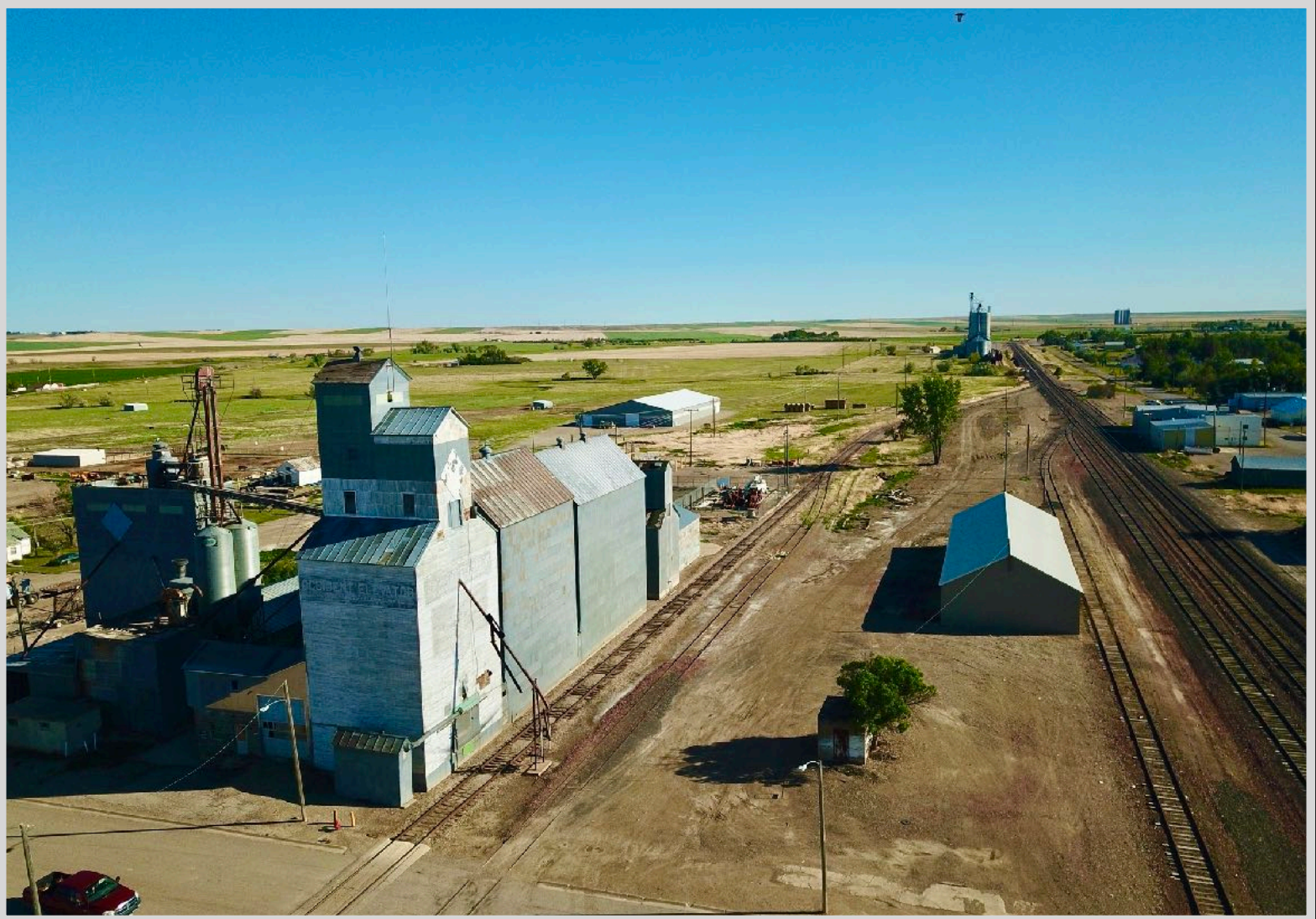


CORDER

AND ASSOCIATES, LLC



Capable Conrad Lot

0 4th Ave SE, Conrad, MT 59425

Offered at \$175,000

Presented Exclusively by

Kelsey Judisch-Eisenzimer,
REALTOR®

406-622-3224 office

661-281-5187 cell

Kelsey@CorderLand.com

EXCLUSIVE PARTNER OF
LANDLEADER.



Property Information

Acreage: 6.36 Deeded

Taxes: \$1,737.61 (2021)

Legal: S23, T28 N, R03 W, 280609, PARCEL N/A, TRACT NE4

Utilities: Electricity

Leases: Land is leased by owners of building located on property

Zoning: Commercial

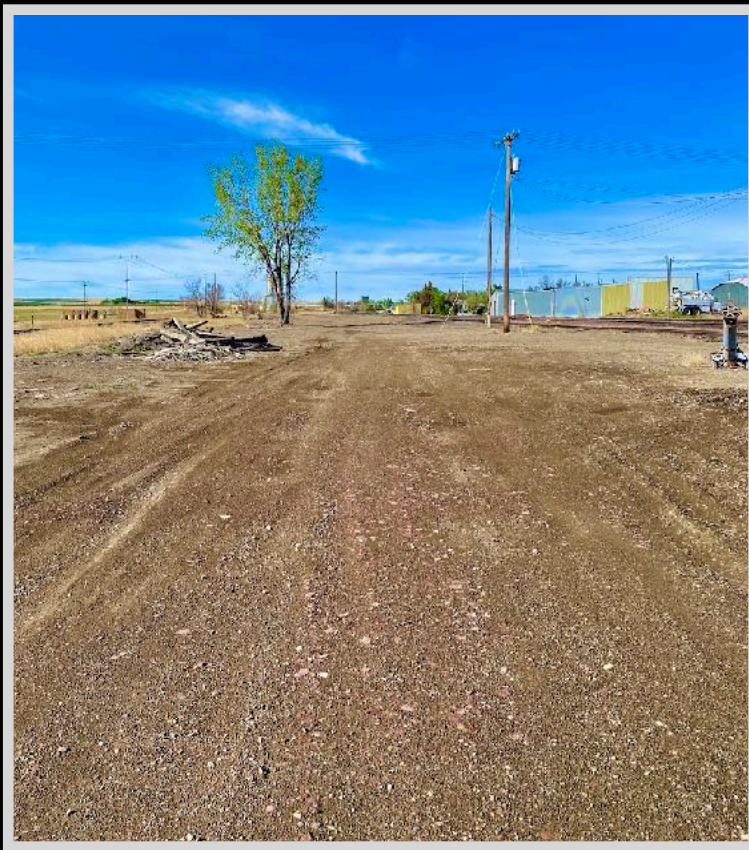
Elevation: 3,502 ft.

Executive Summary

A blank canvas, this lot of 6.36 acres can serve as an opportunity to put up storage buildings or any business that can benefit from the railway transport system. The building on the property can be purchased separately. Electricity is on the property. Bring your entrepreneurial spirit and your business ideas! Conrad is central to many recreational possibilities! The Rocky Mountain Front beautifully displays land formations like none you've ever seen and is blanketed with forest that houses tons of wildlife. Lakes and streams are prevalent with excellent fishing. An attractive parcel with amazing location benefits is an investment that keeps on giving!

Local Area

Known as the "Heart of the Golden Triangle," Conrad, Montana is a community based around agriculture. The golden wheat fields and endless windrows gently roll all the way to the mighty Rocky Mountain Front. Conrad was incorporated in 1909 and serves as the county seat for Pondera County. The lakes and grain fields attract wildlife including song and games birds.



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Area Attractions

Tiber Dam-Lake Elwell

Hidden away like a prize just east of Shelby, Montana lies a versatile recreational area that provides a place to make golden memories and enjoy Montana scenery and leisure. Tiber Dam-Lake Elwell boasts year-round angling for Walleye, Northern and Sauger Pike, native Trout, Ling, Perch, and others. Try out bow fishing for carp that frequently exceed 20 pounds! Along with many campgrounds and picnicking areas, there are over 178 miles of shoreline to appease swimmers and boaters alike. Five well-maintained boat ramps make it

convenient and easy to get your boat in the water. Take in the spectacular windblown sandstone formations and one of the largest earthen dikes in the world over three miles long! Relish in the surrounding area's excellent hunting for Mule and White-Tailed deer, antelope, upland game birds, waterfowl, and varmints. Birdwatching is a popular activity as well. Experience some of Montana's best at the Tiber Dam-Lake Elwell marina!



Fishing the Marias River

The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber Reservoir. Walleye is the most abundant game fish, and every summer, there is a fishing tournament to declare the best fisherman. Walleye use the upper portion of the Marias for spawning thus the population remains in the river throughout the summer. Cold-water game fish such as Rainbow Trout and mountain whitefish inhabit this portion of the Marias but are lower in numbers. Northern pike, yellow perch, and burbot are other fish species that anglers seek. The non-game fish that inhabit these waters include common carp, Flathead chub, lake chub, emerald shiner, fathead minnow, longnose dace, and Rocky Mountain sculpin.

Lake Frances

This beautiful lake in Pondera County has spectacular views of the Rocky Mountains and is a mountain fed lake. Lake Frances offers year-round recreation including fishing for Perch, Pike, and Walleye, camping, water skiing, jet skiing, swimming, and wind surfing. In the winter ice fishing, snowmobiling, ice skating, and tubing on the ice are popular. Snowmobile ice drags are popular as an annual sport. There is a pavilion that was built by the Valier firemen that serves as a wonderful space for dances, wedding receptions, and reunions. A landing strip lies adjacent to the lake for easy access from flying in visitors. Fifty campsites allow for memorable campouts. There are two boat

ramps. Hike or bike the trails and enjoy the scenic views of the Rocky Mountain Front. Bird watchers will delight in the shorebirds and waterbirds to watch. There is additionally a Great Blue Heron rookery on the nearby island.



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 the 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.



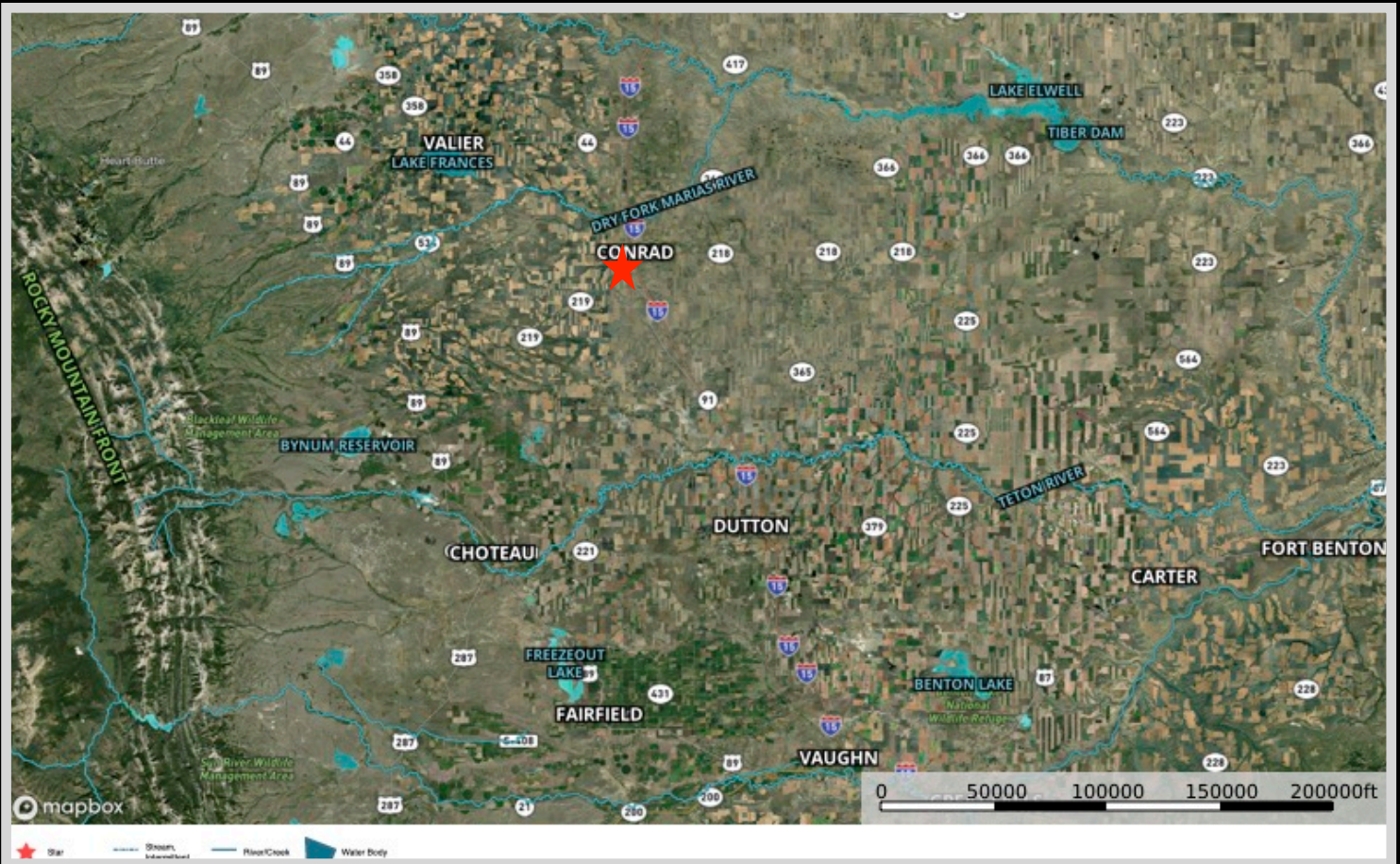
Glacier National Park

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 big horn sheep, mountain goats, deer, elk, ptarmigan, and both black and grizzly bear. This highway to heaven is a tough one to ever forget.



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Property Maps



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