

CORDER

AND ASSOCIATES, LLC



Opportunity Acres

NHN Rd. 440 E., Havre, MT 59501

Offered at \$575,000



Presented Exclusively by
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Property Information

Lot Size: 160.421 deeded acres

Taxes: \$549.59 (2025)

Legal: S11, T32 N, R16 E, ACRES 134.62, NW, W2NE, & TRACT 1 OF COS 575681 IN THE N2S2 EXCEPTING TRACT 1 OF COS 575429 IN N2NE, TRACT 1-1 OF COS 607148, & LOT 1 OF COS 609375, COS 619649; S02, T32 N, R16 E, PT SW4SE4

Utilites: None

Water: Well 33 GPM

Water Rights: Yes

Outbuildings: Polebarn/hayshed 32' x 60'

Fencing: Perimeter and cross fencing; New in last two years; Woven, barbless, & barbed wire

Covenants/HOAs: None

Legal Access: Yes via County Rd. 440

Hunting District:

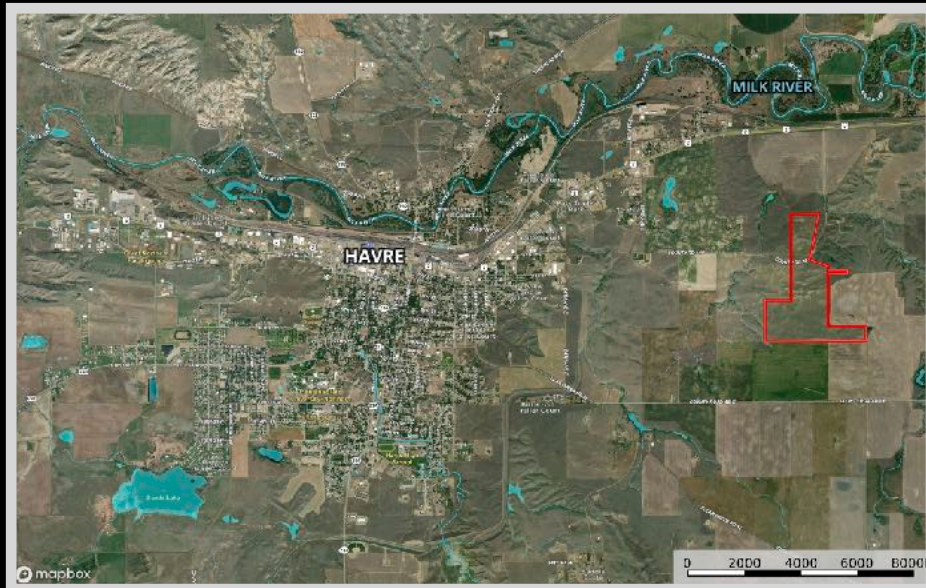
Executive Summary

Traversed by County Road 440, this 160.42 acre tract captures the essence of the Hi-Line. Native grasses provide excellent grazing for livestock or horses, while the land itself invites a full spectrum of outdoor pursuits including horseback riding, hiking, biking, dirt biking, ATV riding, and year-round recreation. A newly developed well pumps an impressive 35 gallons per minute, supporting future home construction, livestock needs, or expanded improvements. A 32' x 60' pole barn/hay shed is already in place and offers exceptional versatility—easily convertible into a shop or a full-service barn. Posts are in place on the west side for stall buildout, and the east-side lean-to is ready for completion. With ample room to add an arena or even a boarding facility, the property is well-suited for equestrian or agricultural use. The southeast corner of the property transforms seasonally into a true bird sanctuary, collecting spring runoff that often holds water through summer and into fall. This natural wetland creates ideal nesting habitat and makes the property a haven for birdlife and upland game hunters alike. Wildlife is abundant, with opportunities to hunt antelope, deer, upland birds, and other game. Recreation extends beyond the property lines as well. Nearby Fresno Reservoir offers outstanding boating, fishing, camping, and water recreation, while the surrounding landscape provides endless opportunity for exploration and outdoor enjoyment. Additional features include a small gravel pit located on the north end of the property, adding practical value for roadwork or future improvements. Whether you envision building a home surrounded by open space, creating an equestrian setup, or securing a recreational retreat with exceptional views and proximity to town, this property offers freedom, scenery, and lifestyle.



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

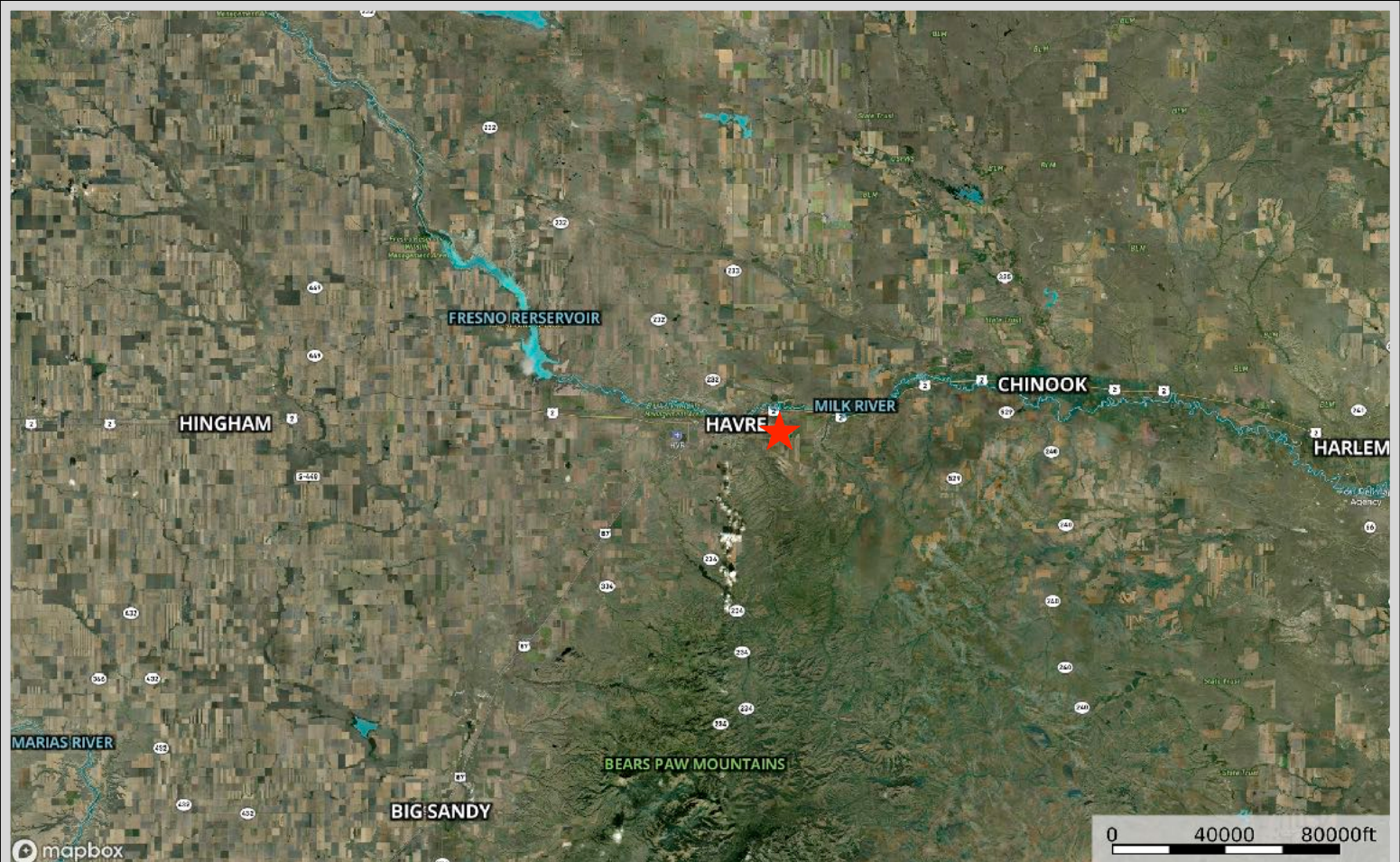
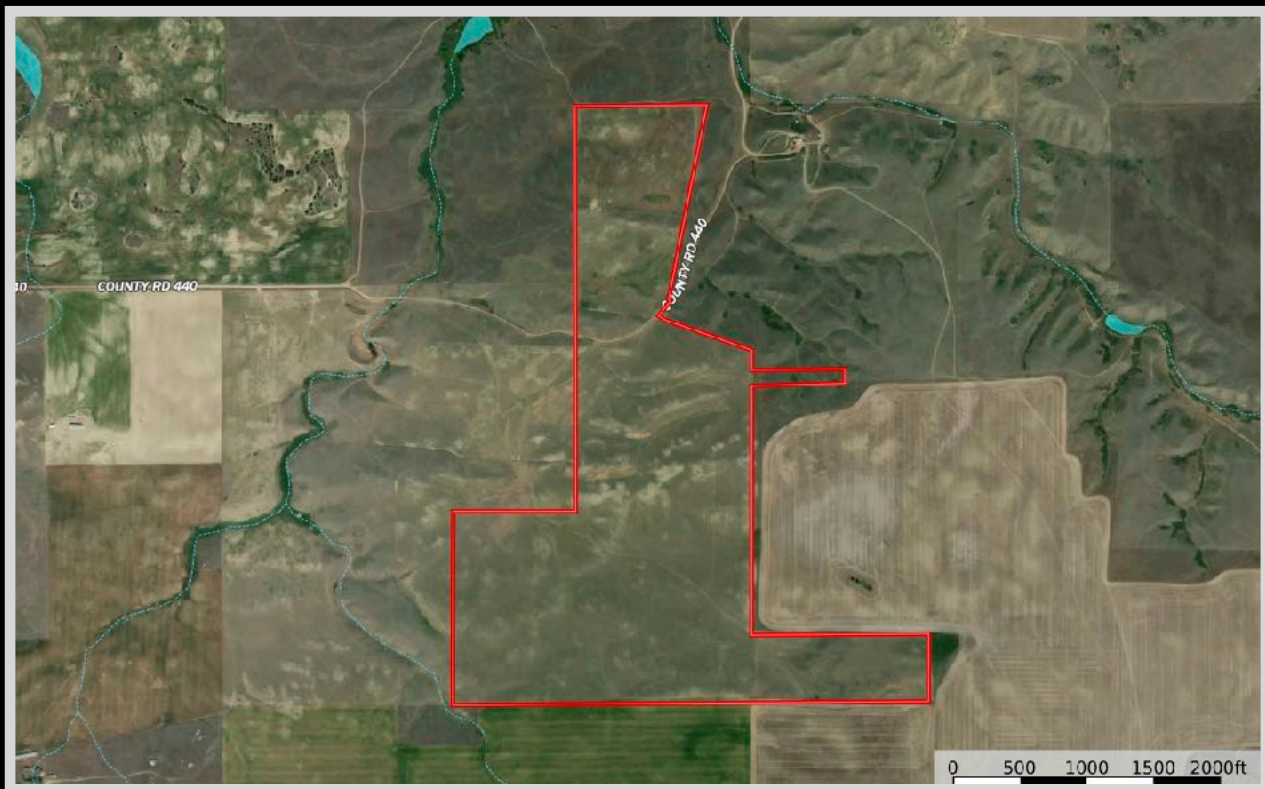
Soak in the only hot springs in the northern tier of Montana. Coming from a 3,200-foot deep well, 900 gallons of 108-degree water pumps through per minute to continuously heat a natural and chemical-free pool. The spring water contains beneficial minerals such as silica, sulfate, calcium, magnesium,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