

# CORDER

AND ASSOCIATES, LLC



*Savvy Investment, Steady Income*  
2501 St. Charles St., Fort Benton, MT 59442

*Offered at \$250,000*



*Presented Exclusively by*  
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# Property Information

**Lot Size:** 0.964 deeded acres

**Taxes:** \$2,845.28 (2025)

**Legal:** MILITARY ADD (FORT BENTON), S14, T24 N, R08 E, BLOCK 101, LTS 11-20

**Year Built:** 2015

**Outbuildings:** 10 storage unites; 6 grain bins; 18' x 45' storage building

## Rates/Income Potential:

Storage Units - \$60/mo

Grain Bins - \$19,000/yr

**Fencing:** Chain link



## Executive Summary

Here's your chance to step into commercial real estate with a simple, proven, income-producing asset in Fort Benton, Montana. This 0.964± acre fenced property includes 10 storage units, 6 grain bins, and an 18' x 45' storage building creating multiple streams of revenue right from day one. Current rates show strong potential, with storage units renting at \$60/month and grain bins generating approximately \$19,000/year. The best part? There's room to grow. With nearly an acre of usable land, this property offers the opportunity to add more storage units, increase monthly income, and build long-term equity over time. Whether you're a first-time investor looking for your first cash-flowing property or someone ready to expand a portfolio, this is the kind of asset that's easy to understand, easy to manage, and built for steady demand in an agricultural community.

## Local Area

The small town of Fort Benton, MT has the charm to leave a big impression on the hearts of many. For example, Forbes named Fort Benton one of the fifteen prettiest towns in America, and National Geographic Travelers warns tourists not to miss Fort Benton.

Community cordiality is a reoccurring theme in the town known as the Birthplace of Montana, so you can expect a friendly wave from the passerby. History is rich in this area and history buffs often seek the information

that the local museums, trails, and monuments have to offer. Fort Benton is a living tribute to the days when the West was wild where you can walk in the footsteps of Lewis and Clark! Additionally, Fort Benton is located on the banks of the mighty Missouri River giving it a unique and spectacular perspective of wildlife and views. Here you can walk on the same riverbank as Lewis and Clark and the Corp of Discovery did two hundred years ago. Float the majestic Missouri River, stroll Front Street, shop the accommodating stores, hit up a landmark event, or relax and journey back in time at the historic Grand Union Hotel. This fascinating region defines Big Sky Country with its brilliant blue sky overhead, the Majestic Rocky Mountains awaiting in the distance, and the friendliest people you will find in the state.



## Area Attractions

Central Montana features some of Montana's best representation of the rolling plains and rugged mountain ranges. Recreational and cultural opportunities display Montana's Western past and illustrate the beauty of its present.

### Missouri River

Get swept away on this majestic river that offers up memorable float trips and big fish! From Fort Benton to the North Dakota border, the Missouri River flows through beautiful scenery and peaceful environments. Access to this portion of the river is limited due to the towering canyons with fascinating rock formations and large arid buttes. This allows floaters and anglers the peace and serenity they long for. The Missouri River is a large part of the area's history. Its blue waters offer anglers the opportunity to catch huge Northern Pike, Walleye, Catfish, and

Smallmouth Bass. The high nutrition of the water allows fish to get big...and the stories are even bigger! Longer float trips on this portion of the river are popular and can be scheduled with local outfitters. Canoeing and kayaking are part of the activities that locals and tourists partake in all while casting in a line to try their luck. Further down the river, the Missouri River Breaks astonish floaters and historians dropping their jaws in sheer awe at



## **Highwood Mountains**

*In Chouteau County near Belt and Highwood, Belt Creek and Highwood Creek provide Brook Trout fishing. The deep pools along the cliffs and rock formations are great for fly fishing or for catching bigger trout. The isolated island range of the Highwood Mountains is a popular destination for camping, fishing, ATV-ing, horseback riding, hiking, and enjoying a fantastic scenic drive. There is a campground with maintained sites and a scenic mountain drive that takes you through several creek crossings, mountain meadows, and gorgeous forests until you reach Geyser, Montana. The Highwood Mountains are located in Cascade, Chouteau, and Judith Basin counties. National Forest System land covers much of the range. The landmasses range from foothill grasslands to Missouri Breaks and unglaciated high plains. Wildlife is abundant as you drive past farm fields and ranches. It isn't uncommon to meet a cattle drive! Moose, black bear, bald eagle, fox, coyote, white-tailed and mule deer, and mountain lion are some animals you can catch glimpses of.*

## **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.*

## **Hunting**

*Hunting is a Montana tradition. Central Montana still lives up to that tradition. Residents and nonresidents alike enjoy hunting a variety of big game animals and upland game birds. For non-residents, the permit application deadline for deer and elk hunting in Montana is April 1. Antelope hunting license deadline is early June. The Montana Fish, Wildlife and Parks website has forms and more information about licenses. The Highwood Mountains are excellent elk hunting, but you must be drawn for a special tag. The grain fields that encompass this region supply food for antelope, white-tailed and mule deer and game birds. The coulees are essential cover for game as they are going to and from the river for hydration and lush vegetation.*



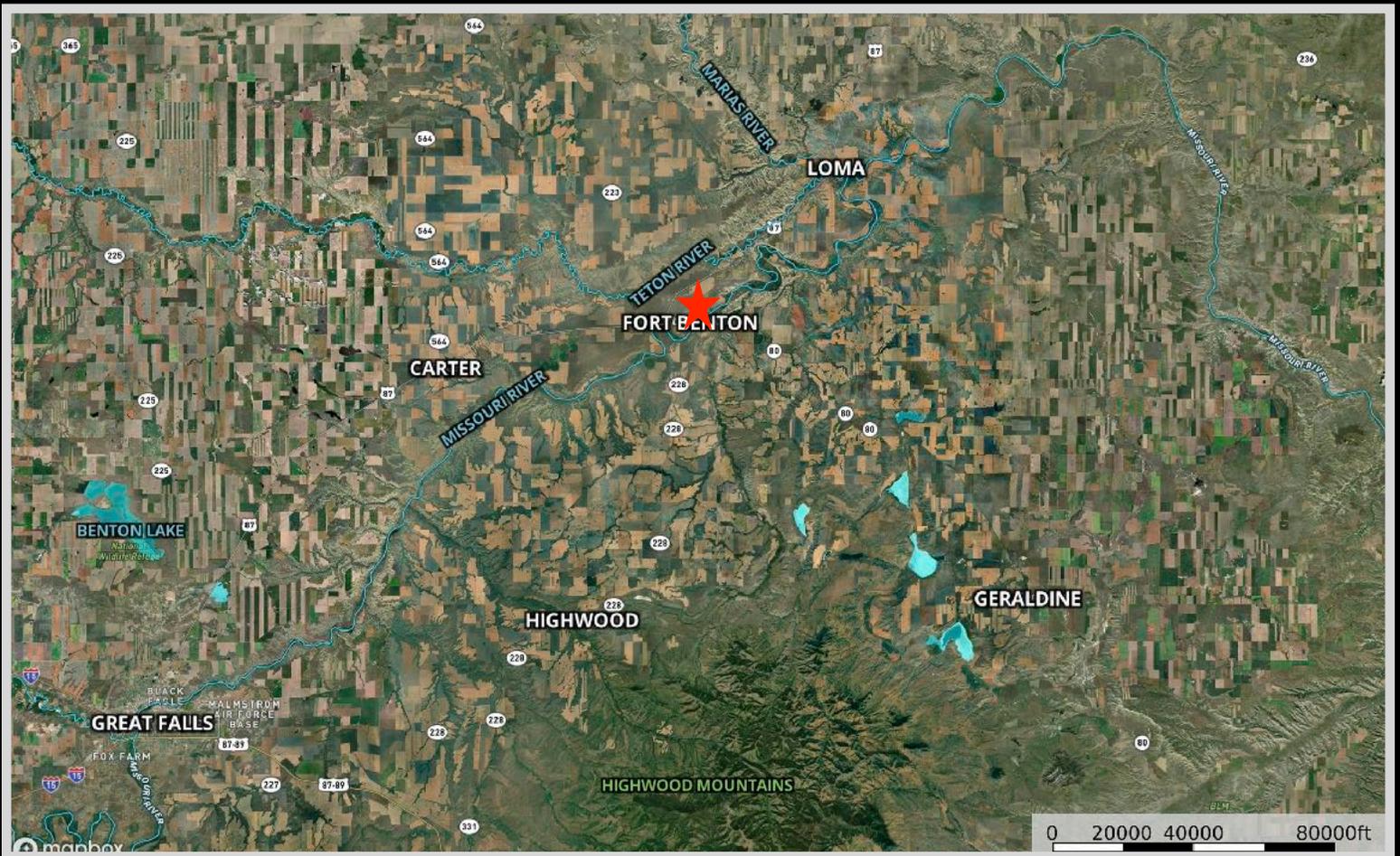
*If you are a bow and arrow hunter, be sure to check archery requirements. A bow license, in addition to the proper hunting license, is required during Archery Only Season for any species or to archery hunt in an Arch-Equip only area or hunting district.*

*Upland game bird licenses, including licenses for pheasants, may be purchased over the counter along with your conservation license. Hungarian Partridge and several varieties of grouse are common in Central Montana. Turkey licenses are also sold over the counter except for special spring and fall turkey hunts. Hunting for Montana migratory birds requires a Montana migratory bird license and a federal waterfowl stamp.*



*The Block Management program managed through Montana Fish, Wildlife and Parks offers access to private land from 1,230 landowners and covers 7.4 million acres of land. There is no charge to hunt on Block Management land. A Hunters Access Guide is published each year giving details about the program, and it is usually available by August 15. Central Montana also has public land managed by the U. S. Forest Service and Bureau of Land Management.*

# 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.