

CORDER

AND ASSOCIATES, LLC



Butte Lot with Beautiful Views

Lot 11A Wyoming St., Butte, MT 59701

Offered at \$48,000



Presented Exclusively by

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Property Information

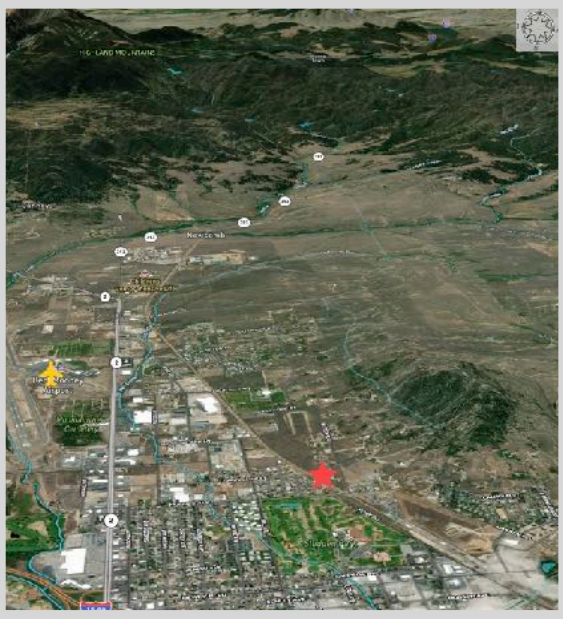
Lot Size: 0.138 acres

Taxes: \$220.73 (2023)

Legal: S31, T03 N, R07 W, C.O.S. 1101B-AL, PARCEL 11A, SQFT 6025

Utilities: Nearby

Covenants/HOAs: None

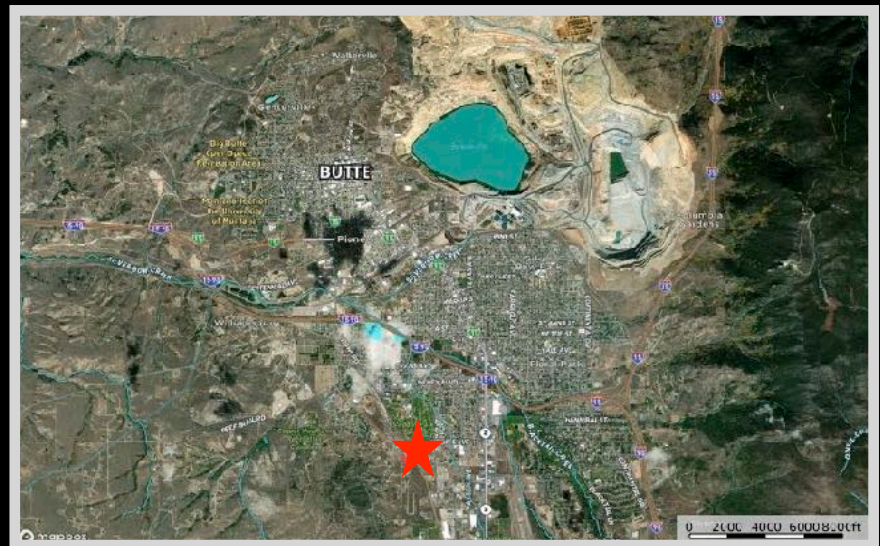


Executive Summary

Beautiful Montana mountains can be witnessed from all sides of this lot in Butte, Montana. The 0.138-acre lot is a blank slate and an opportunity to own land in a city with a university and bustling festivals. There are no bordering lots on the two sides of the property ensuring privacy and open space! With direct flights to and from Salt Lake City via the Bert Mooney Airport, getting here couldn't be easier. Bring your RV and explore the Beaverhead-Deerlodge National Forest before coming back to rest under the stars. Fairmont Hot Springs is a short drive providing a relaxing soak or a round of golf! Bring your ideas and let's set you up with beautiful views and a quiet spot in the most historic town in the state!

Local Area

Surrounded by mountains on three sides: the East Ridge, the Highlands Range to the south, and the Boulder Mountains to the north, Butte, Montana was the first major city formed in the state. Serving as the county seat of Silver Bow County, this city is known as the "richest hill on Earth." In the late 1800s, people flocked here to mine gold and silver. By the late 1860s, Butte quickly became the nation's biggest supplier of copper. With over 4,000 structures around the city, Butte has the largest National Historic District. Miles of underground mining tunnels network beneath the city.



Area Attractions

Fairmont Hot Springs Resort

Fairmont Hot Springs Resort is one of the most complete resort destinations in Montana. The resort has an indoor and outdoor pool complete with a 350-foot waterslide! The pools contain minerals that are considered to be healing and therapeutic. The resort also boasts its own 18-hole golf course.



Granite Mountain Memorial Outlook

June 8, 1917 marks a tragic date when the greatest loss of life in hardrock mining occurred in Butte. One hundred and sixty-eight men perished in the tragic Spectacular Fire Disaster. This memorial outlook offers visitors unforgettable views of the 10,000-foot Highland Mountains and the historic city of Butte below.

Our Lady of the Rockies

The Lady of the Rockies stands 90 feet on a mountain top and can be seen up to 40 miles away. She watches over the city and was completed in sections after volunteers began building in 1979. She was completed in 1985. Hiking trails and guided tours are offered.



Georgetown Lake

Georgetown Lake gives a beautiful backdrop for boating, fishing, floating, and camping. Catch Kokanee Salmon here and ice fish during the winter!

Big Game Trophy Hunting in the Beaverhead-Deerlodge National Forest

The Beaverhead-Deerlodge National Forest claims the title of the largest of all the national forests in Montana. It spans over 3.32 million acres and lies in eight of Montana's counties. The forest provides timber, minerals, and grazing land as well as a habitat for wildlife. The area displays fantastic mountain ranges climbing toward the sky. These ranges include the Anaconda, Bitterroot, Beaverhead, Flint Creek, Gravelly, Highland, Madison, Tobacco



Root, and Sapphire Mountains. The snowpack of the mountains forms the Big Hole, Beaverhead, and Ruby rivers. These three rivers then join and flow as one in the

Jefferson River. Bird watchers can find more than 260 species in various habitats. The region provides a winter range for bighorn sheep and mountain goats and is home to grizzly

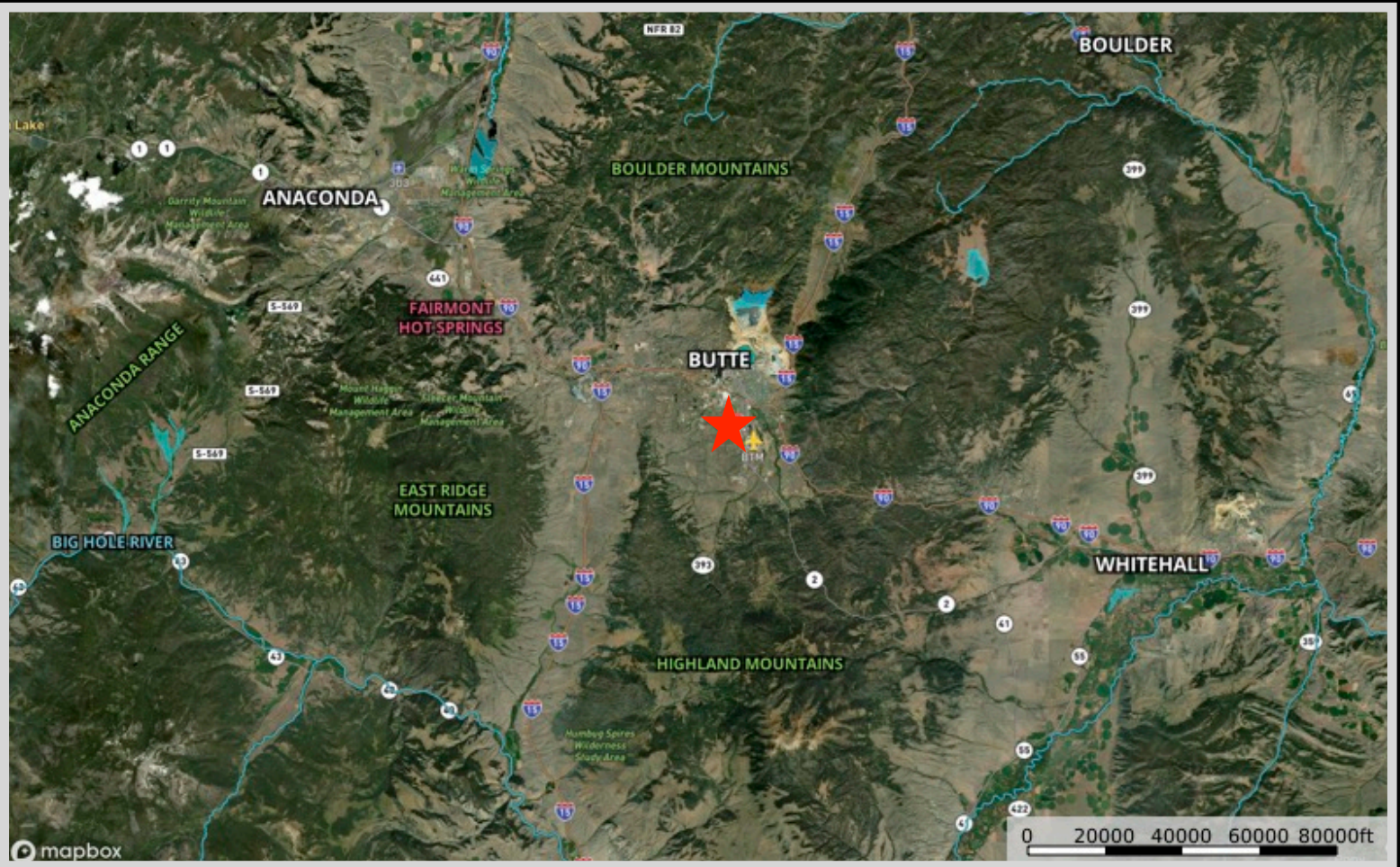
and black bears, mule deer, mountain lions, elk, and moose.



Winter Recreation

Ski at Discovery Ski area only 14 miles west of Anaconda. Enjoy cross-country skiing at the Mount Haggin Nordic Ski area.

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.