

# CORDER

AND ASSOCIATES, LLC



## *Prominent Pioneer Ridge Acreage*

*Pioneer Ridge, Neihart, MT 59465*

*Offered at \$499,000*

*Presented Exclusively by*  
**Julie Ridgeway, REALTOR®**

406-622-3224 office  
406-899-0035 cell  
Julie@CorderLand.com



# *Property Information*

**Lot Size:** 56.7 deeded acres

**Taxes:** \$26.00 (2023)

**Legal:** Lengthy; Request from LA

**Convenants/HOAs:** None

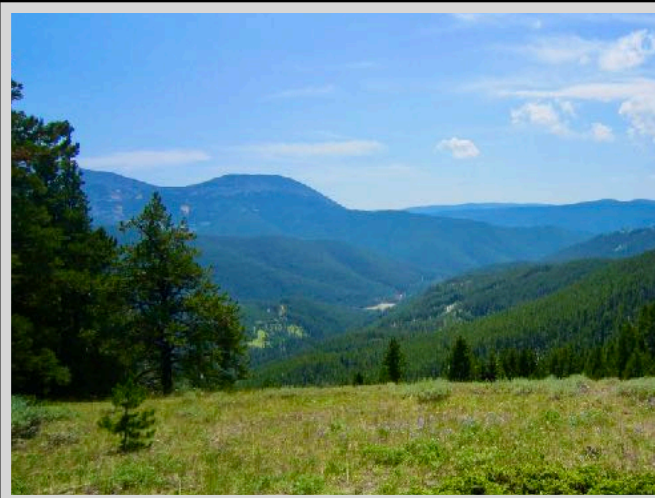
**Water Rights:** None filed but Mackey Spring creates Mackey Creek on property

**Mineral Rights:** 51% on Foster and Dawn Lodes; 50% on Great Northern Lode

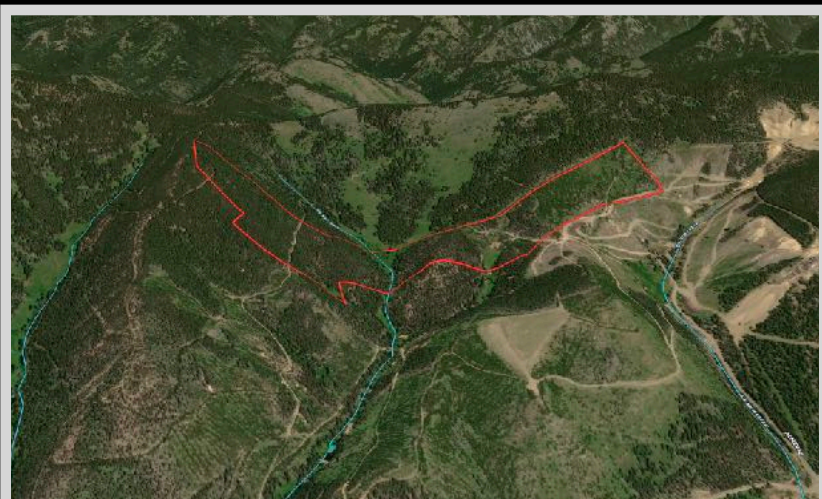
**Elevation:** 6,300-6,900 ft.

**Hunting District:** 413

**Legal Access:** Yes; Easements crisscross between Forest Service and private roads



*Experience this property virtually!*



## Executive Summary

At the end of an ascending mountain road, with the stoic Little Belt Mountains surrounding silently in the background, these 56.7 acres consist of three patented mining claims. The timbered slopes dominate much of the property where Mackey Creek forms and flows seamlessly to the adjoining National Forest land. With an impressive 1.25-mile shared border with the Lewis and Clark National Forest Service, the door to boundless recreational opportunities swings wide open. From the thrill of hunting and fishing to the tranquility of horseback riding, hiking, and camping - the list goes on. And when winter blankets the landscape, hundreds of miles of groomed trails beckon to snowmobiling and snowshoeing enthusiasts. In addition, the well-regarded Showdown Ski Area is a mere twenty-mile drive on King's Hill Pass. This property is a haven for wildlife, as evidenced by game camera footage showcasing a vibrant array of elk, moose, deer, coyotes, and more. Every corner of this land promises a new adventure. Call a bull elk during bow hunting season, hike the ridge to discover meadows blooming with wildflowers, mine for coveted silver, explore forgotten logging roads, or even harvest some timber. A treasure waiting for discovery, the Prominent Pioneer Ridge Acreage offers so much of Montana within its forested boundaries.

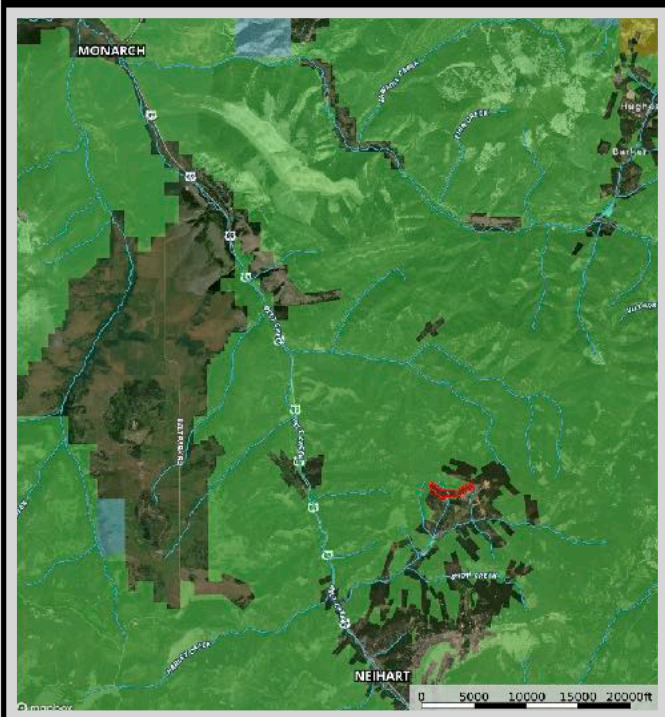


## Local Area

Nestled in the scenic Little Belt Mountains, Neihart, Montana boasts a rich history that dates back to the late 19th century. As one of the region's prominent mining camps, this charming town is a true gem waiting to be explored. Visitors can wander through its streets lined with well-preserved historic buildings, each telling a story of the town's vibrant past. The legacy of Neihart's mining heritage can still be felt today, with remnants of old mines and mining equipment scattered throughout the area, serving as a reminder of the town's bustling mining days. For those with a thirst for adventure, hiking trails crisscross the surrounding mountains, offering breathtaking views and a glimpse

into the area's natural beauty. Neihart's warm and welcoming community, coupled with its picturesque setting, makes it a must-visit destination for history buffs, nature enthusiasts, and anyone looking to experience the unique charm of Montana's mining towns. Whether you're exploring the town's historic sites, embarking on a scenic hike, or simply soaking in the tranquility of the mountains, Neihart is sure to leave a lasting impression on all who visit.

Nestled snugly in the cozy embrace of the Little Belt Mountains, Monarch, Montana, is a beautiful community with cliffs and meadows blending seamlessly 45 miles southeast of Great Falls. Born in 1889 due to mining activity near Hughesville, this community is a playground for outdoor enthusiasts, encircled by the majestic Lewis and Clark National Forest. Positioned along the scenic King's Hill Byway on US Highway 89, adventurers can dive into a smorgasbord of activities like off-roading, hiking, camping, mountain biking, hunting, skiing, and snowmobiling.



## *Area Attractions*

### **Belt Creek**

One of Montana's many hidden gems, Belt Creek flows through the central portion of the state. Perhaps one of the most beautiful sections of the creek is the Sluice Box Canyon section. It is an 8-mile stretch that displays stunning limestone formations with sheer cliff walls that climb for hundreds of feet. In the deep pools, fish for rainbow or brown trout. You can also catch cutthroat or brook trout. Willow, cottonwood, chokecherry, and wild roses grow along the banks while the scenery unfolds and captivates.

### **Little Belt Mountains**

The Little Belt Mountains are a section of the rugged Rocky Mountains. They lie mostly in the Lewis and Clark National Forest. The unspoiled nature is used for logging and recreation. The mountains have been mined for silver since the 1880s and for sapphires since 1896. The famous Yogo sapphire is mined near Yogo Creek. The highest peak of the range is Big Baldy Mountain towering at 9,175 feet. Ponderosa pines and Douglas-firs predominantly fill the forest providing cover for black bear, elk, white-tailed, and mule deer. Rifle and archery hunting is excellent, and during the fall, hunter's orange can be spotted trekking up the trails. The hum of motorized vehicles can often be heard as it is a popular sport here as well.



### **Memorial Falls**

Surrounded by impactful cliffs and forest, Memorial Falls is an easy hike for all ages just outside of Neihart, Montana. A quarter mile up the trail is the first lower falls and then a little farther up is another waterfall. The colors and contrasts are a photographer's dream and the mist from the waterfalls seems to be transformational. It is one stop you'll want to make time for!

### **Showdown Ski Area**

Ski in the heart of Montana at Showdown Ski Area and the Silver Crest Nordic Trail System which consists of weekly groomed trails for cross-country skiing or snowshoeing. The Kings Hill Snowmobiling System is considered to be one of the finest in Montana and has over 200 miles of marked and groomed trails.



### **Hunting**

Hunting is a Montana tradition. Central Montana still lives up to that tradition. Residents and nonresidents alike enjoy hunting a variety of big game animals and upland game birds. For non-residents, the permit application deadline for deer and elk hunting in Montana is April 1. All applications are submitted online. The antelope hunting license deadline is early June. The Montana Fish, Wildlife and Parks website has forms and more information about licenses. The property is located in Hunting District 413. The Highwood Mountains are excellent for elk hunting, but you must be drawn for a special tag. The grain fields that encompass this region supply food for antelope, white-tailed and mule deer, and game birds. The coulees are essential cover for game as they are going to and from the river for hydration and lush vegetation.

If you are a bow and arrow hunter, be sure to check archery requirements. A bow license, in addition to the proper hunting license, is required during Archery Only Season for any species or to archery hunt in an Arch-Equip only area or hunting district.

