

CORDER

AND ASSOCIATES, LLC



Vision of the Wild West

Lots 3-10, Block 265, Virginia City, MT 59755

Offered at \$50,000

Presented Exclusively by
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Property Information

Lot Size: 0.863 deeded acres

Taxes: \$65.75 (2023)

Legal: LOTS 3-10, BLCOK 265 OF THE TOWNSITE OF VIRGINIA CITY, ACCORDING TO THE ORIGINAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE MADISON COUNTY CLERK AND RECORDER.

Utilities: None

Elevation: 6,080 ft.

Hunting District: 323

Covenants/HOAs: None

Zoning: Historic Viewshed Residential District

Access: Dirt road to corner property line



Executive Summary

Experience the breathtaking mountain views and the charming vibes of historic Virginia City! These lots are your ticket to a wonderland of outdoor fun such as fishing, hunting, hiking, camping, and skiing in the winter! Virginia City itself is a time capsule waiting to be explored, with quirky sights and shops. These lots are like a blank page, waiting for your outdoor masterpiece with trees, fresh, invigorating juniper scents, and endless possibilities. Spend your nights stargazing and your days soaking up all the adventure this area has to offer!



Local Area

Virginia City is “where Montana’s history lives.” Located along Alder Gulch, it depicts the original old west with largely restored buildings. With the discovery of gold in 1863, Virginia City was born. One mile down the road is Nevada City that offers more opportunities to experience the old west with modern amenities. Approximately 500,000 visitors come through annually to see the best-preserved example of the many placer mining camps that once flourished.



Ennis, Montana was named for William Ennis who settled the area that is now the townsite. Lewis and Clark crossed through the Madison Valley in 1805, but Ennis wasn’t shaped until the discovery of gold in 1863 in Alder Gulch. Ennis was incorporated in 1956. The primary source of the economy is cattle with rotating crops of hay and grains. Timber is also harvested from numerous acres of nearby forests. Gold mining is also making a comeback. Downtown Ennis has tackle shops and hunting equipment available for the outdoor enthusiast. The Madison River offers blue-ribbon trout fishing. Outdoor recreation can be found year-round!

Area Attractions

Ennis Lake

Ennis Lake stretches for 2.6 miles and was formed by the construction of the Madison Dam. Camp, boat, fish, or white-water raft in the Bear Trap Canyon downstream of the dam. Anglers can fish for Brown and Rainbow Trout in this 4,800-acre lake.



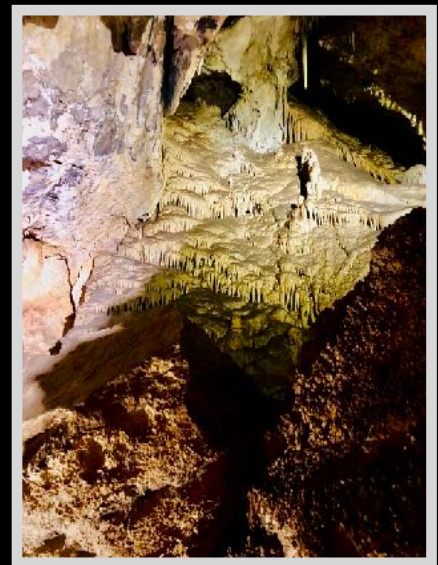
Norris Hot Springs

Named the Water of the Gods, Norris Hot Springs is a unique oasis situated among hillsides offering views of wildlife from the pool. Naturally heated from the bubbling springs below the earth’s surface, the pool’s clean hot mineral waters are 120 degrees. Soak here to treat your body

to the healing powers of the hot mineral waters and enjoy the atmosphere with live music, food, and a campground.

Lewis and Clark Caverns State Park

This unique and fascinating park was Montana’s first state park and features one of the largest known limestone caverns in the Northwest. The spectacular caves are lined with stalactites, stalagmites, columns, and helictites.



Red Rock Mine & Garnet Gallery

Experience the same thrill of prospecting and screen for garnets, corundum, and rubies! Use your gems for jewelry.

The Ringing Rocks

The famous Ringing Rocks offer an unforgettable memory best described as a jumbled pile of boulders that when tapped with a hammer or wrench ring melodically. Although there is currently not a scientific explanation available, it is thought the chiming is caused by the combination of rock and the way the patterns have formed as the rocks have eroded. Mysteriously, if you remove a rock from the pile, it no longer rings!

Yellowstone National Park

Yellowstone National Park is 125 miles for an easy day trip where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!

Blue-Ribbon Fishing

Madison River

Considered to be one of the prettiest and most popular rivers in Montana, the Madison River provides scenic floats, gorgeous canyons, and breathtaking views. Even if the fish are not biting, the land surrounding the river makes any day worth it. The Madison begins in Yellowstone National Park and flows for more than 140 miles before reaching the Missouri River near Three Forks, Montana. The mighty Madison River ranks as one of the top rivers for trout fishing and contains high numbers of quality-sized brown and rainbow trout. Whether you are a dry fly, nymph, or streamer fisherman, there is enough for all to enjoy success on these waters.



Big Game Trophy Hunting in the Beaverhead-Deerlodge National Forest

The Beaverhead-Deerlodge National Forest claims the title as 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 the 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.



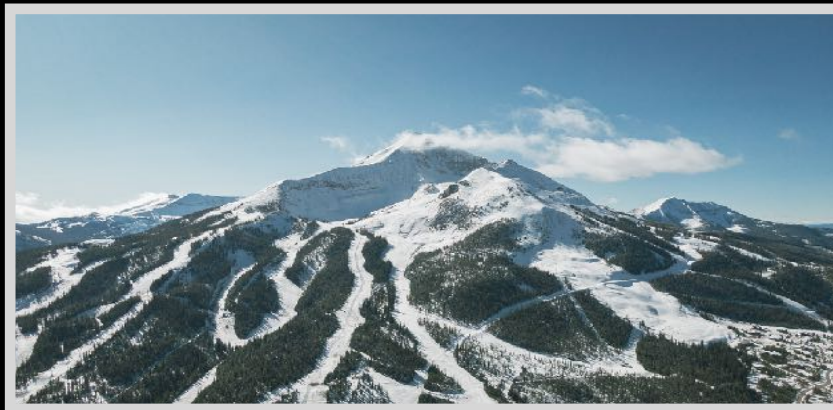
Skiing and Winter Sports

Bridger Bowl Ski & Snowboard Resort

The resort boasts four large bowls within its boundaries that offer a variety of landscape and terrain for any individual's ability.

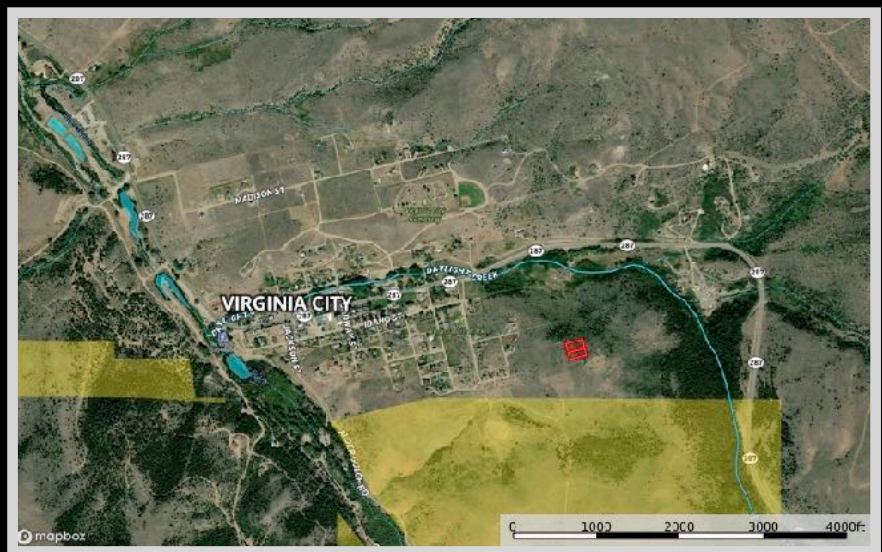
Big Sky Resort

Stay at the resort and take part in all the splendid activities it has to offer. Go mountain biking on numerous trails and see the gorgeous scenery firsthand. Golf on the prestigious course and then relax at the spa. In the winter months enjoy skiing, snowshoe tours, and sleigh rides. In the warm months hike, zipline, and get out in the amazing Montana sunshine.

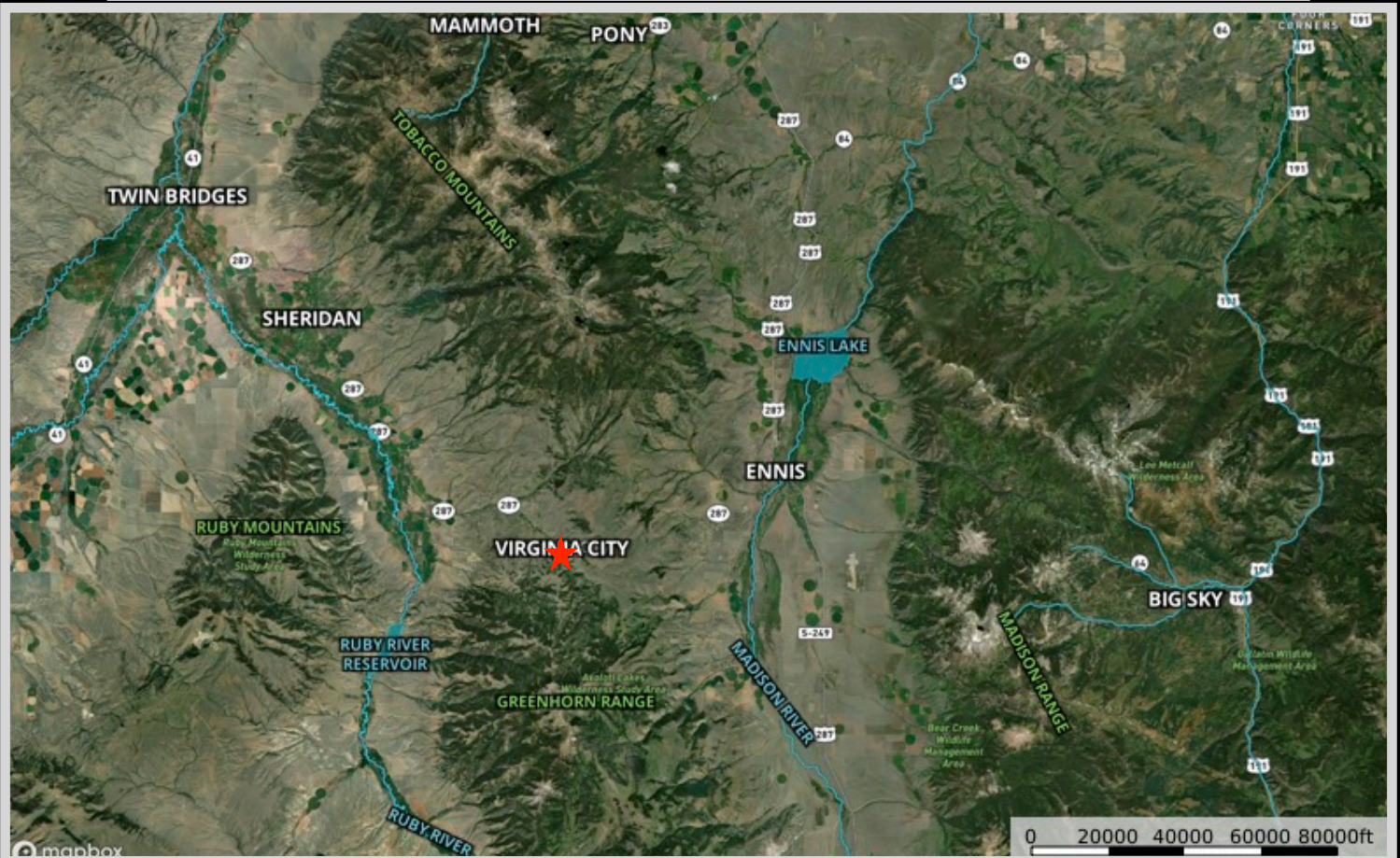


Virginia City, MT – Airports nearby

- Bozeman Yellowstone International Airport (51.0 miles / 82.0 kilometers)
- Bert Mooney Airport (52.9 miles / 85.2 kilometers)
- Helena Regional Airport (90.8 miles / 146.2 kilometers)
- Idaho Falls Regional Airport (123.2 miles / 198.3 kilometers)



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.