

CORDER

AND ASSOCIATES, LLC



Saddle Butte Estates

2511 34th St. SE, Havre, MT 59501

Offered at \$1,200,000

Presented Exclusively by
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Property Information

Lot Size: 23 acres

Taxes: \$4,643.24 (2023)

Legal: Lengthy

Year Built: 2003

Bed/Bath: 5 Bed/5 Bath

Square Footage: 4,127

HVAC: Gas forced air; Gas fireplace;
Central air conditioning

Garage: Insulated attached 2 car

Water/Sewer: Well @ 50 gpm dug in 2018;
Septic

Appliances Included: 2 refrigerators, 2
stoves, dishwasher

Personal Property Included: Window
blinds

Outbuildings: Storage shed; Chicken
coop; 16' x 24' Barn/shop with 220 power
and concrete floor; Corral; Round Pen

Special Enhancements/Extras: Master
ensuite bathroom with shower and soaker
tub; Newer roof; Hot water on demand; New light fixtures throughout most of the home; All flooring updated within the last 5 years including hardwood, engineered hardwood, and luxury vinyl planks; Remodeled kitchen with new appliances; Granite countertops; Cabinets refinished; Swim spa; Roof is no maintenance steel shingle



Executive Summary

Experience this property
virtually!



Southeast of Havre, Montana amid the Saddle Butte Estates, a Modern Executive style home radiates luxury and freedom on 3 acres. Another 20 acres are located minutes from the home property providing wide open room to run for your horses or animals and fresh native grasses for grazing. The enchanting turn-key residence mimics the Big Sky of Montana with vaulted ceilings and rustic, elegant features making the home warm and inviting. With 4,127 square feet, the 5-bedroom, 5-bathroom estate encompasses updated hardwood, engineered hardwood, and luxury vinyl plank flooring. The kitchen is a common gathering space, and the remodeled area highlights a new island with refinished cabinets and beautiful granite countertops. New light fixtures tastefully update the home. The exterior is just as lovely with a pergola and a new swim spa in the back of the home! Review the unbelievable list of updates and improvements solidifying the pride in ownership and care that has been shown for this property!

Income Opportunity

There is a separate daylight basement apartment consisting of 2 bedrooms, 2 bathrooms, a kitchen, a living room, and a laundry room. A private entrance for the apartment is located on the south side of the home. Rent out the apartment for supplemental income or follow suit with the trending mother-in-law suite!

The Outbuildings

The bluffs and buttes provide a stunning backdrop while a flourishing garden adds a pop of color. Rural living means animals can come too! Chickens thrive in the coop and horses can enjoy the 3 lean to's finished out as stalls. There is also a round pen and corrals.

Additional Land

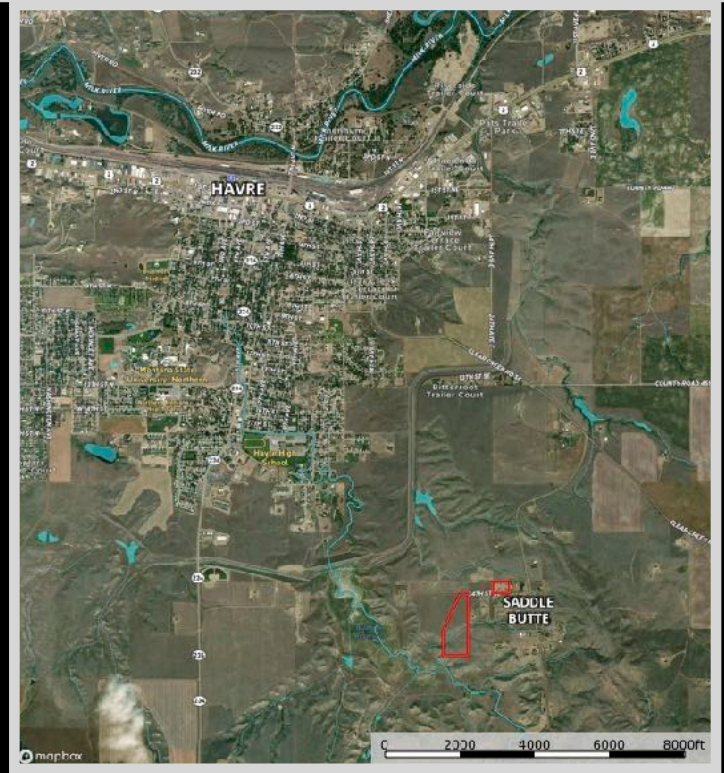
Hoping to rope and ride? An additional 20-acre parcel is included with the sale but can also be purchased individually. The surrounding land is mostly owned by the city of Havre ensuring peace and quiet. Only a minute from the home site, the acreage provides grazing and is fully fenced. Water is piped down from the home and power is right across the fence. There is a well-constructed 16' x 36' garage and a horse shelter that spans two paddocks for a larger benefit.



After a long day of chores and riding, come home to soak in the tub and relax for a movie in the basement man cave. The versatile property has so much to give and has been meticulously kept up. A 5-minute drive gets you to Havre where there is an airport and has all amenities needed. Explore Havre Beneath the Streets to learn about Havre 100 years ago! Lace up the skates at the ice rink or pack a picnic and head for the Bear's Paws for fishing, hiking, and camping. Green acres, solitude, room for your animals, and views that make every sunset and sunrise grand, this opportunity renders land and a legacy for your future!

Local Area

Havre has it! Havre, Montana is the county seat of Hill County and is the 8th largest city in Montana. As the center of Montana's "Hi-line," Havre is the retail and business hub of the area with a nice downtown area complete with restored buildings. Although it is mostly a rural agricultural community, the city offers many cultural draws such as concerts, live theatre, museums, shops, galleries, numerous sporting activities, and more. Havre is home to the only college in the Hi-line area, the University of Montana Northern. There is also a wide array of recreational activities ranging from skiing at the Bear Paws Ski area, hunting the Bear Paw Mountains for elk and deer, or fishing for trout in Beaver Creek, Bear Paw Reservoir, or the Milk River. If you are up for a short ride, Fresno Reservoir is 15 miles northeast of town and is excellent for catching Northern Pike.



Area Attractions

Bears Paws Mountains

There is also a wide array of recreational activities ranging from skiing at the Bear Paws Ski area, hunting the Bear Paw Mountains for elk and deer, or fishing for trout in Beaver Creek or the Bear Paw Reservoir. Hike, camp, float or enjoy the scenic drive.

Hi-line Hunting and Fishing

Hill County claims a portion of the Golden Triangle, an area known for its robust grain production. The rolling fields provide cover and habitat for upland game birds, pheasant, Hungarian Partridge, and waterfowl. Montanans flock to the Hi-Line in the fall for its quality bird hunting opportunities. In addition to the bird hunting, big game hunting in this area attracts locals and tourists from afar looking to take down a trophy white-tailed or mule deer or elk. The Bears Paw offers world-class elk hunting but you will have to put in for a tag as it is only a special draw for this area. The Bears Paw were formed by volcanic activity 50 million years ago.



Fishing on the Hi-Line attracts anglers looking to enjoy a wide variety of bodies of water and species. The Milk River flows through the open prairies and is a wonderful place to achieve serene solitude. It is by and large a warm-water fishing river where Smallmouth Bass are abundant. Catfish, Sturgeon, Whitefish, and Pike are also common in these waters. The Milk River makes for a perfect floating river for kayaks and canoes. Check out these other local areas that are well known for reeling in various fish species: Reser Reservoir, Bailey Reservoir, Ross Reservoir, Fresno Reservoir, and Beaver Creek Park. Reser Reservoir is best known for catching Big Bass. Large trout can be found roaming the waters as well. Looking for a place where kiddos can count on being entertained by a frequent tug on their lines? Bailey Reservoir is a great spot because something is always biting here. For a Cutthroat Trout haven, check out Ross Reservoir; it is a fly fisherman's paradise. If it's Walleye that you want, stop at Fresno Reservoir. It is one of Montana's number one warm-water fisheries. The Milk River feeds into this reservoir. Lastly, Beaver Creek Park is known as the mountains in the prairie. The lake is a no-wake lake and provides excellent fishing.

Charles M Russell National Wildlife Refuge

The CMR National Wildlife Refuge displays badlands, cottonwood river bottoms, forested coulees, and sprawling prairies. The Refuge provides over one million acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor activities. The area spans about 125 miles along the Missouri River, from the Fort Peck Dam west to the boundary with the Upper Missouri River Breaks National Monument. If you're looking to observe game in its natural habitat, this refuge shall reward you. It is the second-largest refuge in the continental US. In September and October, locals and tourists from all over gather to watch the bull elk bugle and battle for the cow's attention at Slippery Ann Wildlife Viewing Area. Miles of parked cars can be seen while people sit on lawn chairs and watch for hours the wild display of the elk present. Herds of deer, red foxes, and coyotes can also be observed. Bird watchers can delight in spying mountain bluebirds and black-capped chickadees. Osprey, spotted sandpipers, and white pelicans can be found along the coast of the reservoir.



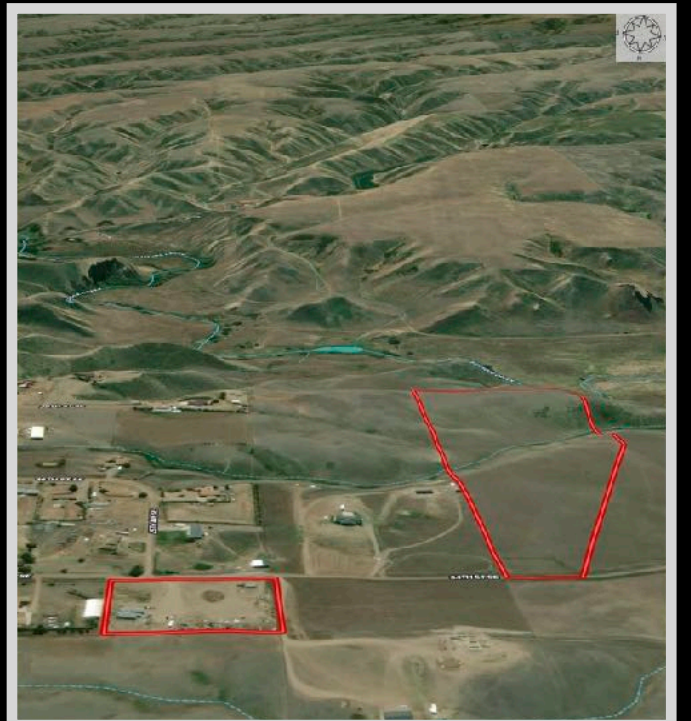
Sleeping Buffalo Hot Springs

Soak in the only hot springs in the northern tier of Montana. Coming from a 3,200-foot deep well, 900 gallons of 108-degree water pumps through per minute to continuously heat a natural and chemical-free pool. The spring water contains beneficial minerals such as silica, sulfate, calcium, magnesium, sodium, potassium, and iron all advantageous for healing and health.

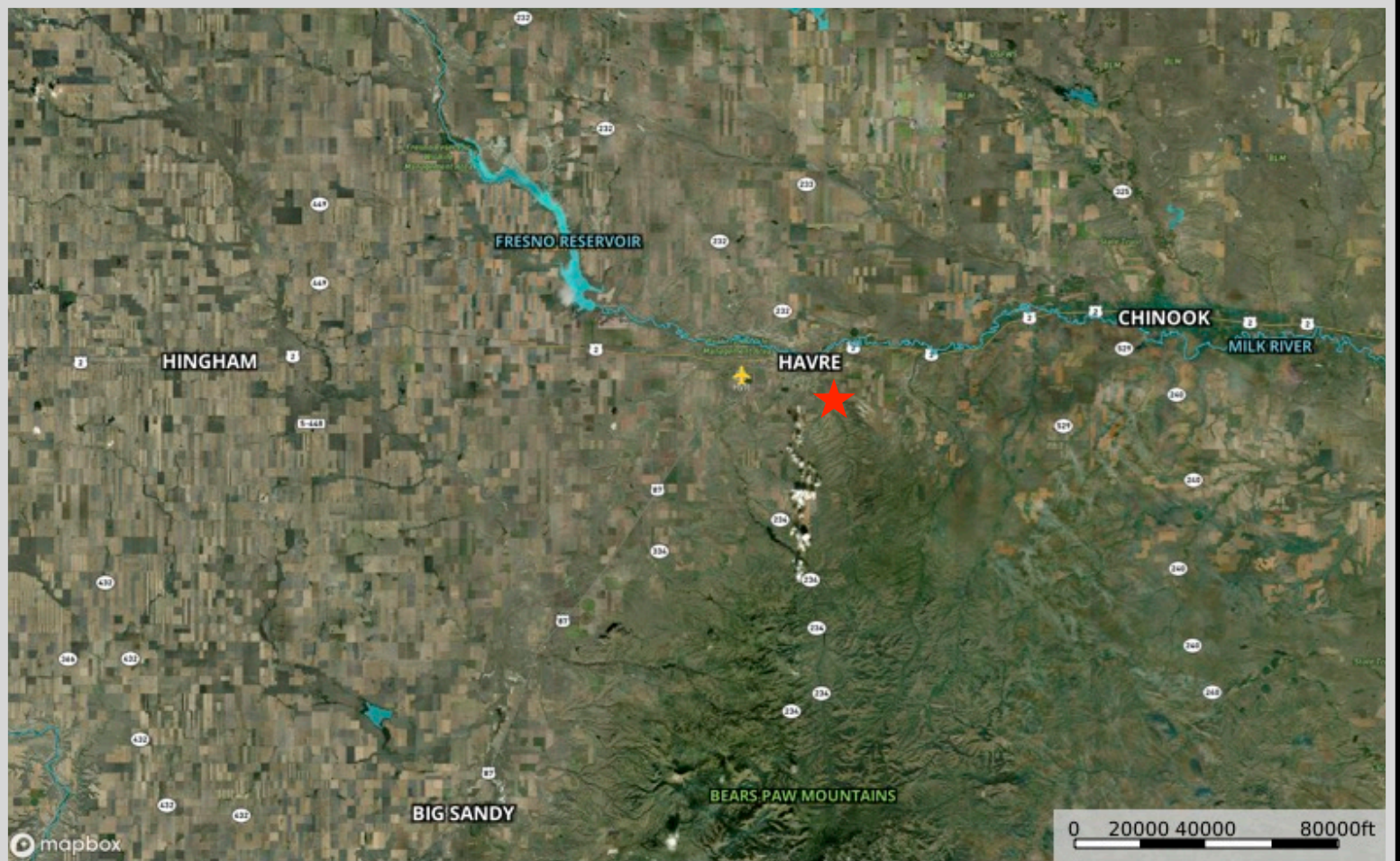
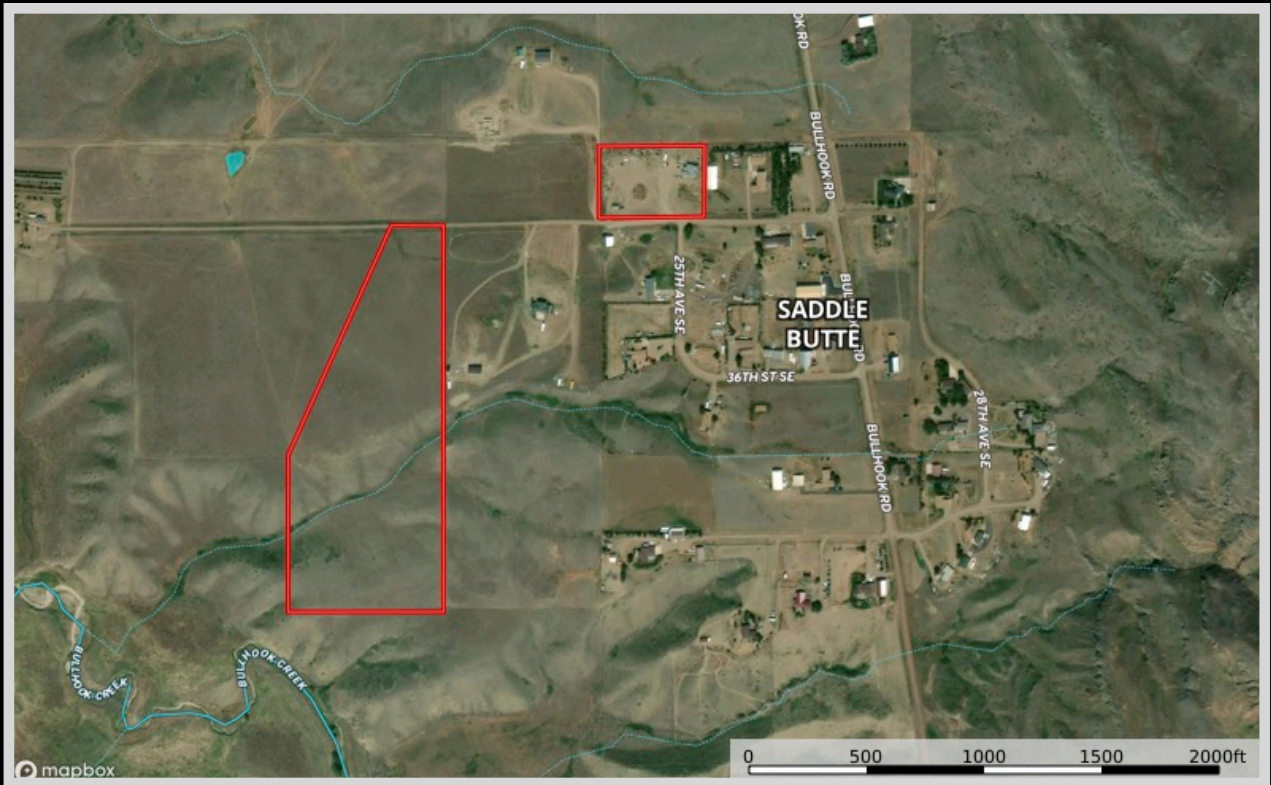
The Milk River

Forty-one different species of fish swim in the milky waters of the Milk River. One of prominence is the Channel Catfish. On May 8, 1805, the first "tourists" to this region, the Lewis and Clark

Expedition, camped at the confluence of the Milk and Missouri rivers, about 18 miles southeast of present-day Glasgow. After exploring the river, Lewis called it "Milk River" because of its color resembling that of a "cup of tea admixture of a tablespoon full of milk."



Property Maps



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