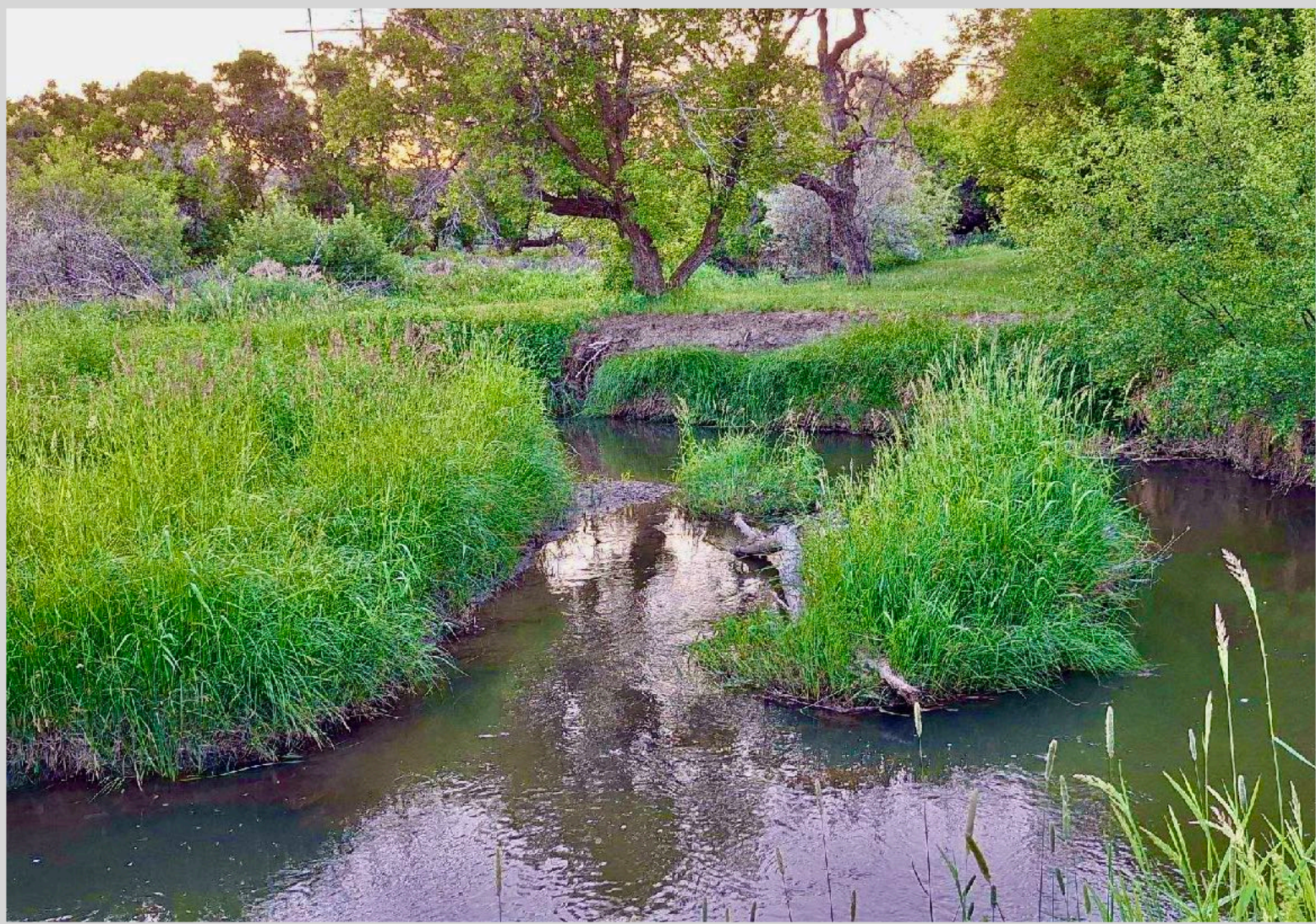


# CORDER

AND ASSOCIATES, LLC



*Destination Montana Dream - Belly Acres*

o Belly Acres, Havre, MT 59501

*Offered at \$250,000*



*Presented Exclusively by*  
**Trampus Corder, Broker/Owner**

833-783-3224 toll free  
406-622-3224 office  
Corderland@gmail.com





# Property Information

**Lot Size:** 5.38 deeded acres

**Taxes:** \$764.35 (2024)

**Legal:** HERRON TRACT NO 12, S28, T32 N, R15 E, HERRON'S TRACTS TR 12 4.38 AC; HERRON TRACT NOS 14 TO 18, S28, T32 N, R15 E, HERRON'S TRACTS TRACT TRACT 18C 1 AC

**Utilities:** 3 separate 200 amp under ground electrical systems; Artesian flowing well and 2" water system; Telephone; Free farm tap natural gas and supply system; Separate gas hookups for Northwestern Energy

**Water Rights:** Yes

**Outbuildings/Structures:** 10' x 20' workshop at home build site; Heated wellhouse; Numerous storage sheds

**Fencing:** Yes

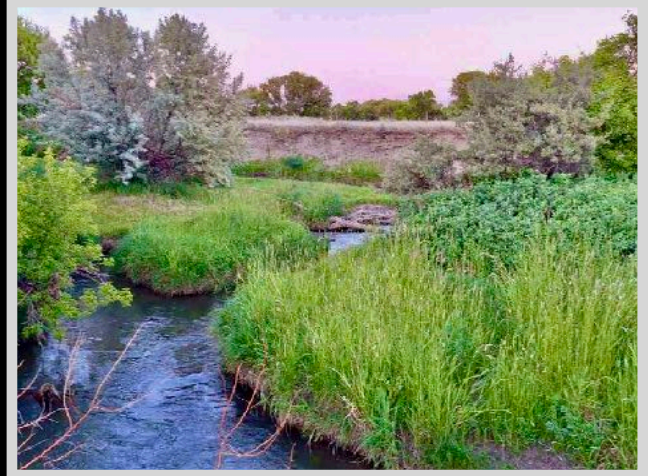
**Covenants/HOAs:** None

**Hunting District:** 690

**Legal Access:** Yes; County gravel road

**Property Enhancements/Extras:** Underground sprinkler system; Multiple RV hookups; Heated workshop and wellhouse; Borders state land on two sides; Electricity at gate for power gate setup

**Waterfront:** Beaver Creek



Experience this property virtually!





## Executive Summary

Over 5 acres of land host Beaver Creek as it meanders through this unique property. Coveted privacy is ensured by state land along its south and west sides. Located just 5 minutes from Walmart, enjoy country living in a park-like environment. Dual-



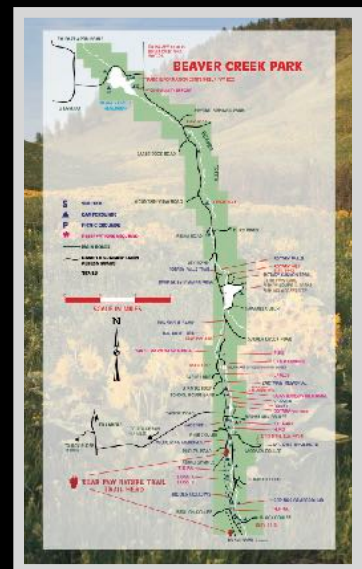
developed building sites are each equipped with free farm tap gas lines, separate Northwestern Energy gas lines and separate 200-amp underground electrical distribution systems. Separate 2" water lines from the artesian flowing well supply both build sites that have developed laws with underground sprinklers. A rustic cabin and 4 RV hookups are also supplied with water, sewer, and electricity. Two additional water lines and a third 200-amp electrical system supply a rustic barn and an additional shop build site. Two separate sewer systems intake sewers from both build sites, the four RV hook-up sites and the rustic cabin.

### The Possibilities

Historically, this tranquil expanse has served as a cherished site to escape life in town as a private family campground. Over the last 75 years, the owners have spent countless hours working with tractors, skid steers, and other equipment to clear the brush and dead trees from the land. The property was plowed, disked, and leveled to allow the planting of native grasses that are easily maintained and mowed. Thirty years ago, the property underwent a major upgrade to the infrastructure. First, a new water well was drilled and developed. Because it was an artesian flowing well, a well house was required to be built over the top to prevent freezing in the winter months. Six separate 2" water lines were trenched at 6 feet deep, each connected to a manifold attached to the well inside the well house with four lines going north and two lines south. One of the two southbound lines travels to the cabin and two RV hookups in the original campground next to the cabin. The second line goes to a future building site for an elevated house or wedding venue building adjoining this campground and park area that has the creek on three sides of it. The four water lines going north supply: 1) the upper home build site with its own RV hook up; 2) the four-yard hydrants and sprinkler curb stops for the one acre of underground sprinkler systems that water the upper lawns. One of the yard hydrants is paired with an RV dump station next to the road that has never been utilized; 3) Going to a hydrant and curb stop on an upper build site for a shop of whatever building one might want to put on this one acre elevated area; 4) Continues further west to supply the rustic barn and corral area stopping at another yard hydrant and sprinkler curb stop. Lines 2, 3, and 4 are accompanied by the low-voltage sprinkler control wires that are run to the sprinkler control computer in the well house.

### Abundant Water

Beaver Creek provides a variety of activities, including floating, recreational play, treasure hunting, and fishing. The banks have been developed to facilitate walking along the water's edge, and the surrounding shrubs and bushes have been trimmed to enhance access to the soothing waters. Additionally, the property features an artesian flowing well and a comprehensive 2-inch water distribution system. Underground sprinklers ensure the property can remain well-irrigated and verdant.



### *Dream Home Site*

*Build your dream home alongside the heated workshop and plant a self-sustaining garden and a shelter belt for added privacy. The home site is equipped with a septic tank and drain field for convenience. Furthermore, the property includes three separate 200 amp underground electrical systems, a free farm tap natural gas system, and an underground phone line leading to the workshop area. The driveway is illuminated and fitted for an electric gate setup.*

### *Recreation*

*For recreational enthusiasts, the property allows for easy access to nearby Bears Paw Mountains for camping and fishing with your RV or boat. On the foothills of the mountains is Hill County Beaver Creek Park, the largest county park in the United States, covering over 10,000 acres and framing 17 miles of Secondary Highway 234. There are over 100 rustic campgrounds and picnic areas to enjoy in Beaver Creek Park.*

*Versatile, affordable, and multifarious, this property has it all! Enjoy cherished moments fishing in the creek or relishing the serene country lifestyle, perhaps alongside a horse or two. Embrace the Montana lifestyle and seize the opportunity to own this remarkable recreational paradise!*

### *Dual Dream Home Sites*

*Build your dream home alongside the heatable workshop and plant a self-sustaining garden and a shelter belt for added privacy. The upper home site is equipped with a septic tank and drain field for convenience. Furthermore, the property includes three separate 200-amp underground electrical systems, a free farm tap natural gas system, and an underground phone line leading to the workshop area. The driveway is illuminated and fitted for an electric gate setup.*

### *Recreation*

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*Versatile, affordable, and multifarious, this property has it all! Enjoy cherished moments kayaking and fishing in the creek or relishing the serene country lifestyle, perhaps alongside a horse or two. Embrace the Montana lifestyle and seize the opportunity to own this remarkable recreational paradise!*

### *Utilities and Infrastructure on Belly Acres*

- *Artesian flowing well and 6 – 2" water supply lines*
- *Natural gas from Northwestern Energy is plumbed to both the upper building site and its workshop. A second small separate line is plumbed to the well house and rustic cabin in the campground area*
- *Farm tap free natural gas lines plumbed to upper workshop and on to well house and rustic cabin in campground*
- *Electrical: 3 separate underground 200-amp services, each with additional underground distribution lines*
- *US West underground phone lines supplied to upper build site workshop and to the well house*

- *Upper build site: sewer collection system from modular hook up and rv pad to septic tank and on to drain field*
- *Lower build site: collection system from rustic cabin and two rv pad locations to septic tank for pumping*
- *Extensive underground sprinkler systems covering multiple areas on the property supplying controlled water to both the upper and lower build sites plus the campground and park area. Both the east property fence and most of the north property line are supplied with sprinkler heads every 10 ft. to supply water for tree lines. The upper shop build site and the barn and corral area are set up for controlled sprinkler systems from the well house.*

### *Water Lines*

*The installation of water lines, complete with curb stops and low-voltage control wires, is now finalized, facilitating the addition of sprinkler systems to the western portions of the property. The entire eastern property line, along with half of the northern boundary, is currently equipped with six sprinkler lines and heads. These installations are designed to irrigate and support the growth of a perimeter shelter belt, effectively creating a natural barrier that separates Belly Acres from the surrounding environment.*

### *Sewer Systems*

*The property is further enhanced by two distinct sewer systems. The first system services the upper modular home site, which includes RV hookups and is fully equipped with a drain field. Additionally, this system features an optimal RV dump station, complemented by a water hydrant that has yet to be utilized. This line can receive sewage from the lower system, should a pump be installed to connect the two sewer systems. The second sewer system is situated within the original campground and park area. It manages sewage from the rustic cabin and two RV hookup sites. Furthermore, a fourth sewer line is plumbed toward the future construction site, ready to accommodate sewage from any building erected at this prime location designated for an elevated structure.*

## *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**

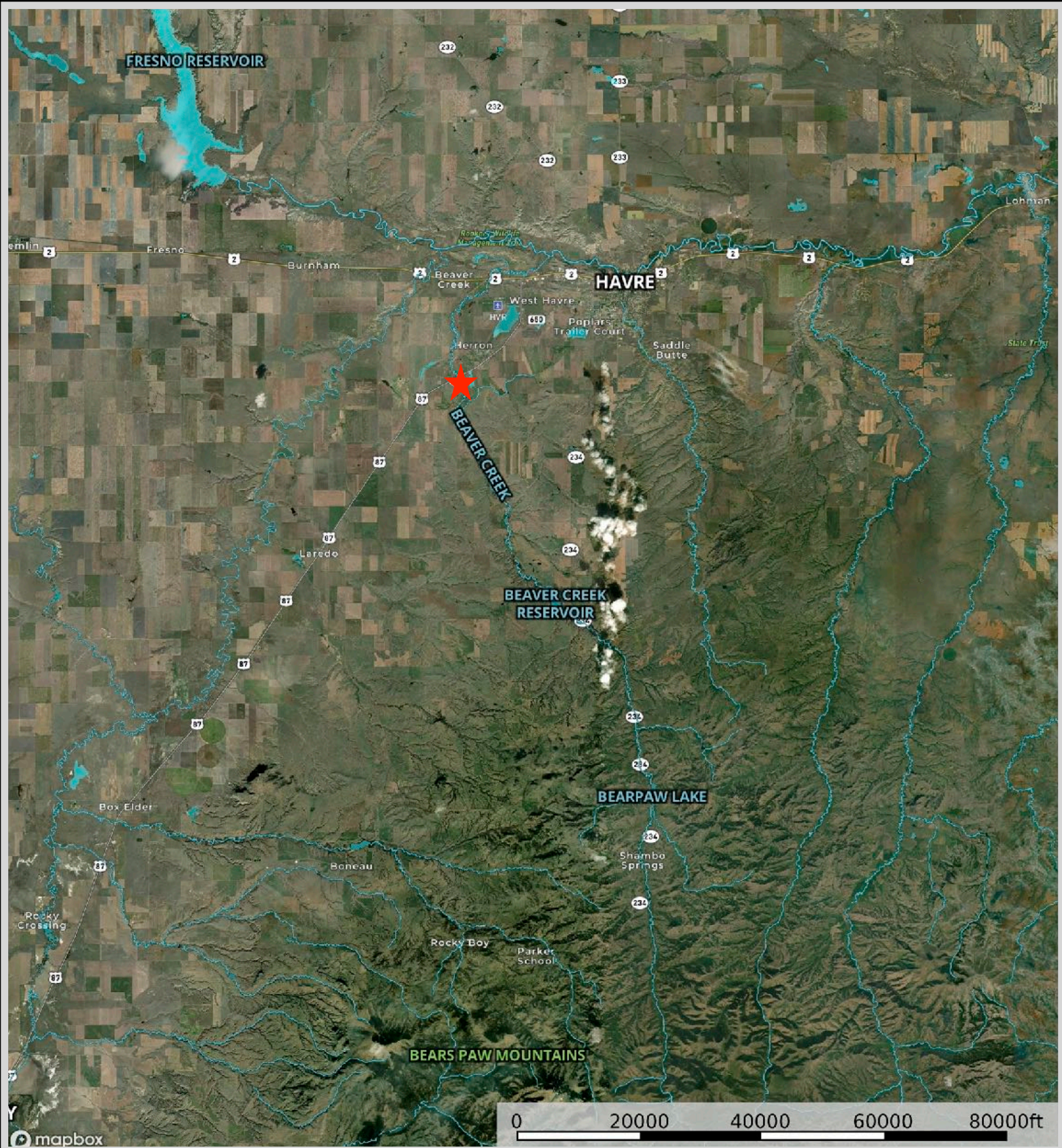
Soak in the only hot springs in the northern tier of Montana. Coming from a 3,200-foot deep well, 900 gallons of 108-degree water pumps through per minute to continuously heat a natural and chemical-free pool. The spring water contains beneficial minerals such as silica, sulfate, calcium, magnesium,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

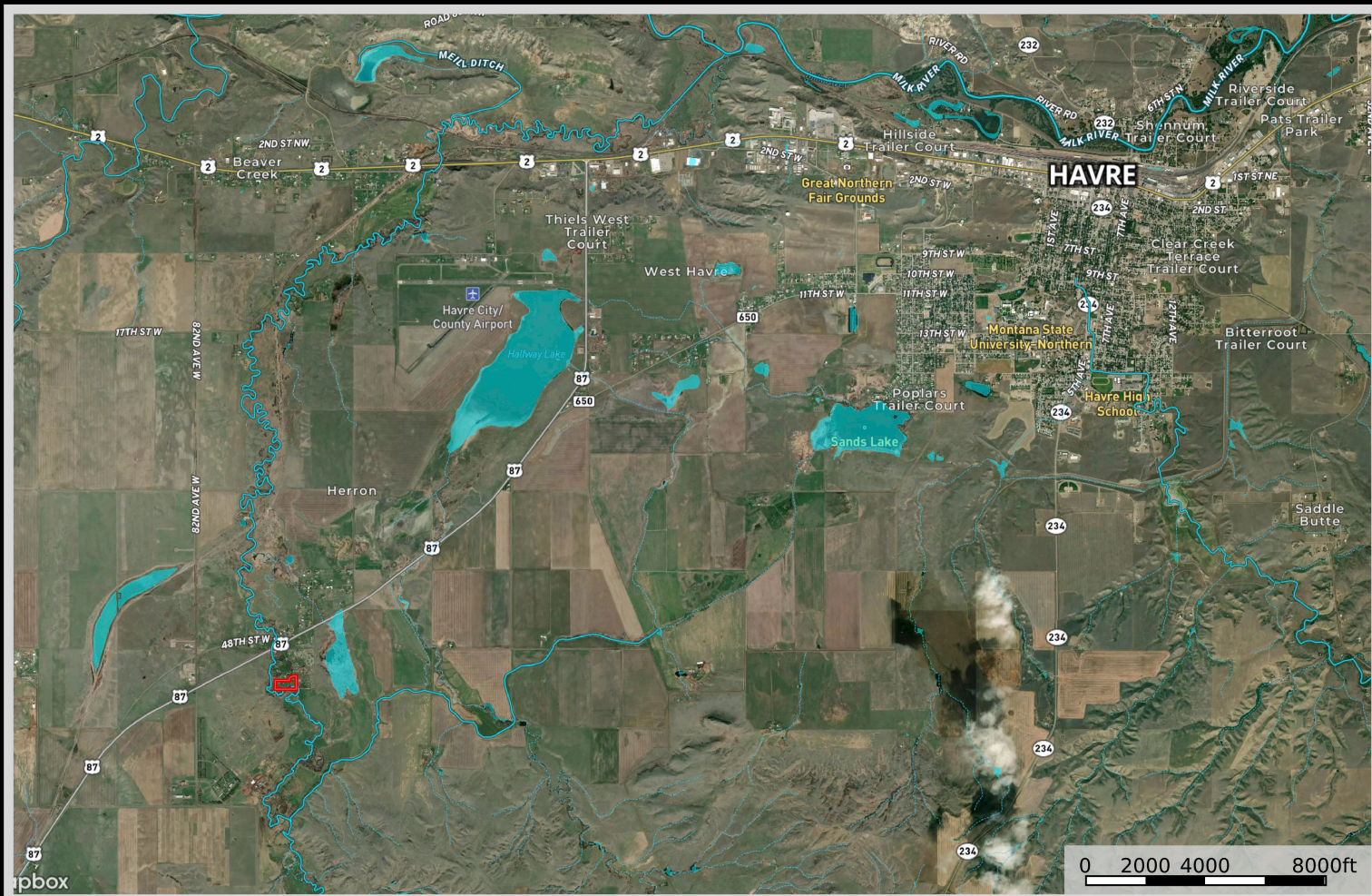








# Property Maps



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