

CORDER

AND ASSOCIATES, LLC



Sustainable Country Living

164 W. Main St., Lothair, MT 59461

Offered at \$350,000



Presented Exclusively by
Kaitlyn Lyders, REALTOR®

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



Property Information

Lot Size: 7.345 deeded acres

Taxes: \$2,300.00 (2024)

Legal: Lengthy; Available upon request

Year Built: 1996

Bed/Bath: 4 Bed/2 Bath

Square Footage: 2,460

HVAC: Gas forced air; Central air conditioning

Water/Sewer: Galata water line (new water pump in 2019); Septic;
Water heater 2022

Appliances Included: Gas stove, dishwasher, refrigerator

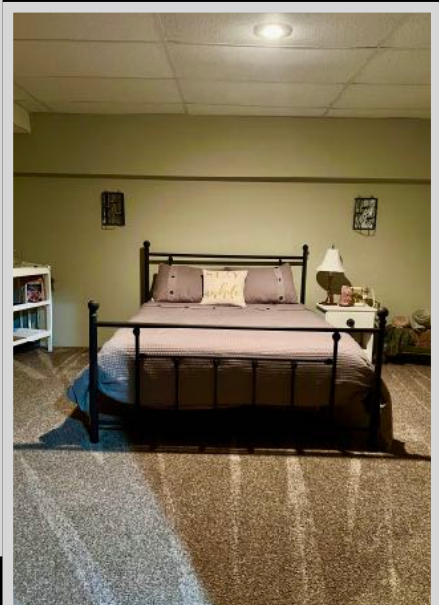
Special Enhancements/Extras: Sprinkler system; Water softener; Gas fireplace; Custom kitchen island w/shelving that seats up to 12; Walk-in closet in primary bedroom; Fenced back yard

Garage: Attached heated 2 car

Outbuildings: 3 sheds; Chicken house (3 room) w/expansive run



Take the virtual home tour!



Executive Summary

Nestled on 7.345 acres in the quiet community of Lothair, Montana, this unique property offers space, sustainability, and endless potential. Chemical-free for the past eight years, the land is thoughtfully set up for gardening with multiple established plots and the capacity to support a variety of animals, making it ideal for those seeking a self-sufficient lifestyle. The 2,640-square-foot home is well-maintained and updated, featuring four bedrooms, two full bathrooms, and two inviting living rooms—one upstairs and one downstairs—perfect for both gathering and relaxing. A gas fireplace adds warmth and charm, while the custom handmade kitchen island with shelving provides seating for up to 12, creating a true heart of the home. The spanning backyard is equipped with a sprinkler system, offering convenience and lush green space. Located in north-central Montana, recreational opportunities such as hunting, fishing, hiking, and exploring the wide-open prairies and nearby Sweet Grass Hills are all within reach. Less than 5 miles from the property is Willow Creek boat access to take advantage of fishing and playing on the water at Lake Elwell! Whether you envision a hobby farm, a family retreat, or a productive homestead, this property provides the flexibility to bring your vision to life.

Local Area

Lothair, Montana, is a quiet yet evocative Hi-Line community rooted in early 20th-century railway heritage. Its elevation of approximately 3,320 feet situates it amidst wide-open prairie landscapes and surrounding oil and gas developments. The nearby Tiber Dam–Lake Elwell unfolds into year-round water recreation—fishing, boating, swimming, and lakeside camping that draw outdoor lovers from the region. Just south, Willow Creek Campground offers a peaceful escape closer to nature with amenities suited to both RV and tent camping, along with wildlife viewing and trail opportunities. For historical perspective, the Lewis and Clark Overlook commemorates a pivotal moment from the Lewis expedition while offering spectacular views of Montana's varied mountain silhouettes and river valley. Golfers can also head to nearby courses in Cut Bank or Shelby for a round in scenic surroundings. In essence, Lothair blends quiet history with ample outdoor adventure—for anglers, campers, history buffs, and those seeking panoramic beauty all in one rural Montana experience.



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.

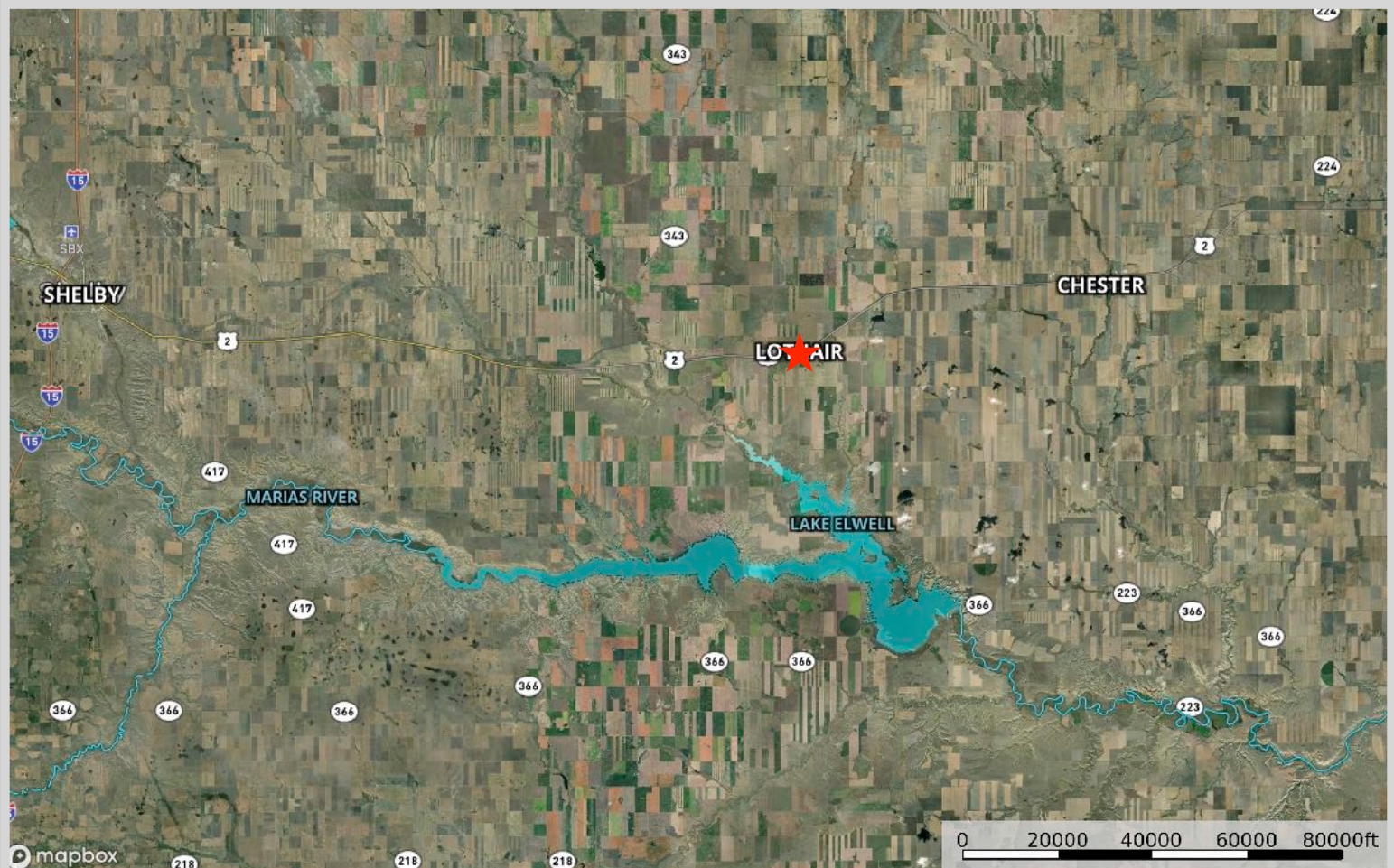


Sweet Grass Hills

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



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