

**MISSOURI RIVER ACREAGE  
GREAT FALLS, MONTANA**



**LOCATION:** The Missouri River Acreage is located fourteen miles southwest of Great Falls, Montana, fronting on the Missouri River for approximately one-half mile. Only minutes from Great Falls and accessed via Lower River Road for 3.80 miles, taking a right on Wilson Butte Road for 7.40 miles to Russell Ranch Lane. The Missouri River Acreage is at the end of Russell Ranch Lane 2.80 miles.



**LOCALE:** Great falls is Montana's third largest city, located on the Missouri River among the five falls that were both a magnificent spectacle and formidable barrier to early river travel. This area held great significance for the Lewis and Clark Expedition. The explorers were forced to spend nearly a month portaging around the falls in June 1805. Great Falls is home to the Lewis and Clark Interpretive Center. [www.lewisandclark200.gov/mt.cfm](http://www.lewisandclark200.gov/mt.cfm)



In 1882, Paris Gibson, a Minneapolis city planner and engineer, recognized the potential in the area's abundant resources and central location, and with the backing of railroad magnate James J. Hill, became the city's first developer. Eight years later, the first of five dams to harness the mighty Missouri were completed. Gibson's legacy was a carefully planned city incorporating 56 parks – a heritage of beauty that makes Great Falls unique today.



Great Falls has a metro area population of approximately 80,000 and enjoys a moderate climate with clean, pure air, low humidity and long days of sunshine. “Chinook” winds make most winter days warmer and more pleasant. Great Falls is where the mountains meet the plains and straddles the mighty Missouri River and the smaller Sun River in the heart of some of Montana's best farm and ranch land. Great Falls is home to an International Airport. Go to [www.greatfallsonline.net](http://www.greatfallsonline.net) for more information about Great Falls and surrounding area.

Great Falls is situated in Central Montana between Glacier and Yellowstone National Parks. Glacier National Park is a short 170 miles from Great Falls to Saint Mary's Lake, the east entrance of the Going To The Sun Road. Glacier is a land of mountain ranges carved by prehistoric ice rivers. It features alpine meadows, deep forests, waterfalls, about 50 glistening glaciers and 200 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](http://www.nps.gov/glac)

Central Montana is the real west that famed cowboy artist Charlie Russell loved to paint. The legendary Western Artist, Charlie Russell learned the ways of the cowboy and mountain man here in Central Montana, and the landscape and drama that unfolded here as they settled the west inspired many of his most famous paintings. For more information on Charlie Russell to [www.cmRussell.org](http://www.cmRussell.org)

Enjoy the wide-open and uncrowded space of Central Montana, offering outstanding year around recreational opportunities out your front door.



Great Falls is the medical hub for Central Montana, serving over fifteen counties and more than 225,000 residents. Benefis Health System brings the largest hospital to Montana and the largest non-governmental employer in the greater Great Falls area, with 2,300+ employees. Go to [www.benefis.org](http://www.benefis.org) for more information on Benefis Health System.

Agriculture, livestock and defense form the backbone of the industrial base, which supports Great Falls. As a trade center, Great Falls markets more of Montana's grain and livestock production than any other city.

**ACREAGE:** The Missouri River Acreage is comprised of 60 acres within the Charles M. Russell River Ranch Subdivision. The 60 acres is comprised of three separate lots, all contiguous and having approximately one-half mile of frontage along the Missouri River. The southern half is open fields utilized for small grain production totalling 35.30 acres. Scattered in the middle of the grain production fields are large groves of mature Cottonwood trees providing excellent habitat for Upland Game Birds and Pheasant



The northern portion of this unique acreage is mostly timbered with mature Cottonwood and Box Elder trees that provide a natural habitat for an outstanding population of White Tail Deer.



The Missouri River Acreage situated only minutes from town and situated at the end of the road gives one unparalleled privacy and seclusion.



Good building sites are found on this acreage that lend well to the privacy and seclusion one would

expect from this acreage. The Missouri River Acreage due its location along the river does have some issues regarding floodplain. The majority of this acreage is considered in the flood fringe and building may be done above the base flood elevation of 3332 feet. Elevations have been shot on the subject property verifying the buildable locations.

**RECREATION:** The Missouri River offers unlimited fishing and boating out your front door. Wildlife abounds on this property for your viewing enjoyment or hunting. For information on fishing and hunting go to Montana Fish, Wildlife and Parks web site at <http://fwp.statet.mt.us/>



The Missouri River Acreage is centrally located in the heart of some of Montana's premier recreation opportunities out your front door. Within an hour drive in any direction, the following are just some of the many recreational opportunities:

1. Rocky Mountain Front with access into the Bob Marshall, Scapegoat and Great Bear Wilderness.
2. Fly fishing Montana's Blue Ribbon Missouri River
3. Boating at Holter Lake and Gates of the Mountains
4. Floating the Renowned Smith River
5. Access to thousands of acres of public land within the Lewis and Clark National Forest Service for horseback riding, hunting and fishing
6. Follow the footsteps of the Lewis and Clark Expedition
7. Downhill skiing, snowmobiling and cross-country skiing on Kings Hill Pass

**TAXES:** 2007 taxes were \$305.22

**PRICE:** Lots priced at \$295,000 or \$850,000 for entire acreage. Lot 28, the middle lot may not be sold first.



**BROKERS COMMENTS:** The Missouri River Acreage is, without question a premiere property to build your dream home overlooking the Missouri River with room for your horses. Rarely does acreage of this size or caliber come on the market only minutes from Great Falls offering country living with the amenities of town. This is 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)



**DISCLOSURE: NOTE:** The information contained herein has been supplied by the Owner to Holiday Realty and/or compiled by Holiday Realty from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate and the reader of this brochure should independently verify all such information, i.e., the number of acres involved, classification of those acres, carrying capacity, estimates of productivity or yield, water rights, etc. Maps are for orientation purposes only. Boundary lines are drawn as accurately as possible, but are not exact. These maps are not to be construed as either a survey or a legal description. Acreages are stated for information only. This property is being sold by the tract or unit and exact acreage's are not warranted or guaranteed by the seller or agent.

**FOR MORE INFORMATION:**

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