

CORDER

AND ASSOCIATES, LLC



Quaint and Cozy

105 2nd Ave. NE, Rudyard, MT 59540

Offered at \$73,000

Presented Exclusively by
Kaitlyn Lyders, REALTOR®

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



Property Information

Lot Size: 0.355 acres

Taxes: \$994.56 (2023)

Legal: EAST RUDYARD (OT), S03, T32 N, R09 E, BLOCK 007, LOT 147-1, AMENDED PLAT LOTS 147 & 148-1, COS 591676

Year Built: 1910

Bed/Bath: 2 Bed/1Bath

Square Footage: 1,233

HVAC: Gas forced air

Water/Sewer: City water and sewer

Appliances Included: Refrigerator, range/oven



Executive Summary

Situated on a large corner lot of 0.355 acres, this pleasant Rudyard home 2 bedrooms, 1 is non-conforming, and 1 bath in 1,233 square feet. The cozy bedroom offers a peaceful retreat. The spacious yard, dotted with apple trees, is a perfect spot for enjoying the fresh air and soaking up the sunshine. Whether you're looking for a peaceful getaway, an investment opportunity, or your first home, this property offers endless possibilities.

Local Area

The small town of Rudyard, Montana has a big personality. It sits along the Hi-Line between Chester and 40 miles west of Havre. The area mostly consists of ranchers and farmers with wheat farming being the chief crop. Rudyard has a neat distinction of being the only community in the US that sits directly across the world from a point of land rather than the ocean! Visit the town's remarkable museums: The Depot Museum and the Hi-Line Vintage Motors Museum. The Depot Museum houses dinosaur exhibits and is part of the Montana Dinosaur Trail. A gryposaurus fossil found 20 miles north of Rudyard by the famed Jack Horner and a Rudyard school teacher is on display.



Area Attractions

Fresno Reservoir

Recreate on the beautiful Fresno Reservoir. It has many campgrounds and access points where you can boat, camp, fish, picnic, water ski, hunt, or wildlife view. Fresno is one of Montana's best warm water fishing locations where you can reel in walleye, northern pike, perch, and trout. The water also attracts wildlife that provides hunting opportunities for waterfowl, antelope, white-tailed and mule deer, upland game birds, and occasionally moose and elk.

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!

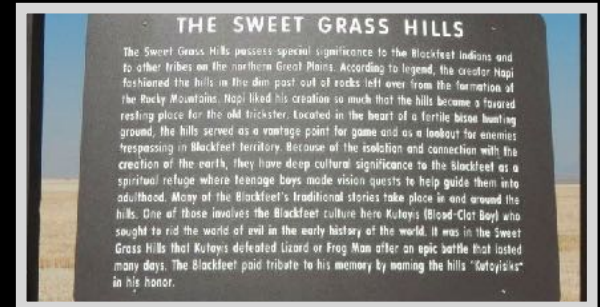


Fishing the Marias River

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.



Hi-line Hunting and Fishing

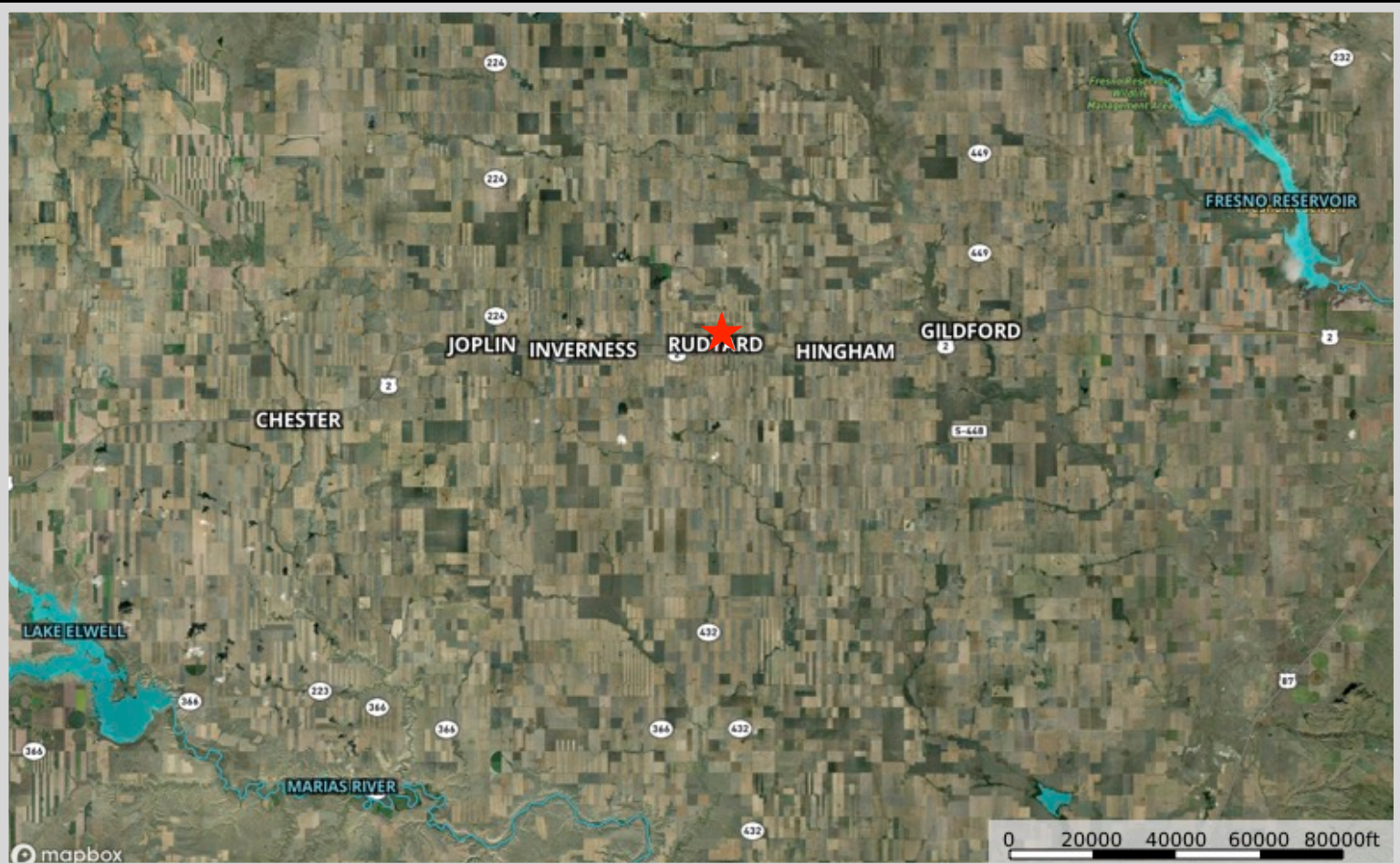
Hill County claims a portion of the Golden Triangle, an area known for its robust grain production. The rolling fields provide cover and habitat for upland game birds, pheasant, Hungarian Partridge, and waterfowl. Montanans flock to the Hi-Line in the fall for its quality bird hunting opportunities. 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 property is situated in Hunting District 600, although the Bears Paw Mountains are not far for great diversity in terrain and wildlife. The Bears Paw offers world-class elk hunting but you will have to put in for a tag as it is only 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.



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.