Tiber Reservoir Ranch

1276 Bootlegger Trail, Ledger, MT

$399,000

Presented Exclusively by Trampus Corder, Broker
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CORDER AND ASSOCIATES, LLC
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Property Information

Acres: 80  
Taxes: $1,725 (2018)

Legal: S03, T29 N, R03 E, ACRES 80 E2SE4

HVAC: Electric baseboard, wood stove/window a/c unit

Water/Sewer: Community water/Septic

Fencing: Perimeter barbed-wire

Bed/Bath: 3 bed/3 bath  
Sq Ft: 3,024  
Year Built: 1983

Outbuildings: Detached garage, barn with horse stalls and tack room, corrals, shop, green house, plane hangar

Appliances: Stainless steel refrigerator, dishwasher, stove, microwave, and washer/dryer

Waterfront: Timber Coulee

Executive Summary

Life is all about balance. After a hard day of working cows or a long, hot season of harvest, let the thought of a three-minute drive to a refreshing lake swim or a wind-in-your-hair boat ride at Lake Elwell or Tiber Reservoir get you through it! Who says you can’t have it all with this freshly remodeled home and a location that offers camping, picnicking, boating, fishing, and tons of other recreating opportunities? Your horses, cows, goats, sheep, and chickens will have a dreamy life with lots of room to roam and so will you in this 3-bedroom home that is efficiently set up for your ranching lifestyle. A mudroom lets you wash up in a large sink as well as a washer and dryer to throw in those dirty clothes before walking in to relax in your spacious living area with your tired feet propped up and perched in front of the wood stove. Lounge on your extensive porch sipping on your coffee as the sun comes up promising the beginning of a successful day. New vinyl windows let the natural light shine in on the beautiful details such as the updated tile counters and the contemporary stainless-steel appliances in the deluxe kitchen. Enjoy other new features like a metal roof and siding. The vaulted ceilings expand up into the Big Sky of Montana and a basement lies beneath with a vast area available for a rec/game room and an extensive office. Unwind and host holiday meals where you can take the family out for a pleasurable time on the lake! A home, a place to relax and play, and a place for your livelihood, this acreage really does have all you need!

Local Area

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 campground and picnicking areas, there are over 178 miles of shore line 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!

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.