

# CORDER

AND ASSOCIATES, LLC



*The Grand Opportunity*  
11 E. Washington Ave., Chester, MT 59522



*Offered at \$310,000*

*Presented Exclusively by*  
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# Property Information

**Lot Size:** 0.289 deeded acres

**Taxes:** \$1,935.66 (2024)

**Legal:** CHESTER ORIGINAL TOWNSITE, S21, T32 N, R06 E, BLOCK 002, LTS 1-2-3

**Year Built:** 1911

**Square Footage:** 4,156

**HVAC:** Gas forced air; Air conditioning unit

**Water/Sewer:** City

**Licenses:** Liquor license

**Equipment Included:** POS system; Wares inventory; Security/fire system; Shed

**Living Quarters:** 1 bedroom/1 bathroom; 1,107 sq. ft.



## Executive Summary

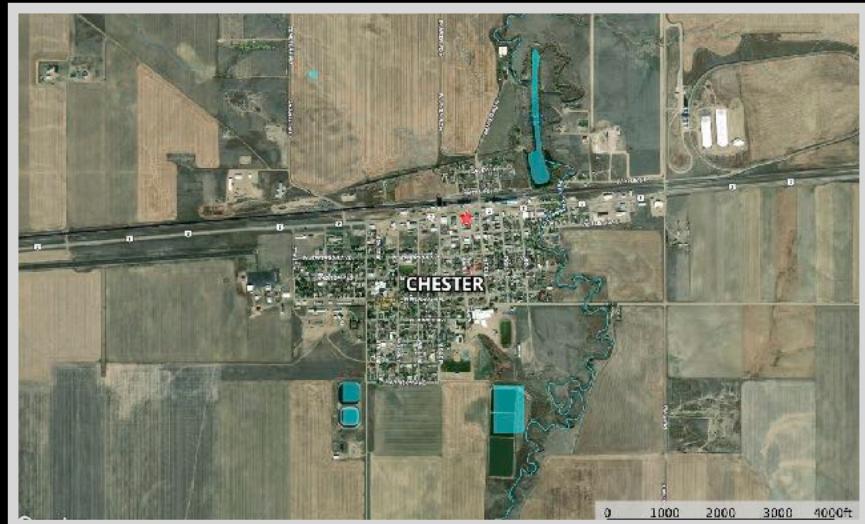
Step into opportunity and community with *The Grand Bar*, a beloved local gathering spot right on Highway 2 in Chester, Montana. Perfectly positioned in the heart of town, this property captures steady traffic from locals and travelers alike — from farmers and ranchers to hunters, anglers, and boaters headed to nearby Tiber Reservoir. The Grand Bar offers a welcoming bar and restaurant space that's full of potential, whether you continue its long-standing tradition as a local watering hole or put your own creative spin on it. There's room to build your brand, serve great food and drinks, and become part of the close-knit Chester community. Adding to its appeal, the property includes comfortable on-site living quarters with one bedroom and one bathroom — ideal for an owner/operator who wants to enjoy the convenience of living where they work or for use as a rental unit. Chester is a friendly Hi-Line town where neighbors know each other, visitors are welcomed warmly, and the pace of life is just right. With Highway 2 frontage, steady local support, and strong seasonal traffic, *The Grand Bar* offers both lifestyle

and livelihood — all wrapped up in one great Montana opportunity.



## Local Area

Amid the wheat fields and the rolling plains is the small community of Chester, Montana. This north-central town lies halfway between Havre and Shelby on Highway 2 with the picturesque Sweet Grass Hills as a backdrop. In 1910 the town was incorporated after being named for the first telegraph operator's hometown in Pennsylvania. The small close-knit community is mostly comprised of farmers and ranchers as the area is a fertile part of the Golden Triangle. Learn more about the homesteaders at the Liberty County Museum and Liberty Village Arts Center & Gallery.



## Area Attractions

### Tiber Dam-Lake Elwell

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 campgrounds and picnicking areas, there are over 178 miles of shoreline 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!



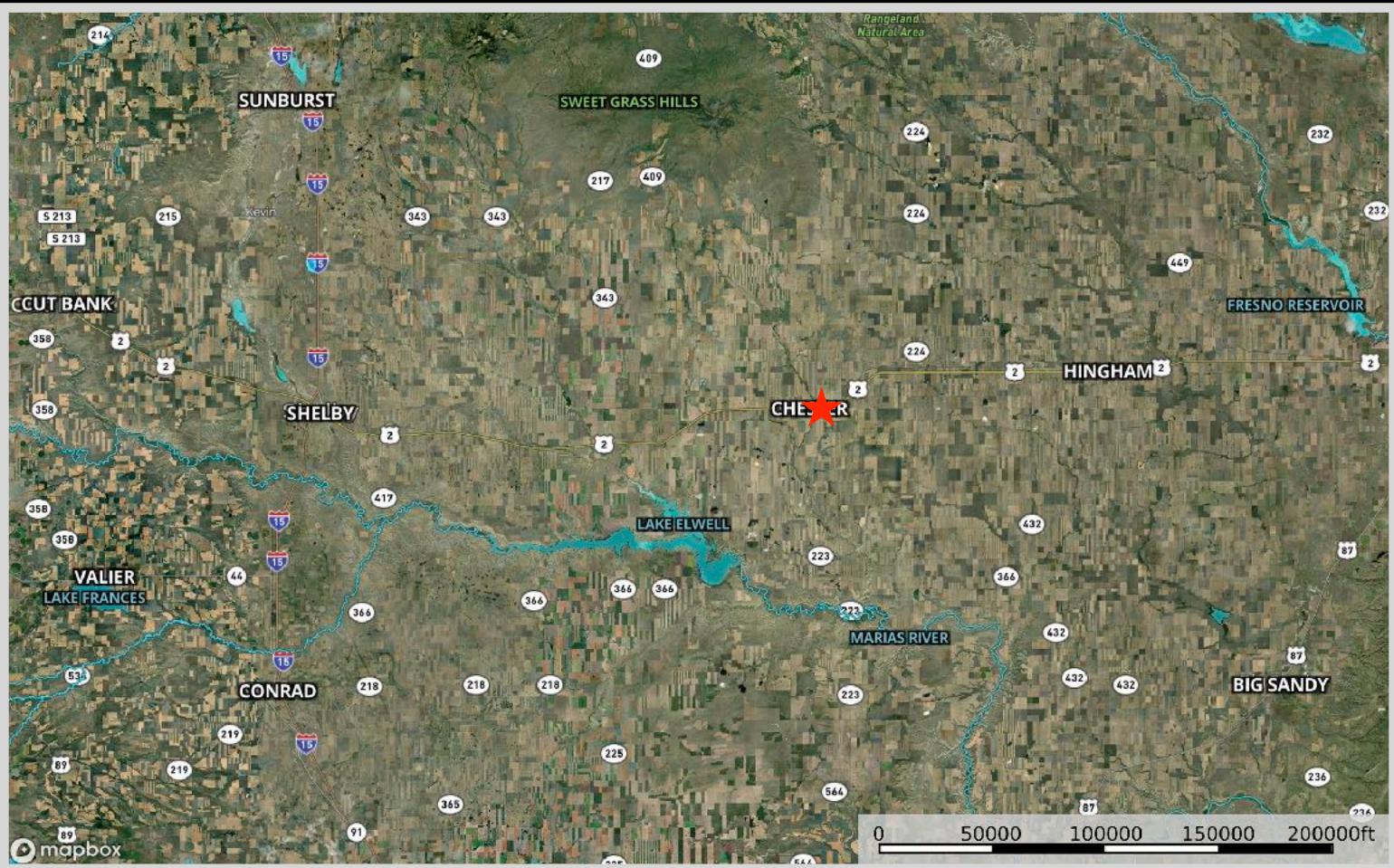
### Fishing the Marias River

The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber Reservoir. Walleye is the most abundant game fish, and every summer, there is a fishing tournament to declare the best fisherman. Walleye use the upper portion of the Marias for spawning thus the population remains in the river throughout the summer. Cold-water game fish such as Rainbow Trout and mountain whitefish inhabit this portion of the Marias but are lower in numbers. Northern pike, yellow perch, and burbot are other fish species that anglers seek. The non-game fish that inhabit these waters include common carp, Flathead chub, lake chub, emerald shiner, fathead minnow, longnose dace, and Rocky Mountain sculpin.

### Sweet Grass Hills

Located in north-central Montana along the Canadian border, the Sweet Grass Hills are an isolated mountain range that invites hiking and wildlife viewing of deer, antelope, elk, fox, golden eagles, and grouse! The Sweet Grass Hills are comprised of three buttes: the West Butte, Middle Butte, and East Butte. Hardly hills, these towering peaks reach 3,000' in elevation! The Hills are a result of igneous activity that occurred about 50 million years ago. Take the Sweet Grass Hills Backcountry Drive for 66 miles of remote and unique scenery.

# Property Map



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.