

CORDER

AND ASSOCIATES, LLC



Riverview Residence & Professional Pursuit

1720 Front Street, Fort Benton, MT 59442

Offered at \$449,000



Presented Exclusively by
Staci Corder, **Broker/Owner**

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Property Information

Lot Size: 0.26 acres

Taxes: \$4,780.00 (2022)

Legal: AMD PLAT OF FORT BENTON ORIGINAL TOWNSITE AND ADDITION TO TSTE OF FT BENTON, S23, T24 N, R08 E, BLOCK 019, LOT B COS 171A

Year Built: 1955

Square Footage: 2,810

Water: City water; Well

Outbuildings: Greenhouse (2) — 30' x 60' and 110' x 21'

Special Enhancements/Extras: 5' x 15' Cooler; Office; Back store room; Website, Facebook page, and name accompany sale

Profit and Loss Statements: Available with prequalification



Apartment Information

Bed/Bath: 3 bed/2 bath

HVAC: Gas forced air

Appliances: Refrigerator, stove, dishwasher

Garage: Attached single car

Special Enhancements/Extras: Hardwood floors; Overlooking Missouri River; Electric fireplace; Oversized master bedroom with jetted tub

Experience this property virtually!

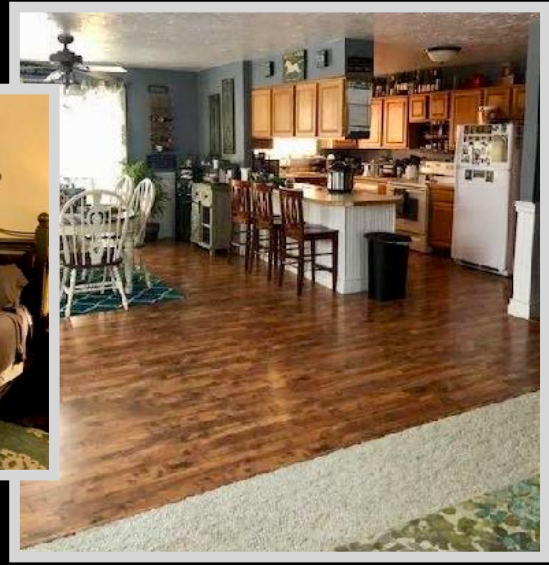
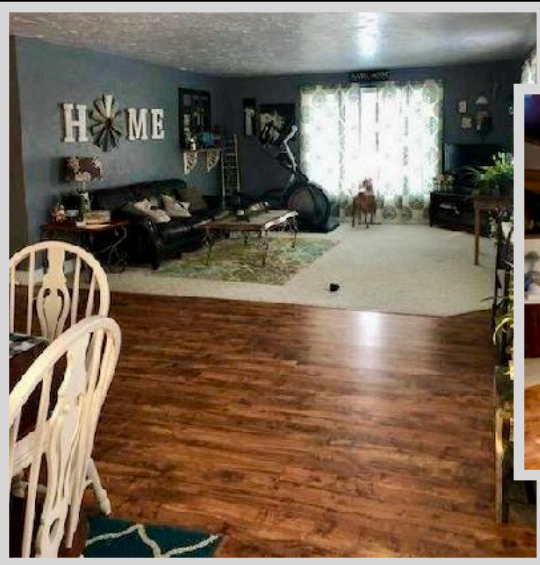


Key Highlights

- Well-established business
- Loyal customer base established through personalized customer serviced
- Supplier relationships have been nutured ensuring consistent and quality inventory
- Prime location with Missouri River frontage
- Diverse product porfolio — variety of fresh flowers, plants, and gift shop products



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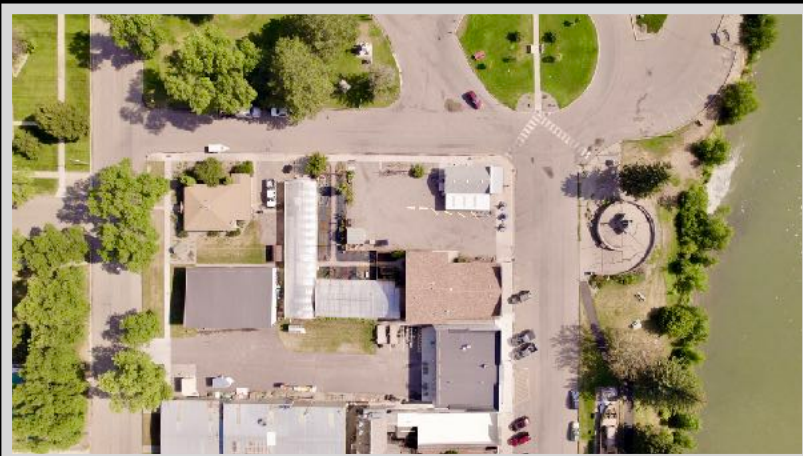


Executive Summary

Bring your business or ideas! Situated on the picturesque Missouri River in the heart of Fort Benton, Montana, this property offers a unique opportunity for prospective owners to establish a thriving business or pursue innovative ideas. The versatile building presents many possibilities, from launching a local landscaping venture, cultivating fresh produce for nearby eateries, maintaining a floral business, or leasing the storefront to a retail enterprise.

The property features a lavish 2,810-square-foot upstairs apartment with three bedrooms and two bathrooms. The spacious living area is adorned with hardwood floors and offers stunning views of the river, making it a delightful living space. This apartment could serve as the owner's residence while managing the business or as a rental property generating \$1,500 to \$2,000 per month. Given the high demand for rentals in Fort Benton, this presents a lucrative opportunity.

The retail section includes a 15' x 5' cooler area, a shelved storeroom, and an office, providing ample space for various business operations. Additionally, the property features two greenhouses to support a floral business to cater to weddings, social gatherings, proms, holidays, parties, and memorials. It also serves as a central hub for supplying seeds and plant starts for gardening enthusiasts. Whatever your vision, explore this space and its surroundings to unveil its vast potential.



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Local Area

Small town 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

Fort Benton



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, and shop the accommodating stores, hit up a landmark event, or relax and journey back into 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 of the unique and formidable landscape.

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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.

Hunting

Hunting is a Montana tradition. Central Montana still lives up to that tradition. Residents and nonresidents alike enjoy hunting various 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 license information. The Highwood Mountains are excellent for elk hunting, but you must be



drawn for a special tag. The grain fields in 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.

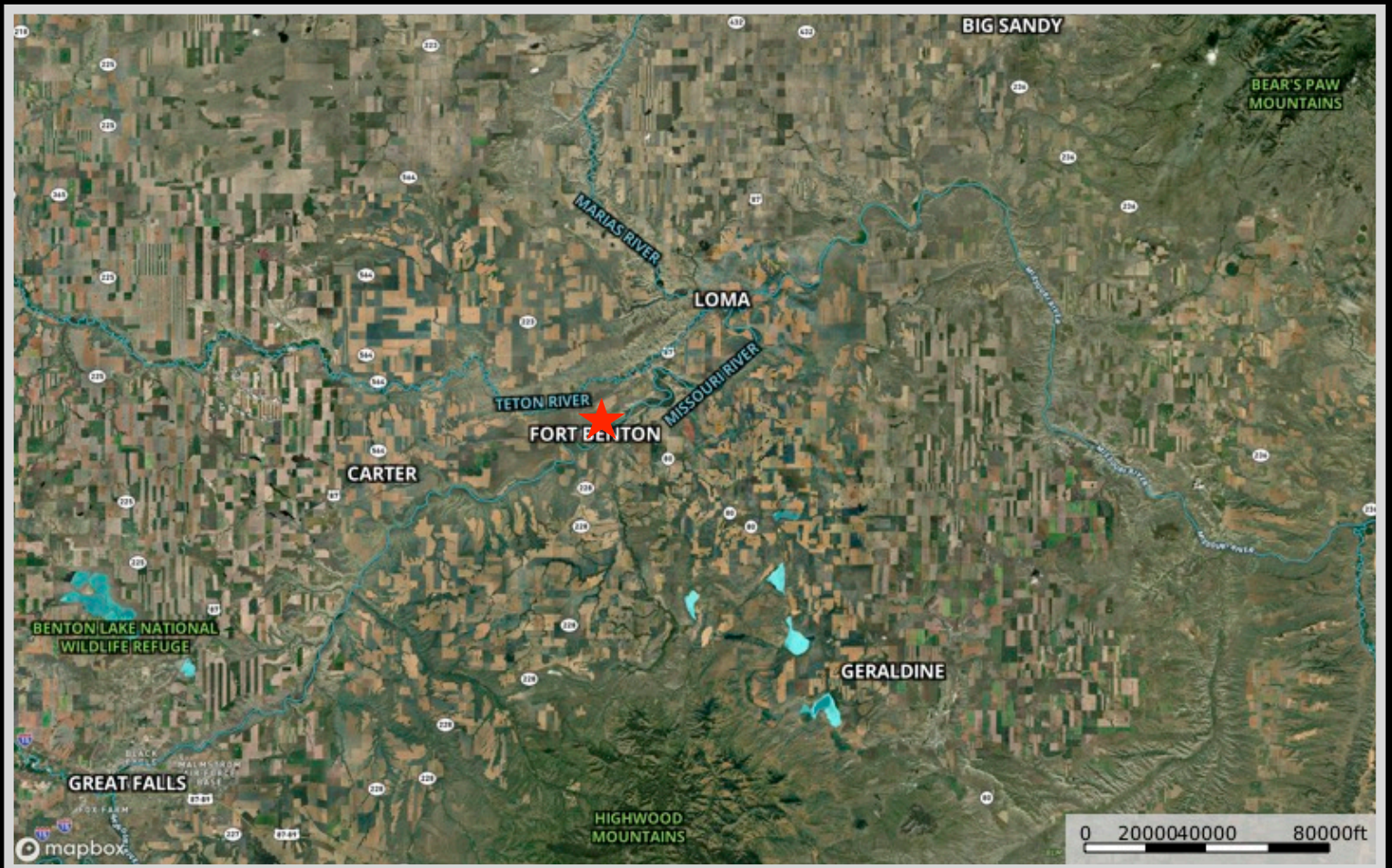
The Block Management program managed through Montana Fish, Wildlife and Parks offers access to private land from 1,230 landowners and covers 7.4 million acres of land. There is no charge to hunt on Block Management land. A Hunters Access Guide is published each year giving details about the program, 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.

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.



Property Maps



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