

CORDER

AND ASSOCIATES, LLC



Recreational Chester Ranchette

4350 MT HWY 223, Chester, MT 59522

Offered at \$400,000

Presented Exclusively by
Kaitlyn Lyders, REALTOR®

406-622-3224 office
406-570-3256 cell
Kaitlyn@CorderLand.com



Property Information

Lot Size: 4.54 deeded acres

Taxes: \$2,145.56 (2024)

Legal: S08, T30 N, R06 E, TRACT A IN SENE PER COS 128545
LESS 1.52 AC TO STATE HIGHWAY

Year Built: 1914

Bed/Bath: 2 Bed/1.5 Bath (Extra nonconforming room)

Square Footage: 2,752

HVAC: Diesel forced air; Pellet stove

Water/Sewer: City; Septic

Appliances Included: Refrigerator, washer, dryer, dishwasher

Garage: Detached 2 stall heated with pellet stove

Outbuildings: Green house, small shed



Duplex

Year Built: 1952

Bed/Bath: 2 Bed/1 Bath per unit

Square Footage: 960 per unit

Garage: Attached 2 car

Rent Income: \$900/mo per unit

Executive Summary

This 4.54-acre property is ideally situated just 10 miles from Chester, Montana, and a mere 9 miles from Tiber Dam. After a long day, you can head to the lake for fishing, boating, swimming, or simply relaxing while enjoying the surrounding scenic cliffs and landscape. The Missouri River, known for its exceptional fishing, is only 45 minutes away in Fort Benton, MT. The property features a spacious two-car garage, perfect for storing a boat or camper. It offers an opportunity to invite family and friends to experience the remarkable tranquility of country living. They can bring their campers and hook into the 3 RV hookups on the property! The main floor includes two bedrooms and 1.5 bathrooms, along with a full basement for additional space. For those seeking a smart investment, the property also includes a duplex, which can serve as a rental or be transformed into a lucrative vacation rental, particularly appealing to avid hunters. This area boasts superb hunting opportunities, including pheasants, huns, white-tailed deer, mule deer, and antelope. Access to the property is convenient, with direct entry from the highway. The duplex could easily be converted back into a split-level home, offering numerous possibilities. Imagine enjoying the breathtaking sunsets in this coveted central Montana setting, reminiscent of the iconic paintings by Charles Russell!

Local Area

Amid the wheat fields and the rolling plains is the small community of Chester, Montana. This north-central town lies halfway between Havre and Shelby on Highway 2 with the picturesque Sweet Grass Hills as a backdrop. In 1910 the town was incorporated after being named for the first telegraph operator's hometown in Pennsylvania. The small close-knit community is mostly comprised of farmers and ranchers as the area is a fertile part of the Golden Triangle. Learn more about the homesteaders at the Liberty County Museum and Liberty Village Arts Center & Gallery.

Area Attractions

Tiber Dam-Lake Elwell

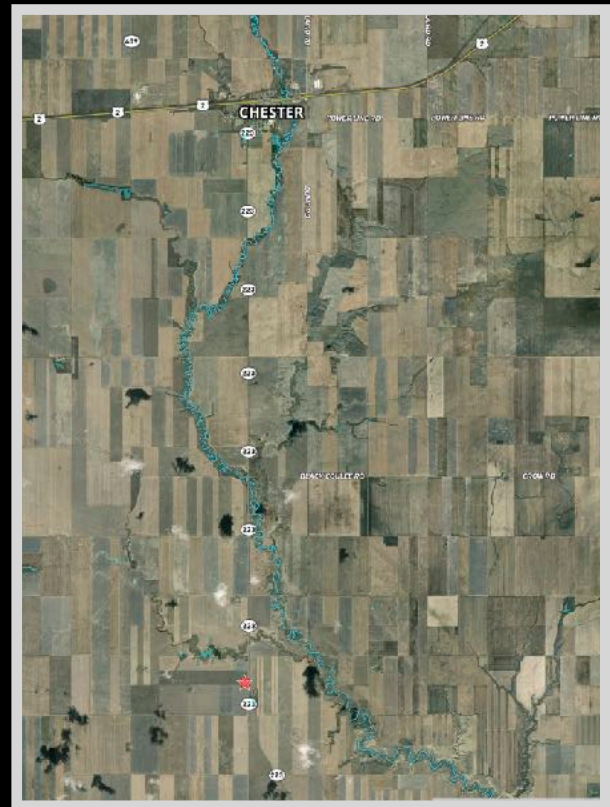
Hidden away like a prize just east of Shelby, Montana lies a versatile recreational area that provides a place to make golden memories and enjoy Montana scenery and leisure. Tiber Dam-Lake Elwell boasts year-round angling for Walleye, Northern and Sauger Pike, native Trout, Ling, Perch, and others. Try 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

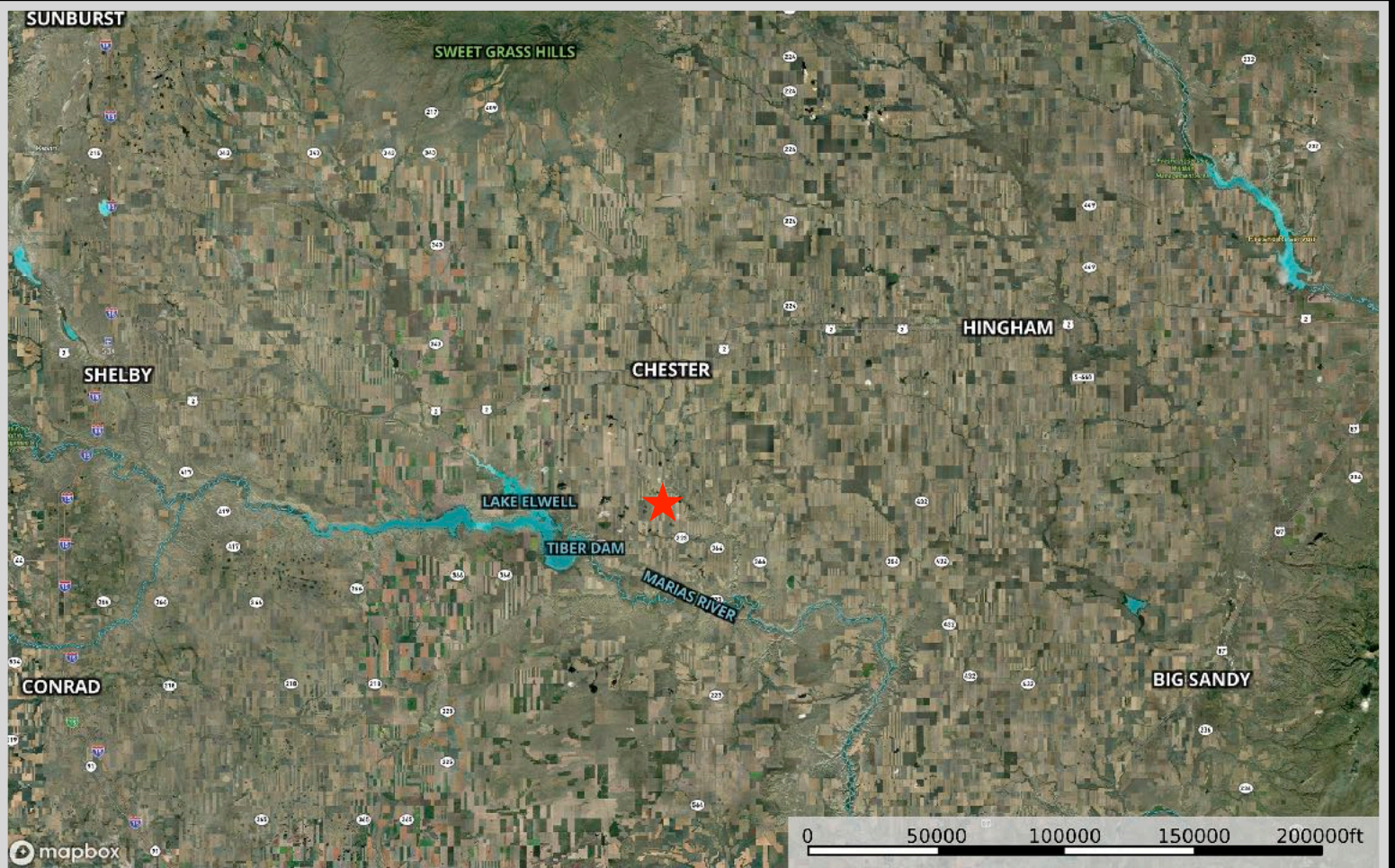
The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber 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.

Sweet Grass Hills

Located in north-central Montana along the Canadian border, the Sweet Grass Hills are an isolated mountain range that invites hiking and wildlife viewing of deer, antelope, elk, fox, golden eagles, and grouse! The Sweet Grass Hills are comprised of three buttes: the West Butte, Middle Butte, and East Butte. Hardly hills, these towering peaks reach 3,000' in elevation! The Hills are a result of igneous activity that occurred about 50 million years ago. Take the Sweet Grass Hills Backcountry Drive for 66 miles of remote and unique scenery.



Property Map



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.