

CORDER

AND ASSOCIATES, LLC



Box Canyon Beauty

00 Box Canyon Lane, Cascade, MT 59421

Offered at \$119,000

Presented Exclusively by
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Property Information

Acres: 20.47 Deeded

Taxes: \$130.07 (2021)

Legal: S32, T17 N, R02 W, IN NW4
COOPER VALLEY EST L-18 OF COS 640

Water: Seasonal Upper Andy Creek

Utilities: None

Covenants: Yes

HOAs: No

Outbuildings: Outhouse

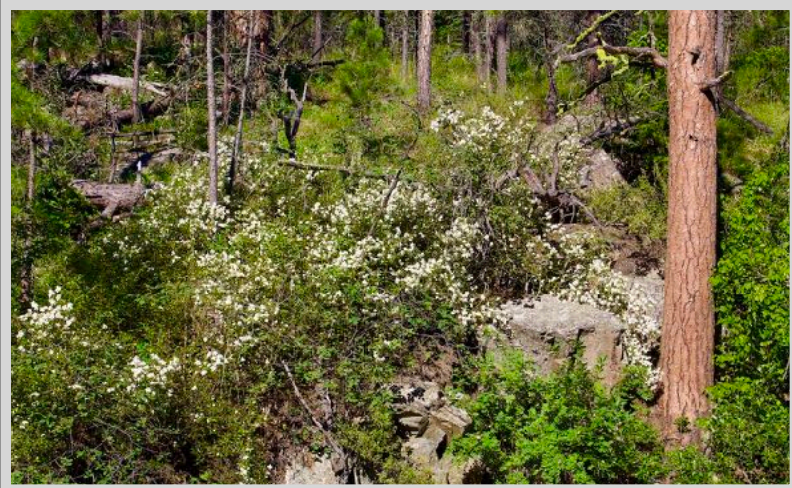
Hunting District: 421

Elevation: 4,500 ft.



Executive Summary

Car engines idling or birds singing a melodious song among the rustling leaves with the gentle breeze tickling the mountain side? The choice is an easy one! Breathe in some fresh mountain pine-infused air! This is the perfect opportunity to build your dream cabin to get away from the hustle and bustle of the city. Trade up for tranquility on these 20.47 acres. Let your spirit loose and explore on horses or atvs while your cabin warms for your return. There are plenty of level areas to pitch a tent or park a camper. Watch the wildlife wander through as there are frequent visits from several different species. The Missouri and Dearborn Rivers are close by for phenomenal fishing and floating adventures. Recreate on this perfect piece of Montana mountain land!



Local Area

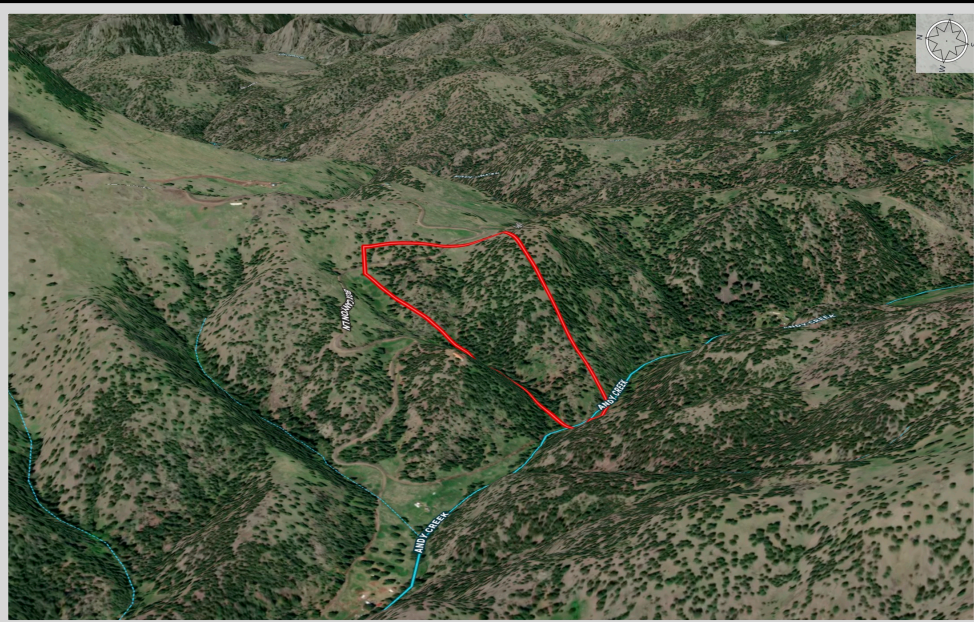
The fishing mecca of Montana is often referred to as Craig, Montana. Craig is located in southwest Montana on the Missouri River, one of the world's premier trout streams! Fishing guides, lodges, bait shops, and fishing access sites are all abundant. The banks of the Missouri River are easily accessible from Craig since it sits just off Interstate 15. The community strives to ensure the waters stay clean. It's safe to say the town has more drift boats than people!



Follow the Missouri River out of the vast, grand mountains until it flows out to the rolling plains, and there, you'll find the delightful fishing town of Cascade, Montana. There are unlimited opportunities to enjoy the great outdoors here including wildlife viewing, fishing, and hunting. Should you need a bite to eat or some bait, Cascade retains a grocery store, gas station, post office, a couple of lively bars, and fun hardy folks! Get out and about and notice the numerous public fishing access spots along the mighty Missouri River. Cascade serves as a popular location to start a float down the river. Additionally, Eagle Island or Hardy Bridge also offers day use for river access. If you want a short escapade, take the day trip to the Crown Butte Preserve which is located halfway between Cascade and Simms. Hike to the flat-topped buttes and revel in the natural grassland vegetation 1000 feet above the great plains below. If you're in the mood for some history, stop by the Cascade Senior Center and Museum for a taste of local history.

Lewis and Clark County has a small community named Wolf Creek that is located along Interstate 15, 28 miles north of Helena, the state capital. As you are winding through the Wolf Creek Canyon, the scenery is beautiful, and Wolf Creek is a perfect resting place before taking on the many adventures that the area provides. Nearby, the Missouri River widens into Holter Lake Reservoir in which there are 140 campsites, 3 swimming areas, and 4800 acres of boating, water skiing, and fishing opportunities. To the southeast of Wolf Creek, Hauser Lake Reservoir holds some record-sized Kokanee Salmon, Rainbow and Brown trout, Walleye, and Perch. Enjoy a boat ride detailing the

adventures of Lewis and Clark and hear how the Gates of the Mountains were named by Meriwether Lewis himself. This gorgeous scenic area boasts the beauties and undefined natural wonders of Montana.



Area Attractions

Dearborn River Area

The emerald-green and blue waters of the Dearborn River begin in the Scapegoat Wilderness and gently flow for more than sixty miles to the confluence with the Missouri River near



Craig, MT. This area is all about fishing as it should be when located on one of the world's premier trout streams. Fishing guides, fishing lodges, and fishing shops stipple the valley where there are more drift boats on the water than people in the community! In this area, you will find miles of forested wilderness giving a home to varieties of wildlife and activities such as hiking, camping, birdwatching, photography, scenic drives, and outdoor adventure!

Premier Fishing and Hunting

The Montana Fish, Wildlife, and Parks stocks Holter Lake annually with a significant number of rainbow trout. To catch a sizable trout, you will need to take a boat out and sink lines deep. Spin fishing is the most popular method used on the lake because of the various depths. Large spoons or live bait are used to catch the bigger fish. In addition to rainbow trout, Holter Lake also has mountain whitefish, brook trout, brown trout, pike, walleye, and yellow perch. Fly fishing is less popular on the lake but below the dam is where the blue ribbon stretch of the



Missouri River begins. There is one entity that draws thousands of visitors from all around the world to this area and that is the fishing. These waters are filled with nutrients from the cold tailwaters from the bottom of Holter Dam creating a smorgasbord of feed for those finicky fish. As a result, the population of rainbow and brown trout surged averaging at about 7000+ fish per mile of river. These fish are frequently greater than 10 inches in length! The river is a playground offering year-round fishing. In addition to the plethora of fishing access sites along Interstate 15, there are numerous streams and creeks in the area to tackle. From Holter Lake, Hauser Lake and Canyon Ferry Lake also provide excellent fishing and boating.



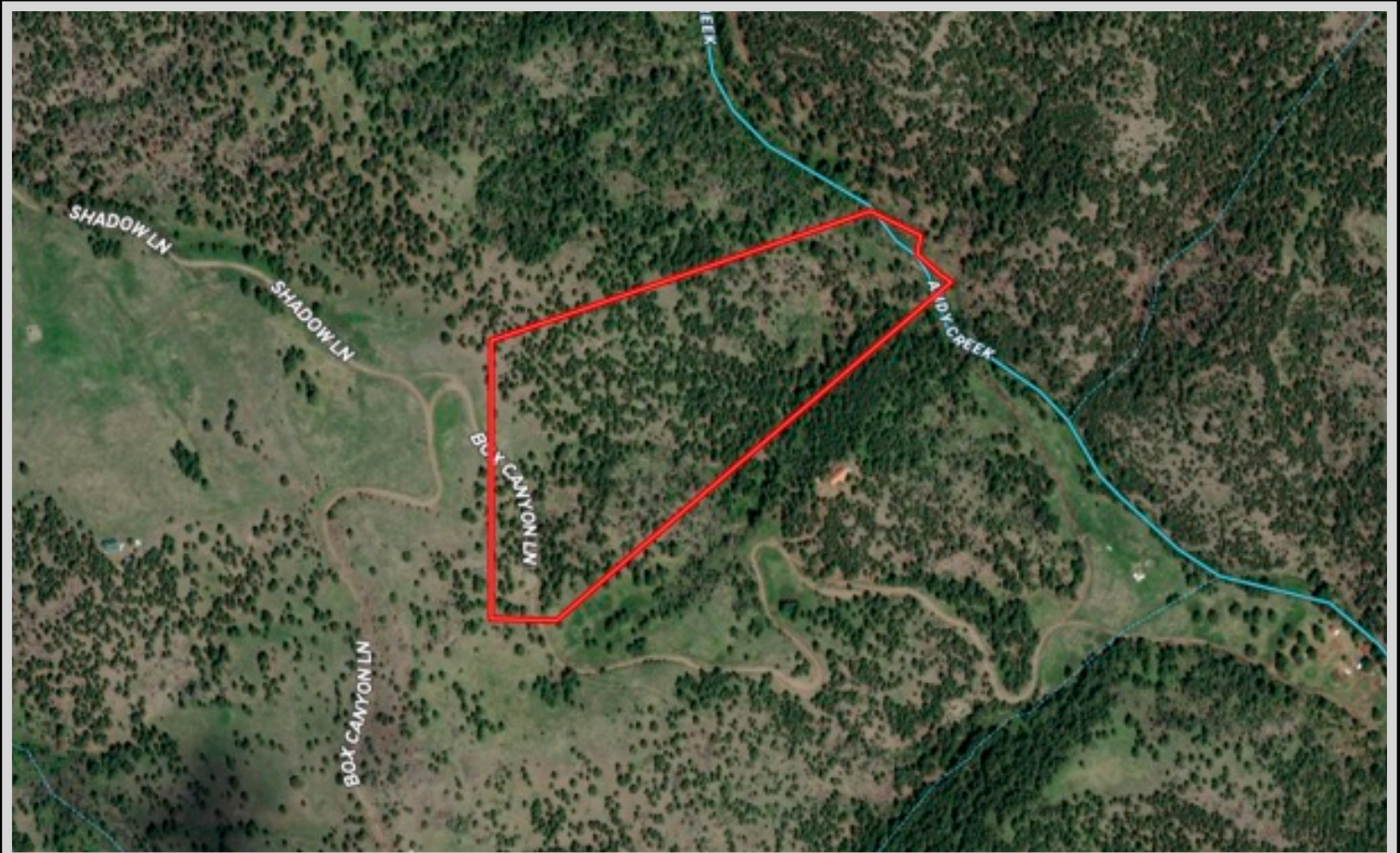
The central location puts you in the middle of tremendous hunting opportunities. Montana offers millions of acres of public lands for which to roam and hunt as well as diverse habitats providing homes to the many different species of wildlife. The avid hunter can pursue big game animals including white-tailed and mule deer, elk, antelope, bighorn sheep, mountain goats, mountain lions, and black bear. Upland birds and waterfowl also provide excellent prospects.

Holter Lake

The emerald-green waters of the spanning lake stretched out in front of the property provide the difference between country living and utterly wonderful recreation and lake living! The lake is formed by Holter Dam on the Missouri River. Holter Lake is popular for its fishing and its water recreational attributes. Many visit the lake to camp, boat (non-motor and motorized), water ski, surf, wakeboard, swim, tube, float, hike, photograph, and view wildlife and birds. With boundless recreation opportunities, the lake makes a busy spot in the summer months among locals. The lake is a moderate-sized reservoir at 3660 acres. Access to the lake is wonderful.

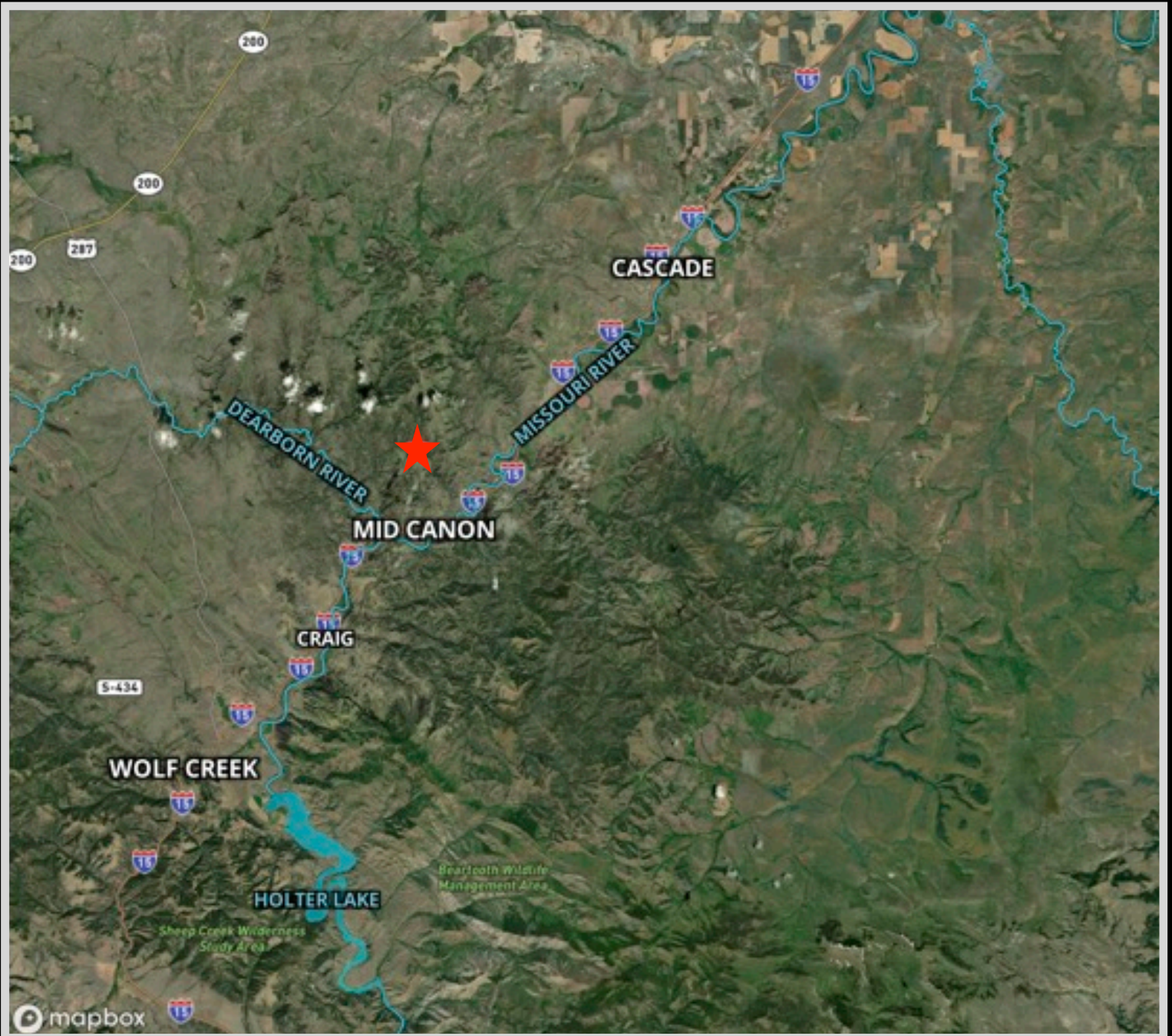
(Holter Lake cont.)

Several boat ramps exist along the shore with several designated fishing access sites. Located in the west-central portion of the state near Helena, Montana, there are also well-maintained campgrounds available. The lake is surrounded by rugged and majestic mountains and sparsely wooded hills. This area is also rich with history as Lewis and Clark made their famous trek through this area 200 years ago. You'll be stunned by the views of the Sleeping Giant Wilderness Study Area and the Gates of the Mountains is a beloved trip via watercraft.



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.

Property Maps



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