

CORDER

AND ASSOCIATES, LLC



Sun Meadow K9 Sanctuary

45 Taft Road, Great Falls, MT 59404

Offered at \$600,000



Presented Exclusively by
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Property Information

Lot Size: 26 +/- acres

Taxes: \$1,015.87 (2022)

Legal: S35, T21 N, R01 E, TRACT 7A OF AM PLAT
2018-37 SUN RIVER MEADOWS

Year Built: 1996 (Full remodel in 2022)

Bed/Bath: 3 Bed/2 Bath

Square Footage: 1,232

HVAC: Gas forced air; Central air conditioning

Garage: Heated 2 car

Water/Sewer: 1500 gal cistern/Septic

Appliances Included: Stove, dishwasher, refrigerator,
dryer

Covenants/HOAs: No Covenants; Sun Meadows
Road Association \$225/yr

Special Enhancements/Extras: New metal roof;
Gutters replaced; Newer windows and trim;
Woodstove; Rinnai tankless water heater; New luxury vinyl plank flooring throughout; 100-yard shooting
range; New sinks, bathtub, shower, and countertops

Zoning: Residential with permit for commercial business



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Business Information

Business Description: AKC Registered Labrador and Beagle Breeding Facility

Year Established: 2005 Dr. Doug is a retired veterinarian with 50 years of experience in raising and training quality hunting dogs.

Kennels: 8 — 10' x 10' x 6' Steel Behlen Club Kennels

9 — 10' x 10' x 6' Aluminum Behlen Complete Kennels

4 — 15' x 5' x 6' Steel Behlen Whelping Facility Kennels

24 — Kennel Sunshades

Inventory/Equipment: Extensive list available upon request

Profit and Loss Statements: Available upon request

Purchase Price Includes: 21 kennels; Whelping facility kennel; Self-maintained website, Facebook, and Instagram (In addition to list of inventory/equipment list)



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Executive Summary

Hunting and outfitting are major economic drivers in Montana, so this property offers a real opportunity to become a part of that! These sellers have 50 years of experience in raising and training quality hunting dogs and are willing to impart their knowledge. The property provides all the equipment necessary and 26 acres of room to roam. Not only will you be out of the city bustle, but you'll be situated in a beautiful location with sandstone ridges meeting prairie grasslands. The option to run your own operation is an invaluable one. This land comes complete with exceptional living quarters in addition to the total business including kennels, whelping kennel, doghouses, dog food, treats, dams and sires, laboratory equipment, vet supplies, and much more! The home is remodeled with lists of improvements that contribute to comfort and tranquility. Entertain all of your hobbies with the 100-yard shooting range or enjoy off-roading, horseback riding, fossil hunting, and opportunities to dig up historical artifacts.



The home has 3 bedrooms and 2 bathrooms encompassed with luxury vinyl flooring and updates throughout! Enjoy the new central air conditioning and sleek appliances. The wood stove keeps things cozy in the colder months while a Rinnai tankless water heater produces on-demand hot water. The newer windows help efficiently keep the home hot or cool. New sinks, a bathtub, a shower, and new countertops illuminate the newly remodeled space.



Great Falls, Montana is an easy twelve-mile commute, and the International Airport is less than 20 miles.

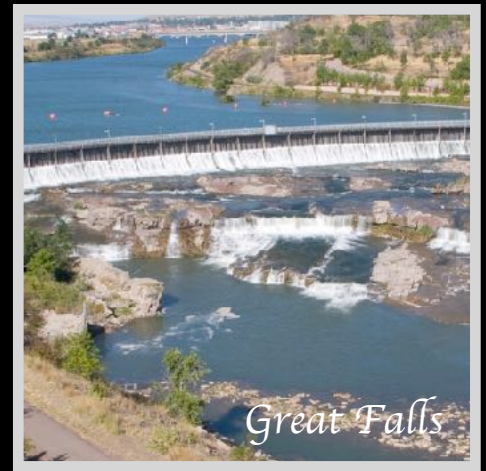


Great Falls provides shopping, restaurants, events, and concerts for when it's time to get out and about. The location puts you in proximity of recreation in any direction. Head to Glacier National Park for sights to behold or to Freezeout Lake to witness the massive snow geese migration. Take this opportunity to live a peaceful rural ranch life with impeccable Beagles and Labradors under the Big Sky of Montana!

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Local Area

Great Falls, MT is located in the central part of the state and straddles the mighty Missouri River. The seat of Cascade County is referred to as the "Electric City" because of its numerous dams and power plants. Great Falls includes many recreational activities for you and your family to enjoy together such as the C. M. Russell Museum which displays famed artist Charlie Russell's works and home. Get outside and enjoy the crystal-clear waters of Giant Springs State Park or float and fish the Missouri River. The city boasts the Lewis and Clark Interpretive Center. The center provides displays and exhibits that trace the explorers' journey! Great Falls holds one of the most prestigious medical facilities in the state and offers an International Airport. Great Falls International Airport offers flights of Alaska, Allegiant, Delta, and United, with direct flights to Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, Seattle, and Chicago (seasonally). With too much to list, Great Falls awaits exploration, and you are sure to cherish the memories that you will make!



Area Attractions

First Peoples Buffalo Jump State Park

This buffalo jump is considered to be the largest bison cliff jump in the United States. The native people utilized the jump for at least two thousand years before Lewis and Clark ventured through on their expedition through Montana. The park has an interpretive trail, picnic tables, and a protected black-tailed prairie dog town.



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.

Freezeout Lake Wildlife Management Area

The Freezeout Lake Wildlife Management Area is located between Fairfield and Choteau and is known for the massive snow geese and tundra swan migrations that take place in the spring and fall.

Giant Springs State Park

The Lewis and Clark Expedition in 1805 discovered Giant Springs State Park. The crystal-clear water originates in the Little Belt Mountains and takes twenty-six years to reach the springs! It is no wonder it is the most visited state park in Montana. The park sprawls out over 4,500 acres and is centered around the "Mighty Mo" (Missouri River). Many people utilize the park's twenty miles of trail to bike, hike, walk, bird watch, or just enjoy the scenery. The park also features waterfalls for which Great Falls was named. Be sure to visit the fish hatchery while at the park. The monster trout raised here are quite a sight! Fishing is fantastic here. Once named the shortest river in the world, the Roe River flows out into the Missouri. This state park is one of Montana's gems!



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Sun River

The Sun River is one of Montana's most scenic rivers. The river begins in the mountains at the confluence of the North and South fork of the Sun River on the eastern edge of the Bob Marshall Wilderness Complex. The river winds through Sun River Canyon and passes through two dams, Gibson Dam and the Sun River Dam. This isolated and wild river provides pleasant fishing away from other heavily fished rivers in the state. It provides great trout fishing and Mountain Whitefish. This property allows access to several private fishing escapes!

Rocky Mountain Front

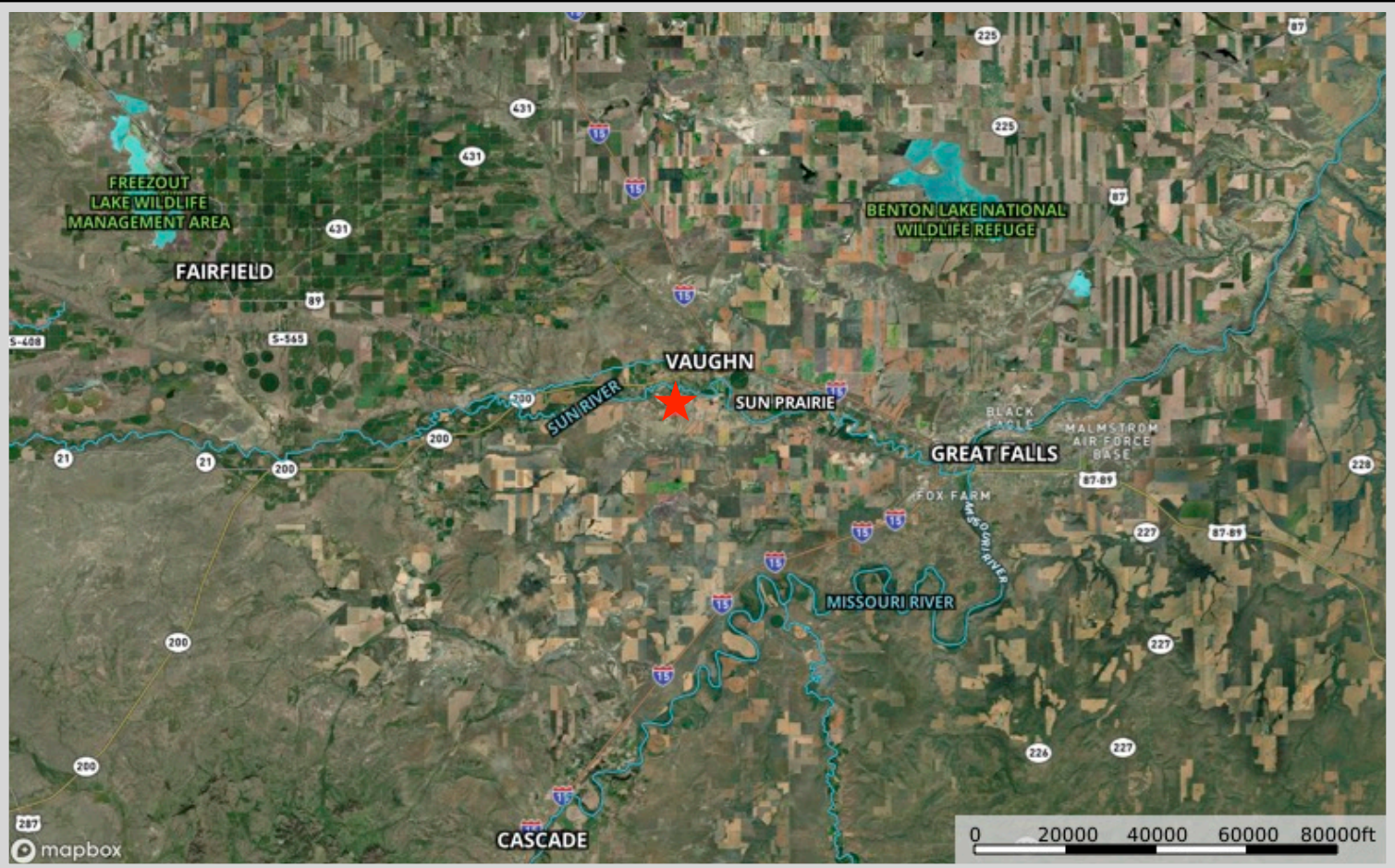
This portion of Montana has a greater diversity of fish and wildlife than any other state in the US. With protection from the altering contours of the land and ample food from the surrounding farm fields, wildlife and birds alike flourish making this area a coveted destination during the hunting and fishing seasons. The area provides year-long habitat for mule and white-tailed deer, elk, mountain goats, bighorn sheep, and antelope. In addition, other furbearers such as beaver, mink, muskrat, otter, weasel, badger, coyote, lynx, bobcat, and mountain lion can all be found within a 100-mile radius. White-tail and mule deer maintain a healthy population here as it is a wintering destination for the species. Mule deer are often open-country deer offering those with farm ground or acres such as these a treasure trove of delicious tasting, large, beautiful bucks. Mule deer are not as shy as whitetails and are content with little cover or sparse brush. They have distinctive large ears that stick out like a big V against a hillside. However, these big bucks, ones with a 30-inch inside antler spread, are quite exciting to track and make for an enriching experience. They prefer rugged areas such as badlands and breaks. Glorious long walks through fields and up and down draws can reward you with a big mule deer buck. The drainages and foothills provide cover, coulees, and water for superb mule and white-tailed deer hunting. The area offers some of the most prime bow hunting for white-tailed hunting in the entire state. The open country can also provide the added challenge of bagging the swift antelope. These speed goats are all over the countryside, so the challenge is waiting for your acceptance. There are also plenty of pheasants, Hungarian Partridge, Rough Grouse, Blue Grouse, and Spruce Grouse. Bird watchers can revel in seeing Calliopes, Rufus Hummingbirds, Bluebirds, Cassin Finch, Red Crossbills, Ferrungus Hawks, Pine Grosbeaks, and Western Tanager.

Glacier National Park

The coveted area nicknamed the "Crown of the Continent" for obvious reasons offers gems and views of gold in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged and tenacious mountains, and spectacular sparkling lakes. Visit the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier-carved peaks and valleys, set your binoculars on a diverse range of wildlife of bighorn sheep, mountain goats, deer, elk, ptarmigan, and both black and grizzly bears. This highway to heaven is a tough one to ever forget.



Property Maps



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