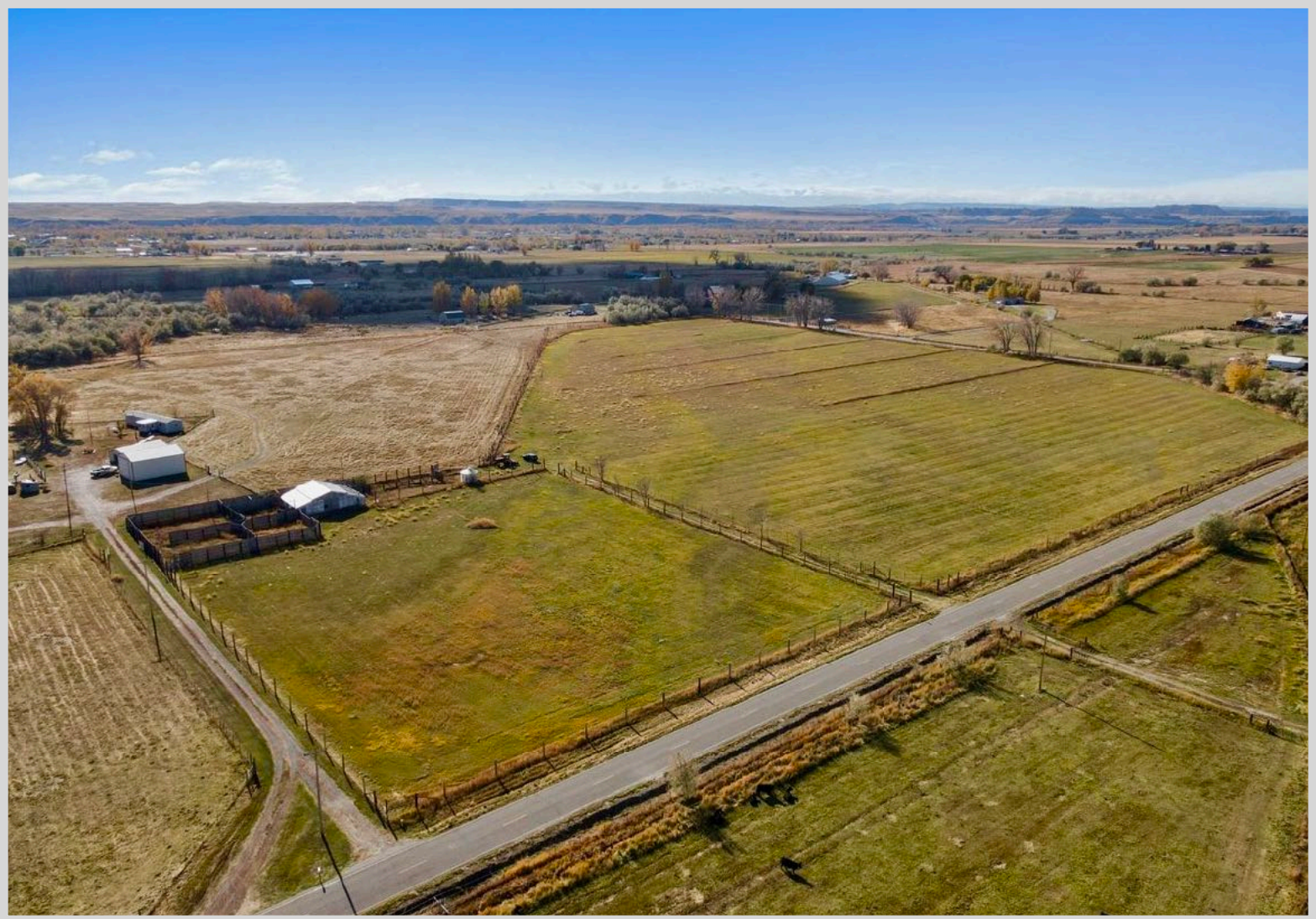


CORDER

AND ASSOCIATES, LLC



Lot 1 Countryside Park City Property

Lot 1 South Park City Rd., Park City, MT 59063

Offered at \$385,000



Presented Exclusively by
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Property Information

Lot Size: 24 deeded acres

Taxes: TBD

Legal: S26, T02 S, R23 E, FR OF NW4NW4; Lot 1 refers to 24+/- acres north of the subdivided properties

Utilities: Power on road

Covenants/HOAs: None

Zoning: Farmstead Rural

Outbuildings: Barn

Water: Season ditch; Well

Fencing: Perimeter high fence

Hunting District: 575

Executive Summary

Escape the city lights and noise to a serene 24-acre rural area where your animals can roam and graze on lush grass. This property, free from covenants and restrictions, presents a blank canvas for constructing your ideal country cottage, accommodating horses, sheep, goats, or any four-legged companions. Enclosed by a secure high perimeter fence, the property features a barn equipped with electricity and access to a well. Additionally, adjacent one-acre lots are available for separate purchase. Enjoy the peaceful vibe, the picturesque mountains on the horizon, and a wealth of recreational opportunities at your fingertips! The nearby Yellowstone River, located just south of the property, offers excellent trout fishing and boating experiences. For winter sports enthusiasts, Red Lodge is a mere 53 miles to the south, providing skiing opportunities and fun in the snow.

The open fields or forested mountains are prime for hunting game birds, deer, elk, and more. Billings, Montana, is conveniently located just 28 miles away, making this acreage an ideal location to build a dream home or a lucrative investment opportunity.



Experience this
property virtually!



Local Area

Park City's rich history and picturesque location make it a charming destination for both residents and visitors alike. The community's close proximity to the Yellowstone River ensures that fishing enthusiasts have plenty of opportunities to reel in some impressive catches. Additionally, the Canyon Creek Battlefield Monument serves as a poignant reminder of the area's historical significance. As a growing community just a short drive from Billings, Park City offers a peaceful and rural setting that provides a welcome escape from the hustle and bustle of city life. The town's agricultural roots are evident in the farming of sugar beets and corn, contributing to both the local economy and the area's bucolic charm. The annual Park City Days celebration in August is a beloved tradition that brings together residents and visitors to honor the town's heritage. This festive event offers a glimpse into the vibrant culture and community spirit that define Park City. With its origins dating back to June 1882, when pioneers from Wisconsin established the town in the scenic Yellowstone Valley, Park City has grown into a thriving community that continues to embody the spirit of its founders.



Area Attractions

Cooney Reservoir

Cooney Reservoir covers 309 acres in Cooney State Park. It is 40 minutes south of Billings, making it a popular south-central Montana destination! With five campgrounds, three boat ramps, and a fish cleaning station, visitors are well-equipped for boating, playing in the water, camping, and fishing. Fishing is great for Walleye and Rainbow Trout. Enjoy the scenic mountain views while recreating.



Beartooth Highway

The famous Beartooth Highway has 68 miles of winding roads waiting to be navigated. This unique highway climbs to the highest elevation in both Montana and Wyoming! It's considered an All-American Road that holds a designation as one of the most beautiful in America. With switchbacks and glorious scenery, travelers can gape at wildlife and the snow-capped Northern Rocky Mountains. The highway tops out at the nearly 11,000-foot Beartooth Pass. The highway is traditionally open from Memorial Day through Columbus Day.

Yellowstone National Park

Yellowstone National Park is a short drive away 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!

The Yellowstone River and Premiere Blue-Ribbon Fishing

This constant, unwavering river flows throughout the Yellowstone River corridor just as it has for centuries: in its natural state. It has not been dammed nor tamed and is the longest, free-flowing river as such in the lower 48 states. It meanders through a variety of scenery and various topographies from steep canyon walls to lazily flowing through farm country. Its fresh, clean waters provide fishing, floating, swimming, and

rafting. The nutrient-rich areas

surrounding the river are a paradise for

wildlife making hunting especially good as well. Enjoy viewing wildlife such as bald eagles, elk, white-tailed deer, and black and grizzly bears. Certainly, you will want to take advantage of the world-class fishing known internationally as the best.

These premier trout waters produce an abundance of big trout and the native Yellowstone cutthroat trout. In the upper half of the river, species found are cutthroat trout, rainbow trout, large whitefish, and brown trout. In the lower half or warmer waters, species found are large walleye, catfish, and sturgeon. The beauty of fishing the Yellowstone River is its length and ample space. Anglers are not crowded with others and have the length of the river to spread out. The beautiful landscape encompassing the banks enhances the whole experience. Dry fly fishing and sub-surface fishing with nymphs and streamers are excellent.



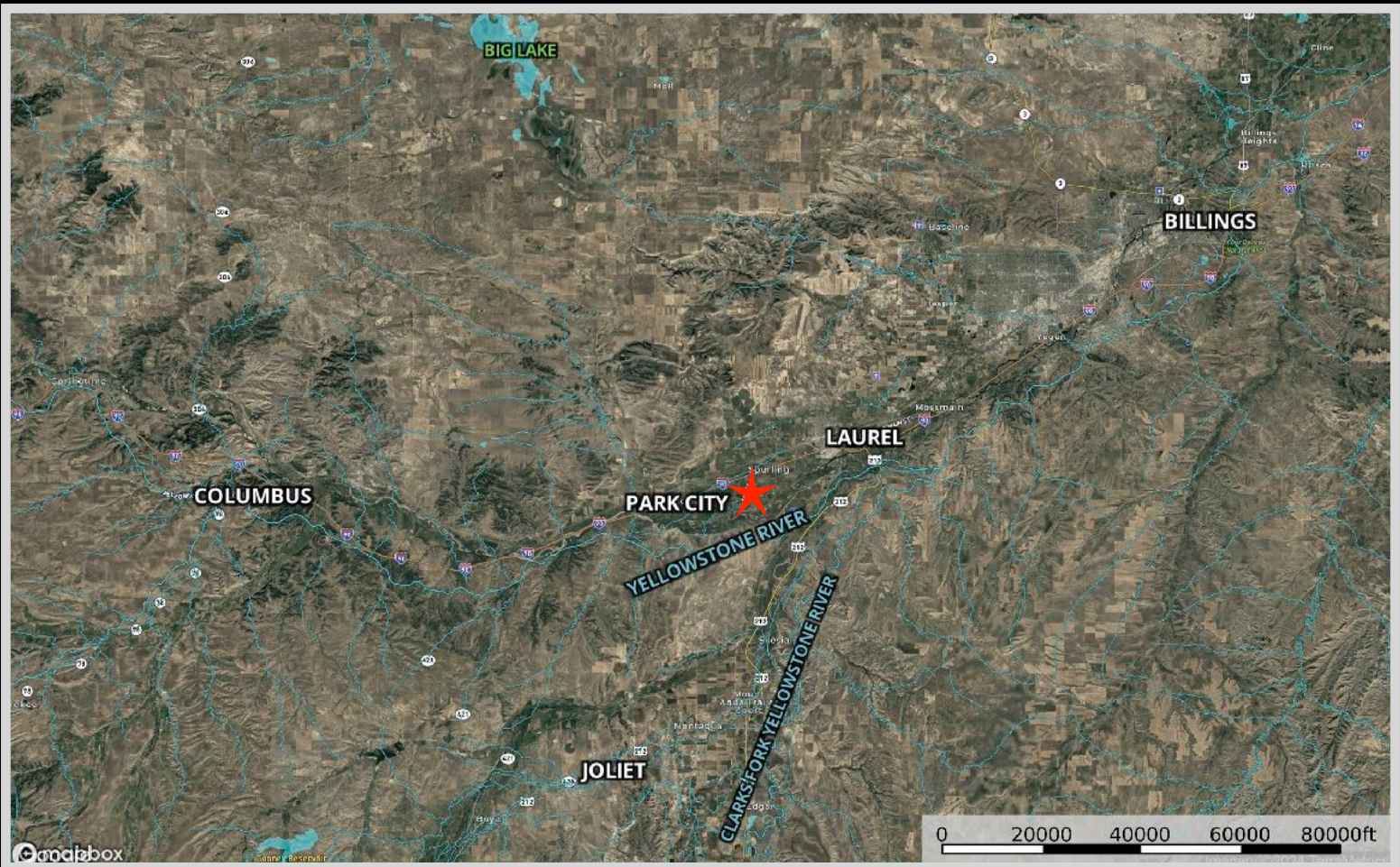
The Yellowstone River Boat Float

Grab your gear and an oar and get in the water! The float begins at Livingston and then retraces the route of William Clark of the explorers Lewis and Clark. The float continues for a historical three days of camping and then ends in Columbus.

Red Lodge Mountain

One of Montana's best ski resorts, Red Lodge Mountain has short lift lines and reasonably priced lift tickets making it more appealing than others in the state. The mountain offers over 1,600 acres frequently dusted with fresh, untouched powder. Take some lessons, grab rentals, or dine at the main lodge's cafeteria. There is something for everyone at this winter wonderland.

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.