

CORDER

AND ASSOCIATES, LLC



Versatile Cascade County Contiguous Acreage

205 Ross Rd., Great Falls, MT 59405

Offered at \$3,600,000



Presented Exclusively by

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Property Information

Lot Size: 482.29 deeded acres (322.69 ac pasture, 158.6 ac tillable, 1 ac homestead)

Taxes: \$2,964.00 (2025)

Legal: S23, T19 N, R03 E, SE LS 1.81 MK 8; S24, T19 N, R03 E, W2NW, NWSW, E2W2 LS .91; S13, T19 N, R03 E, SWSW; S24, T19 N, R03 E, E2W2

Water/Sewer: Well @ 12 GPM, 400 ft. depth; Septic

Outbuildings/Structures: Lean to; Corral

Fencing: Perimeter & cross fencing; Barbed wire and T posts; Excellent condition

Special Enhancements/Extras: New roof (2018); Siding (2018)

Water Rights: Yes

Water: Natural springs

Covenants/HOAs: None

Access: Legal access to entire property; Dirt road

Income Potential: Pasture lease generating \$12,000/yr.

Executive Summary

Positioned just south of Great Falls in Cascade County, this 482.29± deeded acre holding presents a rare opportunity to acquire a versatile agricultural asset with multiple income streams and long-term appreciation potential. Whether you envision a working cattle operation, an investment-grade land hold, or a future residential development opportunity, this property is built to perform. With approximately 322.69 acres of productive pasture and 158.6 acres of tillable ground, the balance of this farm offers both grazing capacity and farming flexibility. Quality perimeter and cross fencing in excellent condition, established corrals, and natural water sources including springs support efficient livestock management.

The property also features:

- Well producing approximately 12 GPM
- Water rights in place
- Legal access throughout
- Existing 3-bedroom farmhouse (1890 build)
- Outbuildings including lean-to and detached garage



(Exec. Summary cont.)

For the operator looking to run cattle, this tract provides the scale, water, and infrastructure necessary to sustain and grow a herd while maintaining operational efficiency. Currently generating \$12,000 per year through a pasture lease, the property offers immediate income with room to expand or restructure for enhanced returns. The combination of grazing, tillable acreage, and potential lease diversification makes this an attractive addition to an agricultural portfolio. Land in Cascade County remains a sought-after commodity due to its productivity, access, and long-term stability. Large, contiguous parcels such as this are increasingly difficult to assemble, strengthening its position as a tangible, inflation-resistant asset. With no covenants or HOA restrictions, the flexibility here is substantial. The acreage could be:

- *Continued as a full-scale ranching operation*
- *Enhanced with additional ag improvements*
- *Strategically subdivided (subject to county approval) for rural residential development*
- *Held as a generational land investment*

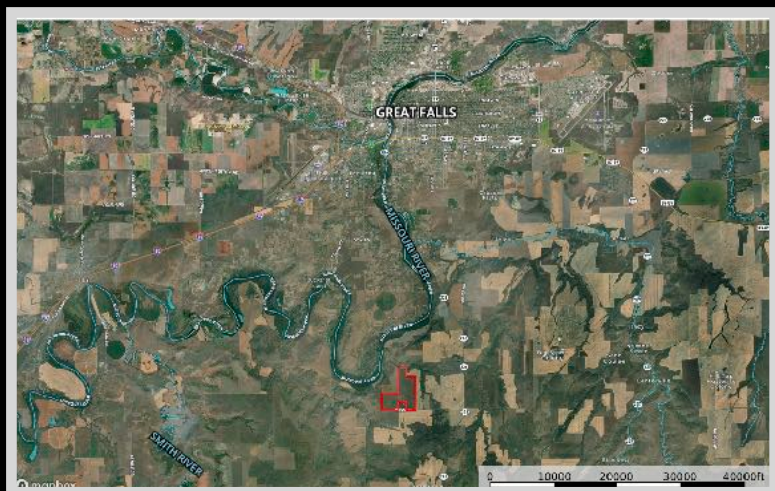
The existing homestead offers a foundation for renovation, rental income, or ranch headquarters, while the expansive acreage creates options limited only by vision and county guidelines.

For the buyer seeking a serious land investment, a functional cattle operation, or a legacy property in Montana's agricultural corridor, this Cascade County farm delivers scale, income, infrastructure, and possibility — all in one compelling offering.

Local Area

Great Falls, MT is located in the central part of the state and straddles the mighty Missouri River. The seat of Cascade County is referred to as the “Electric City” because of its numerous dams and power plants. Great Falls includes many recreational activities for you and your family to enjoy together such as the C. M. Russell Museum which displays famed artist

Charlie Russell's works and home. Get outside and enjoy the crystal-clear waters of Giant Springs State Park or float and fish the Missouri River. The city boasts the Lewis and Clark Interpretive Center. The center provides displays and exhibits that trace the explorers' journey! Great Falls holds one of the most prestigious medical facilities in the state and offers an International Airport. Great Falls International Airport offers flights of Alaska, Allegiant, Delta, and United, with direct flights to Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, Seattle, and Chicago (seasonally). With too much to list, Great Falls awaits exploration, and you are sure to cherish the memories that you will make!



Area Attractions

The Missouri River

The mighty Missouri River is the longest in North America flowing over 2,341 miles. The Missouri River flows from its source near Three Forks, Montana until it joins with the prevalent Mississippi River at St. Louis, Missouri. The Upper Missouri River was designated as a component of the National Wild and Scenic River System in 1976 beginning at Fort Benton, Montana and running 149 miles downstream. The Missouri River is a remarkably valuable life-giving source with 49 species of fish residing in its waters. The Missouri River is also a valuable historical component of the Lewis and Clark National Historic Trail. You can enjoy floating, fishing, hiking, hunting, and camping on or around the river and view 60 species of mammals, 233 species of birds, and 20 species of amphibians and reptiles!



Smith River

Each February a drawing is held to designate 9 lucky entries permits to float. The river's popularity is a result of the various terrains and spectacular sights that are cherished throughout a float trip. The Smith River begins near White Sulphur Springs and twists and turns for more than 100 miles. The stretch of river from Camp Baker Access to the Eden Bridge is the most popular. The fishing throughout is exceptional with populations of brown and rainbow trout ranging in sizes from 13-16 inches long. The larger brown trout scatter in the deep pools or hover along undercut banks.



First Peoples Buffalo Jump State Park

This buffalo jump is considered to be the largest bison cliff jump in the United States. The native people utilized the jump for at least two thousand years before Lewis and Clark ventured through on their expedition through Montana. The park has an interpretive trail, picnic tables, and a protected black-tailed prairie dog town.

Benton Lake National Wildlife Refuge

This shallow basin was left as a result of the last glacier in the area. It covers over 5000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.



Freezeout Lake Wildlife Management Area

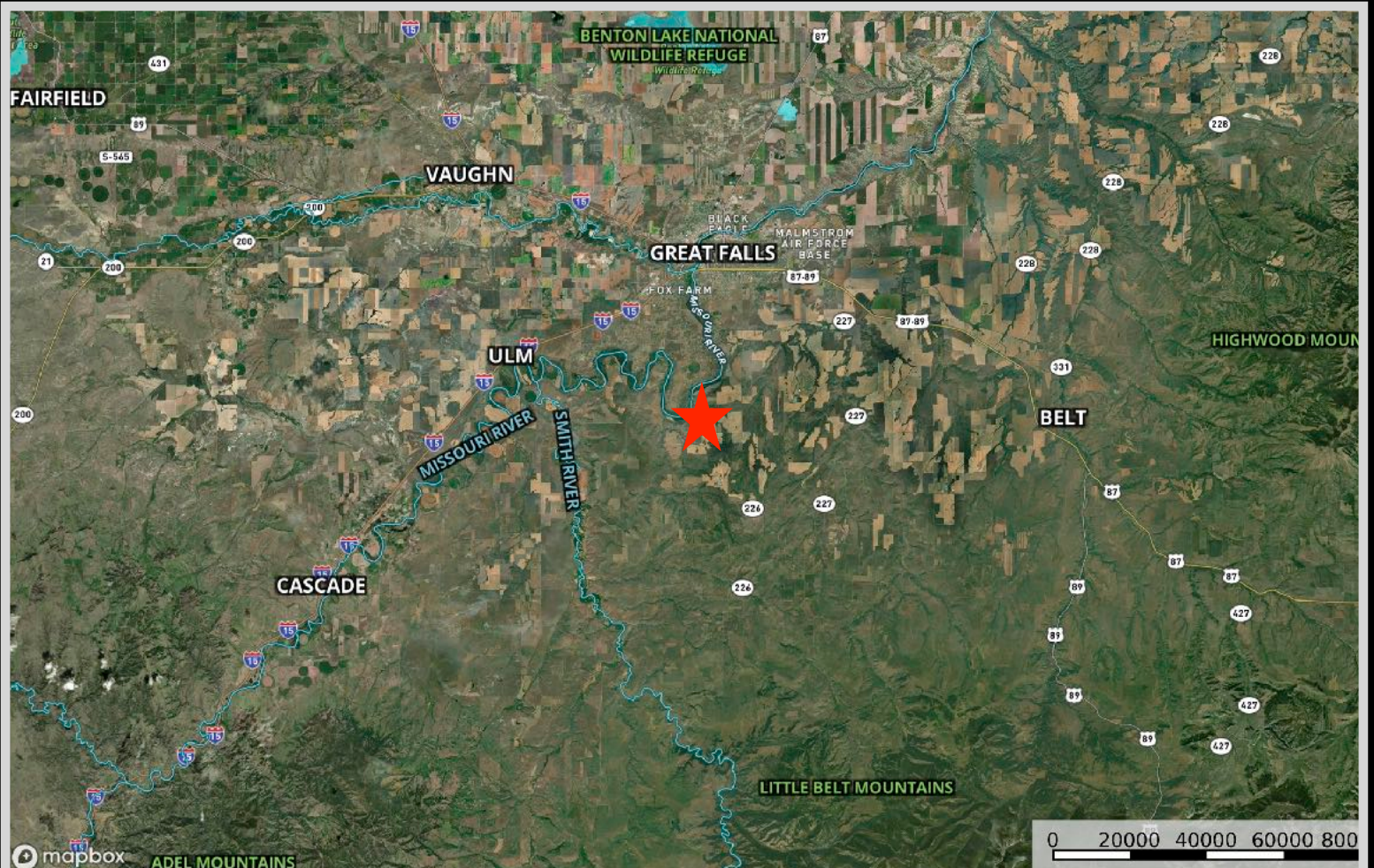
The Freezeout Lake Wildlife Management Area is located between Fairfield and Choteau and is known for the massive snow geese and tundra swan migrations that take place in the spring and fall.

Giant Springs State Park

The Lewis and Clark Expedition in 1805 discovered Giant Springs State Park. The crystal-clear water originates in the Little Belt Mountains and takes twenty-six years to reach the springs! It is no wonder it is the most visited state park in Montana. The park sprawls out over 4,500 acres and is centered around the "Mighty Mo" (Missouri River). Many people utilize the park's twenty miles of trail to bike, hike, walk, bird watch, or just enjoy the scenery. The park also features waterfalls for which Great Falls was named. Be sure to visit the fish hatchery while at the park. The monster trout raised here are quite a sight! Fishing is fantastic here. Once named the shortest river in the world, the Roe River flows out into the Missouri. This state park is one of Montana's gems!

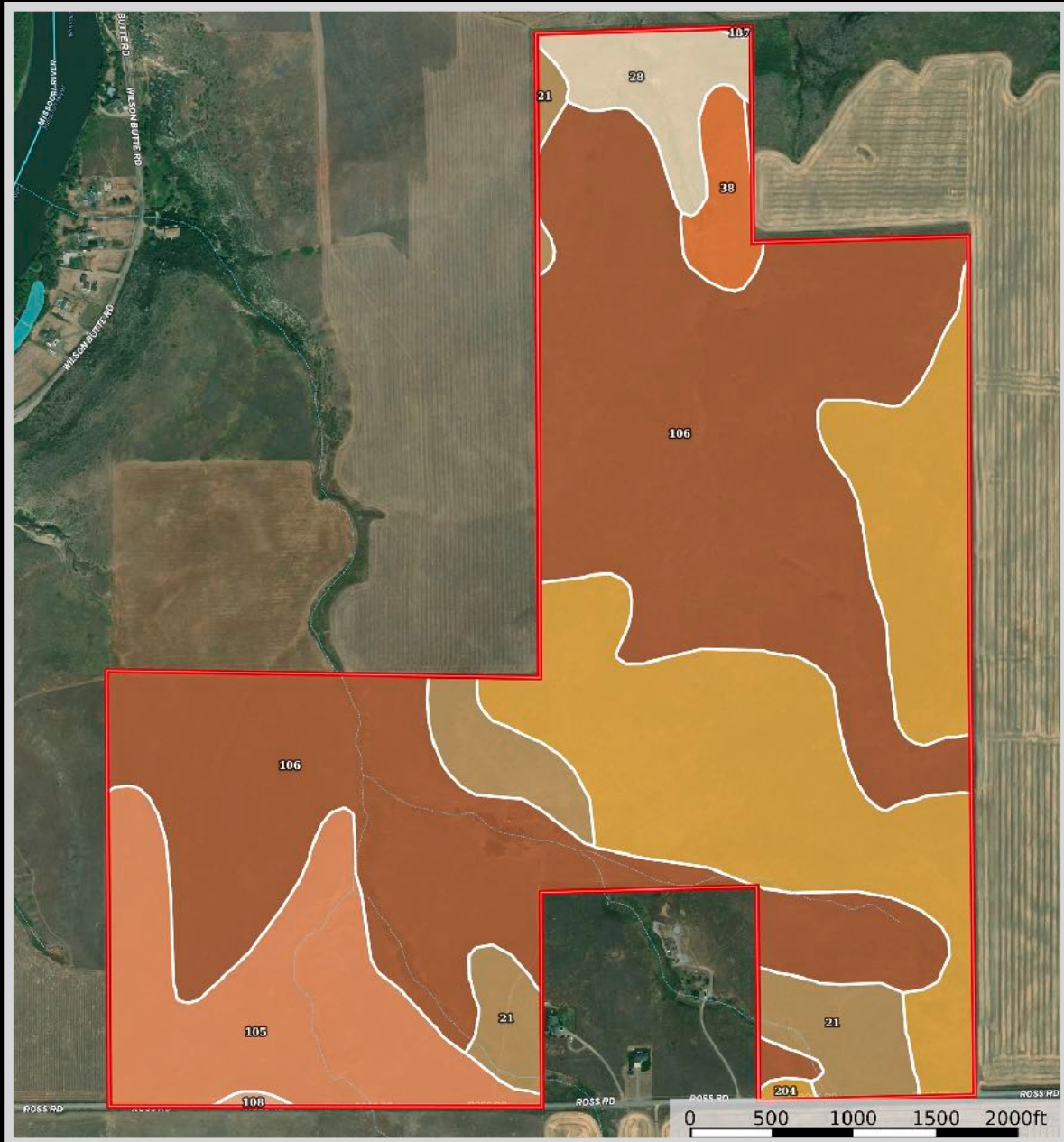


Property Maps



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.

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
106	Ipano-Hillon complex, 4 to 10 percent slopes	249.1	51.82	0	32	4e
204	Timberg-Castner complex, 2 to 10 percent slopes	114.04	23.73	0	27	4e
105	Ipano-Hillon complex, 0 to 4 percent slopes	58.04	12.07	0	33	3e
21	Big Timber-Castner complex, 8 to 30 percent slopes	33.24	6.92	0	14	7e
28	Bitton and Roy soils, 10 to 65 percent slopes	16.12	3.35	0	7	7e
38	Castner-Sinnigam complex, 2 to 15 percent slopes	9.22	1.92	0	17	7e
108	Ipano-Ticell loams, 4 to 10 percent slopes	0.71	0.15	0	28	4e
187	Tally fine sandy loam, 2 to 8 percent slopes	0.2	0.04	0	25	4e
TOTALS		480.67(*)	100%	-	28.55	4.24

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Precipitation Map

