

CORDER

AND ASSOCIATES, LLC



Charming Chester Bungalow

310 3rd St. E., Chester, MT 59522

Offered at \$146,500



Presented Exclusively by
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Property Information

Lot Size: 0.275 acres

Taxes: \$456.34 (2024)

Legal: SWANK FIRST ADDITION (CHESTER), S21, T32 N, R06 E, BLOCK 003, LOTS 1-2

Year Built: 1950

Bed/Bath: 2 Bed/1 Bath

Square Footage: 1,325

HVAC: Gas forced air; Air conditioning unit

Water/Sewer: City

Appliances/Personal Property Included: New refrigerator, new gas stove/range, new microwave, window treatments, washer, air conditioner unit

Garage: Detached 2 car with new, elevated heater; Garage has new roof; Detached single car used as storage shed

Executive Summary

Tucked behind fragrant lilac bushes and mature caraganas that offer natural privacy, a charming Chester cottage awaits new ownership. In addition to comfort, the 2-bedroom 1 bathroom home has thoughtful details such as arched entryways. The kitchen features new appliances. Discover the detached double car garage is heated, an invaluable luxury during Montana winters. The home is situated on a double lot with a lovely, large yard. Located in Chester, Montana, you're just minutes away from some of the state's best outdoor recreation. Spend sunny days boating or fishing at nearby Lake Elwell, or float the scenic Marias River. For hunters, the surrounding farmland

offers exceptional opportunities for bird, goose, and deer hunting, with landowner permission. The affordability of the home makes it a great investment for a rental property, a seasonal getaway, or a cozy full-time residence.



Take the virtual
home tour!



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!

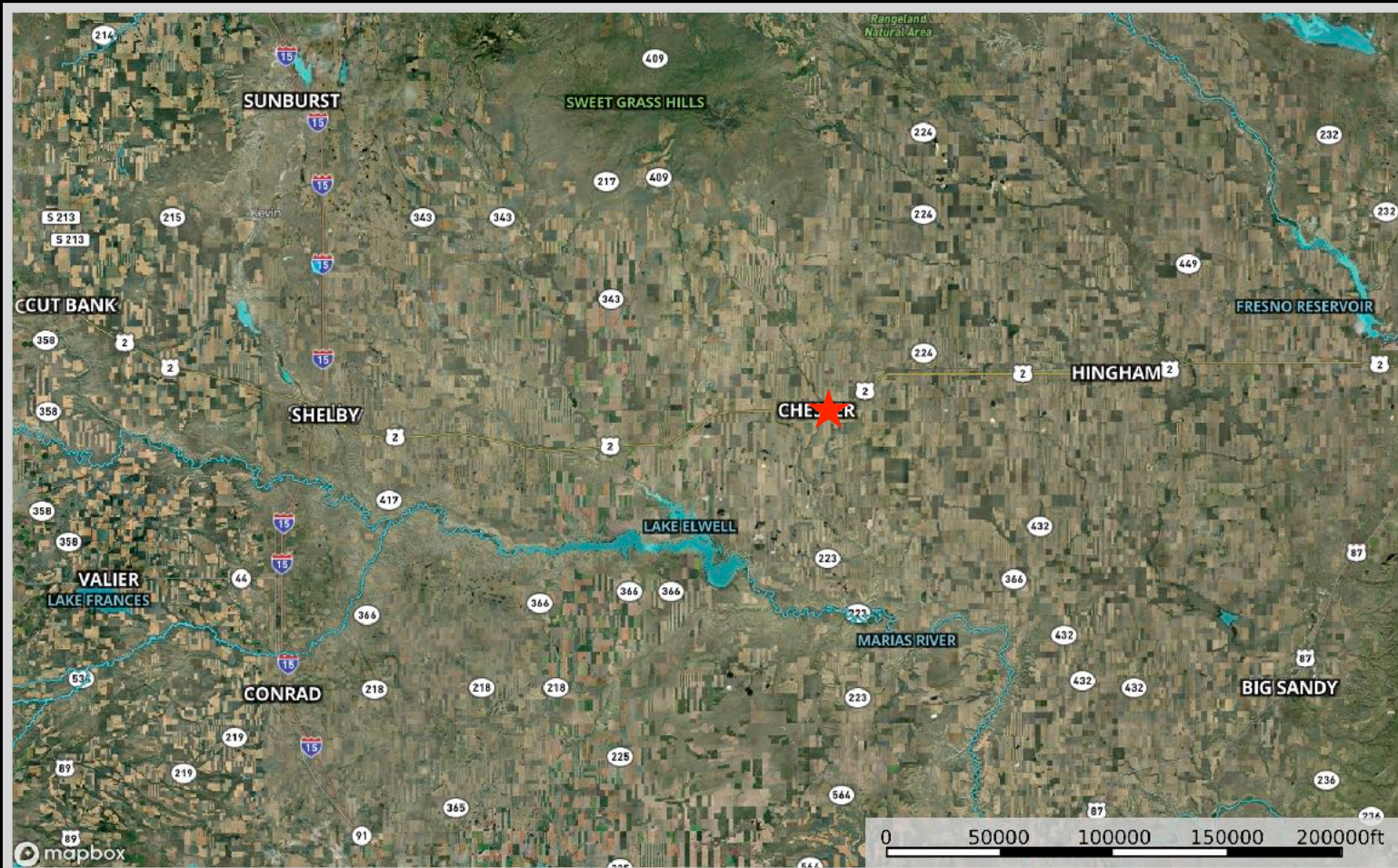
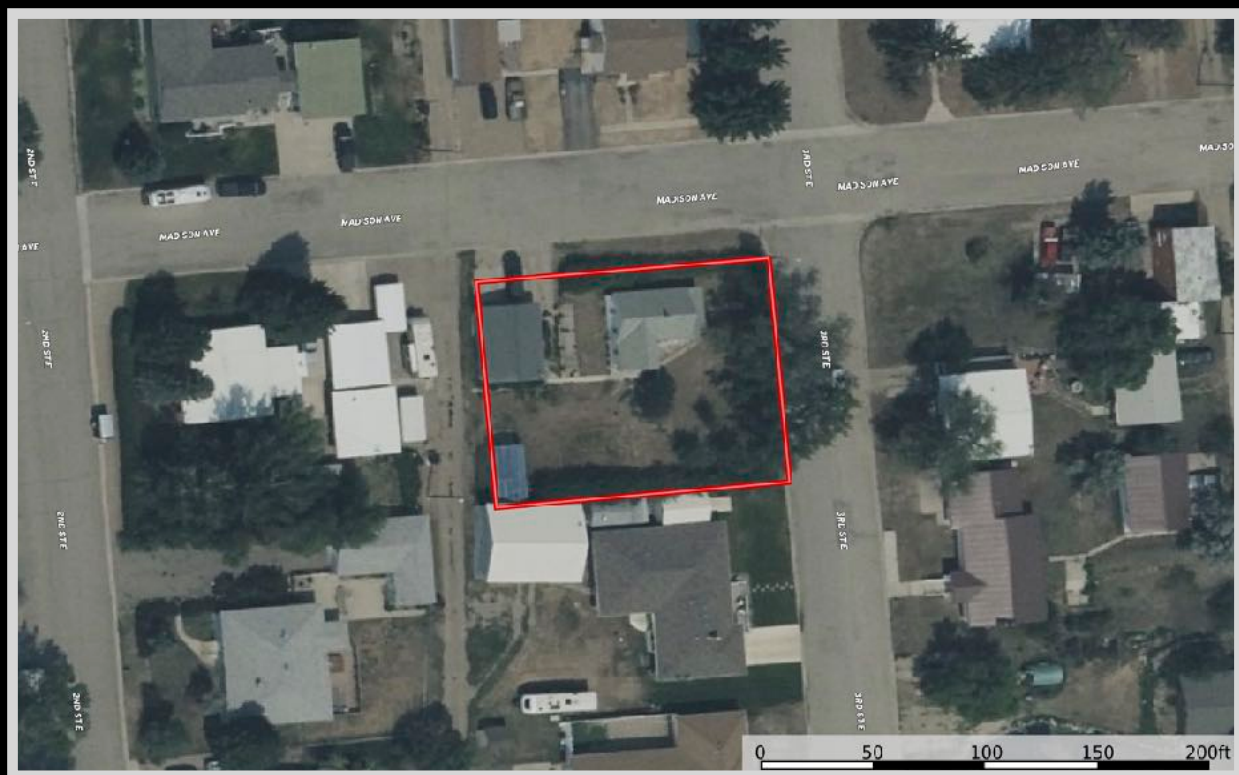
Fishing the Marias River

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.