malting Barley Capital of the World, home to the Busch Agricultural Resources. There is much to do in the community such as a golf course, a pool, and lovely parks. Recreationalists can bird-watch at Freezeout Lake Wildlife Management Area where

300,000 snow geese and 10,000 tundra swans gather in March and October on their annual migratory journey. The nearby Lewis and Clark National Forest provides numerous hiking ventures, and hunting is plentiful with elk, white-tailed and mule deer, antelope, upland game birds, and waterfowl to choose from. Enjoy bird watching, skiing, snowboarding, hiking, hunting, fishing, boating, canoeing, and much more!

Area Attractions

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.

Benton Lake National Wildlife Refuge

This shallow basin was left due to the last glacier in the area. It covers over 5,000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.



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 current. 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 on 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.

Rocky Mountain Front

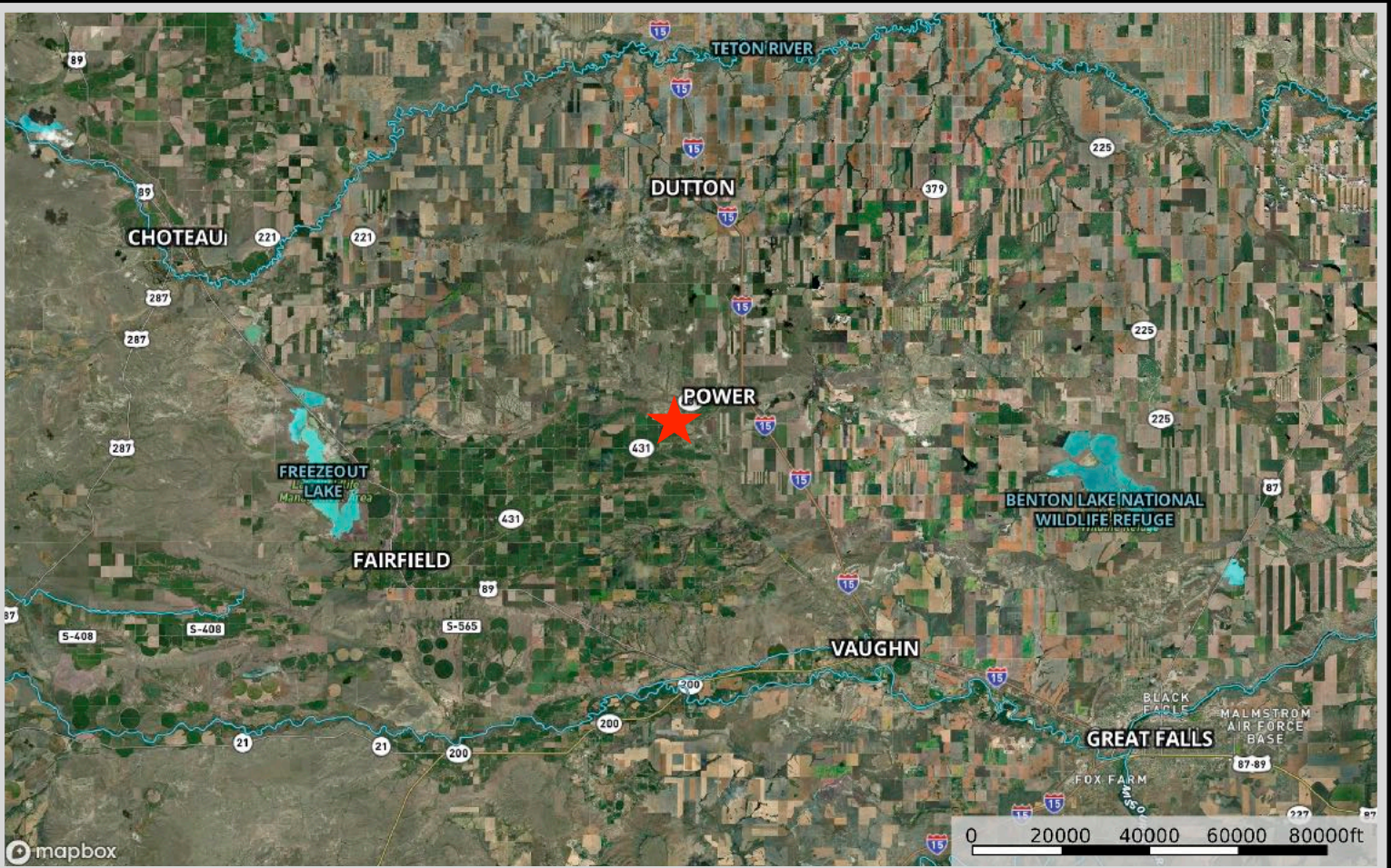
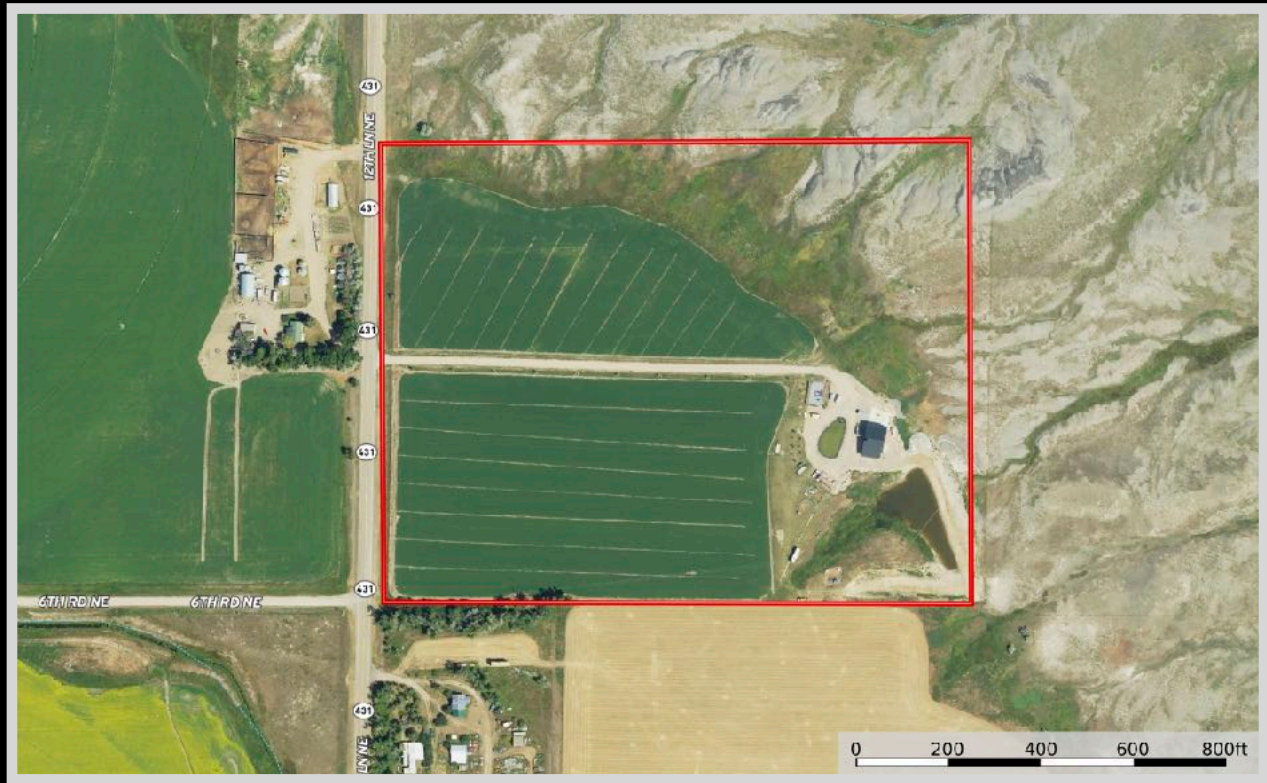
This portion of Montana has a greater diversity of fish and wildlife than any other state in the US. With protection from the altering contours of the land and ample food from the surrounding farm fields, wildlife and birds alike flourish making this area a coveted destination during the hunting and 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 challenging to track down. 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 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. 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. 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.

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.

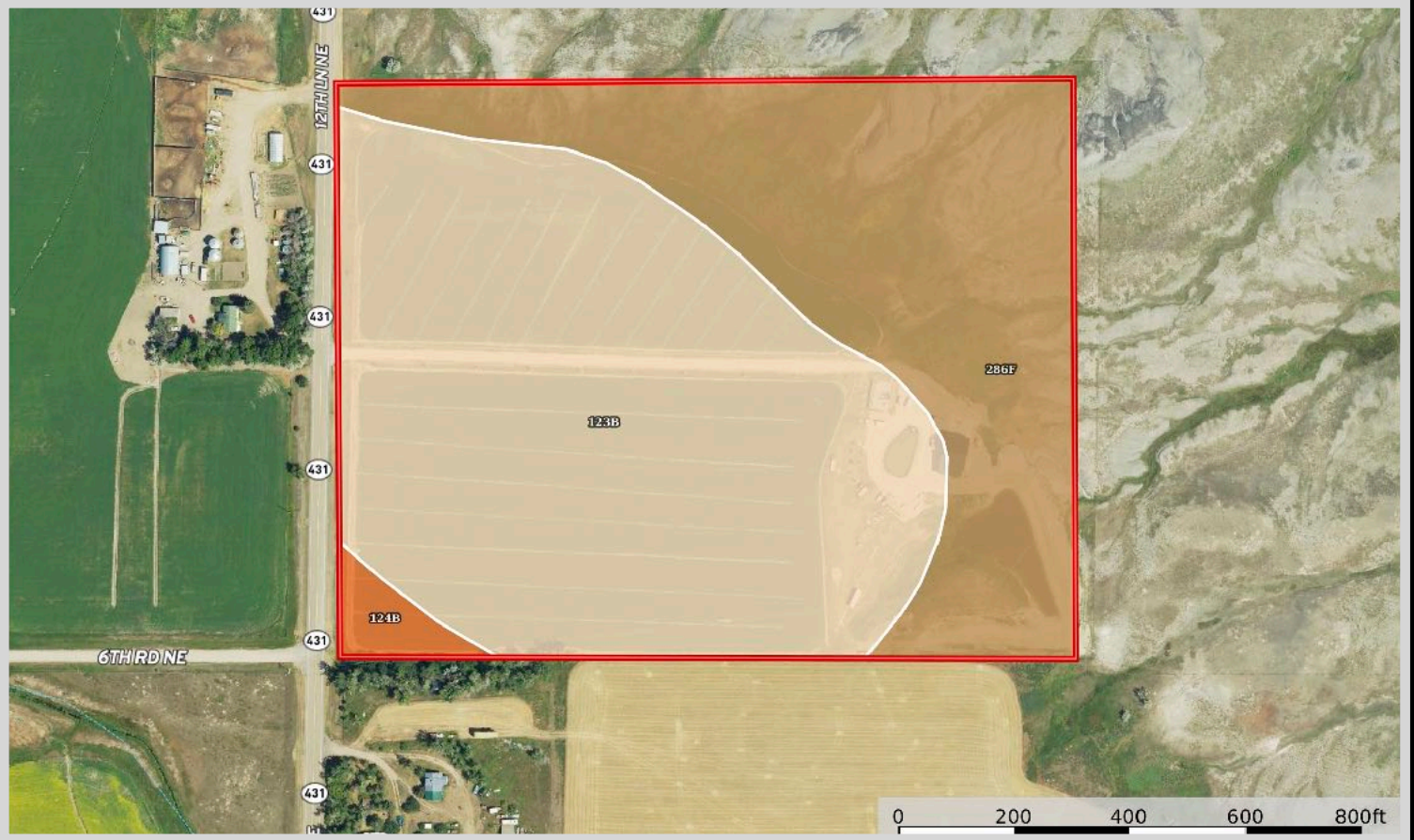


Property Map



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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
123B	Rothiemay-Niart clay loams, 0 to 4 percent slopes	17.23	59.29	0	19	3e
286F	Neldore-Bascovy clays, 8 to 25 percent slopes	11.25	38.71	0	11	7e
124B	Varney-Rothiemay clay loams, 0 to 4 percent slopes	0.57	1.96	0	21	3e