

# ROCKY MOUNTAIN FRONT ACREAGE

## Pendroy, Montana

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LOCATION: This unique property is located thirteen and a half (13½) miles west of Pendroy, Montana and approximately thirty-five miles northwest of Choteau, Montana. Great Falls is one hundred (100) miles to the southeast of the property and home to an International Airport.

Situated on the majestic Rocky Mountain Front where Montana's simply refer to this part of the state as "The Front." The northern boundary of the Eastern Front begins at the south end of Glacier Park and stretches south for 110 miles to the Dearborn River. The Front is a grand sweep of jagged limestone peaks, walls, reefs and deeply cut canyons.

The front itself is a diverse wilderness range with an intrinsic value of unequalled wildness, but much of its mystique comes from what lies on either side. The western horizon is filled by the 2.5 million acres of the Bob Marshall and Great Bear Wilderness, of which The Front is an integral part. Immediately east of the Front stretches a virtually undeveloped expanse of foothills and prairie in private, State and Bureau of Land Management ownership. This makes Montana's share of the Rocky Mountain Front the last, largest unspoiled meeting of mountains and plains between Canada and Mexico.

The Bob Marshall Wilderness is considered the nation's premier wilderness area. Designated the nation's first wilderness area, it contains 1 million acres. Later, Congress added the Scapegoat and Great Bear Wilderness area, totaling 1.5 million-acre complex. Big in size, grandeur and legend, "The Bob" is home to almost every big-game species in North America. Go to [www.savethefront.org/index.php](http://www.savethefront.org/index.php) for more information on the "The Bob."



**LOCALE:** The small town of Choteau is approximately 35 miles to the southeast. Choteau is the county seat of Teton County and has a population of 1700 people. The town was named after Pierre Choteau, President of the American Fur Company, who brought the first steamboat up the Missouri. Choteau is small ranching community and offers most services one would expect of a town this size.

Many years ago the area around Choteau was used by dinosaurs as a breeding ground. Egg Mountain is 12 miles to the west of Choteau. It is the site that has yielded more information about dinosaur biology during the Cretaceous period than any other paleontology digs in the world.

**CONSERVATION:** Situated along the east slope of the Rocky Mountain Front and outside of the National Forest Service boundary are several different conservation organizations that have acquired large blocks of land to preserve the land, culture, wildlife and rare plants. West of Choteau is the Nature Conservancy's 18,000 acre Pine Butte Swamp Preserve.



The State of Montana has three large blocks of state land along "The Front" used for Wildlife Management Areas to provide refuges for thousands of elk and deer to winter on and for public use and recreation. They are as follows:

Sun River Game Range 20,000 acres

Blackleaf Game Range 10,000 acres

Ear Mountain Wildlife Management Area 3,000 acres

The Theodore Roosevelt Memorial Ranch founded by the Boone and Crockett Club owns a 6000 acre ranch starting 2 miles west of the subject property that blocks up with the Lewis and Clark National Forest Service boundary. The mission of the ranch is research, teaching, and demonstration of integrated livestock/wildlife conservation that is integral to the economic viability of private and adjacent public lands. The ranch is enrolled in Montana's Block Management Program to offer public hunting opportunities.



#### GENERAL

DESCRIPTION: This unique Rocky Mountain Front Acreage is rolling foothills of the Rocky Mountain Front. This property offers breathtaking views of "The Front" for its backdrop which includes Walling Reef, Mount Frazer and Old Man of the Hills just to name a few peaks.



The Rocky Mountain Front Acreage is six miles from the Lewis and Clark National Forest Service boundary to the west. The State of Montana's, Blackleaf Game Range lies between the subject property and the Forest Service Boundary to the southwest. For more information on the Lewis and Clark National Forest Service go to their web site at [www.fs.fed.us/r1/lewisclark](http://www.fs.fed.us/r1/lewisclark)



This property is in a 16-18 inch annual precipitation zone. Elevations vary from 4660 feet on the eastern boundary and 4880 feet on the northwestern portion.



ACREAGE: The Rocky Mountain Front Acreage comprises a total of 162.24 total acres. All of the acreage is classified as grazing land and found to be native grassland.



IMPROVEMENTS: This property has a 560 square foot log cabin with an open front porch. This cabin was built on a concrete foundation in 1999 and has two bedrooms, three-quarter bath, kitchen and living room. Domestic water is via a cistern, but the property has a drilled well having a flow of 10 GPM. Currently, this well has not been put to use.





The property is fenced around it's perimeter and found to be in fair condition.



**WATER:** A drilled well having 10 GPM is situated on the property, but has not been put to use.

**WILDLIFE:** The Rocky Mountain Front Acreage is home to Deer, Elk, Black Bear, Grizzly Bear, Grey Wolves, Mountain Lion and more. It is a recreational paradise.



Incredibly, all of the large mammal wildlife species that historically roamed this secluded land survive today, including the Wolf, with the exception of the Buffalo. For more information on fishing and hunting go to Montana Fish, Wildlife & Parks web site at <http://fwp.state.mt.us/>

**RECREATION:** Horseback riding, backpacking, hiking, mountain biking, hunting, fishing, down-hill skiing and wildlife viewing are just some of the activities this area has to offer in addition to access to the Lewis and Clark National Forest, Bob Marshall Wilderness and Great Bear Wilderness.



Glacier National Park is only a short one hour drive to the north from the property. It is a land of mountain ranges carved by prehistoric ice rivers. It features alpine meadows, deep forests, waterfalls, glistening glaciers and sparkling lakes. The vistas seen from Going-To-The-Sun Road are breathtaking, a photographers paradise. More information about Glacier Park can be accessed from their web page at [www.nps.gov/glac/home.htm](http://www.nps.gov/glac/home.htm).

TAXES: 2010 Real Estate Taxes wher \$783.

BROKERS COMMENTS: The Rocky Mountain Front Acreage is, without question, the premiere recreational property for sale along "The Front" today. It offers an outstanding opportunity to invest in Montana, "The Last Best Place." For more information about Montana go to [www.visitmt.com](http://www.visitmt.com)



PRICE: \$239,800 cash or possible owner financing.

CLICK ON THE FOLLOWING LINK FOR MORE PICTURES AND MAPS

[\*\*LOCATOR MAP\*\*](#)

[\*\*TOPOGRAPHIC MAP\*\*](#)

[\*\*PLATT MAP\*\*](#)

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