

CORDER

AND ASSOCIATES, LLC



Gravel and Grazing

0 Starr School Rd., St. Mary, MT 59411

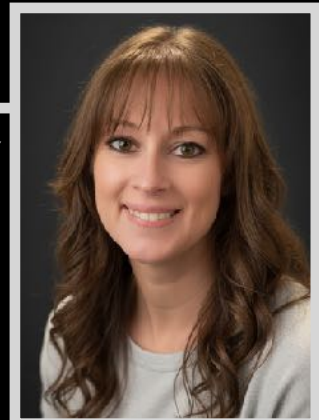
Offered at \$3,900,000



*Presented
Exclusively by*
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Property Information

Lot Size: 240 deeded acres

Taxes: \$ (2025)

Legal: SE1/4 S18, E1/2NE1/4 S19, T33 N, R12 W, P.M.M.
CONTAINING 240+/- AC

Utilities: Electricity nearby

Water: Cut Bank Creek

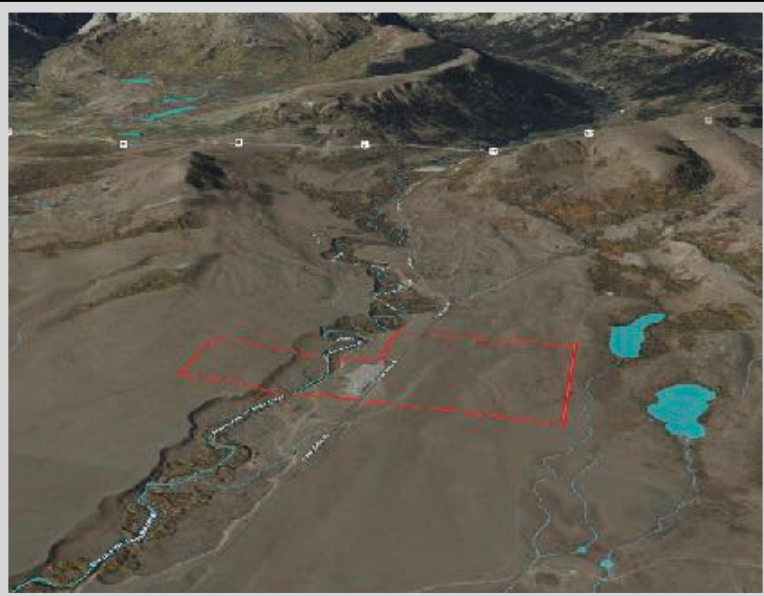
Legal Access: Yes via paved Starr School Rd.



Executive Summary

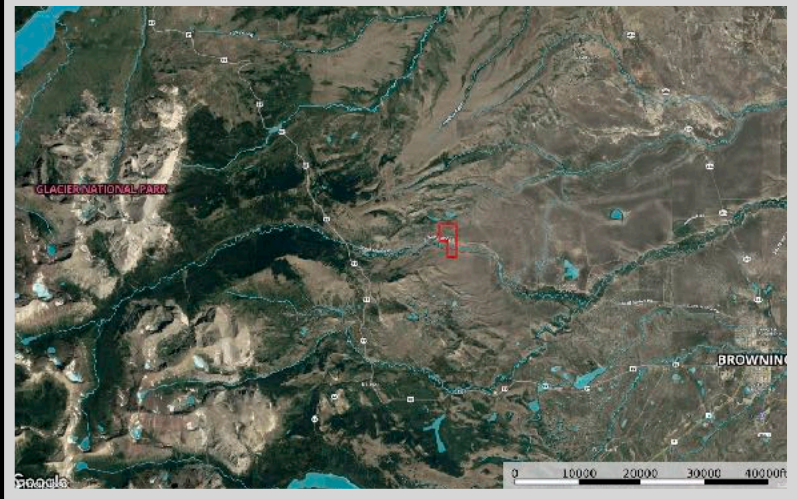
Located on paved Starr School Road in Glacier County, Montana, this 240± acre property offers a rare opportunity to acquire a tested, DOT-quality aggregate source with excellent access and added grazing value. Its proximity to Browning and Glacier National Park makes it well positioned for regional infrastructure projects, contractors, and long-term investors. Extensive subsurface testing has already been completed. Twenty (20) sample wells were excavated, with laboratory results confirming the aggregate meets or exceeds Montana Department of Transportation standards for abrasion, soundness, and gradation. This is certified construction-grade material suitable for public works, road construction, and commercial use, significantly reducing development risk. Apart from the mined or mining acres, the remaining acreage provides usable grazing land, allowing for interim agricultural use or future expansion. The property benefits from legal access via paved Starr School Road, a critical advantage for heavy hauling and efficient transport logistics. Road conditions in the area are well suited for truck traffic, supporting cost-effective movement of material to regional markets and project sites throughout north-central Montana. This offering combines verified aggregate resources, logistical advantages, and flexible land use, making

it a compelling opportunity for DOT agencies, contractors, business owners, ranchers, and infrastructure-focused investors.



Local Area

Starr School is a small rural community of fewer than 250 residents located on the Blackfeet Indian Reservation near Browning, Montana. The area takes its name from one of the reservation's earliest established schools, which today operates as an immersion school focused on preserving Blackfeet language, culture, and traditional practices. Local families maintain strong cultural ties and a close-knit community presence. While the area has no commercial businesses, it remains quiet, agricultural in nature, and occasionally attracts visitors interested in the region's cultural and historical significance.



East Glacier, Montana is a small village surrounded by tantalizing views and scenery of Glacier National Park. The town may be small but has many accommodations such as motels, restaurants, a grocery store, a golf course, a historic lodge, horse and car rentals, bars, gift shops, laundromats, an ATM, and a filling station for your convenience. It holds the east entrance to the famous Glacier National Park. The center of town lies at the intersection of Highway 2 and State Highway 49 making it easily accessible. You will need many days to enjoy all that East Glacier has to offer. It is near excellent fishing, hunting, numerous hiking trails, skiing, snowmobiling, and snowshoeing. Daily tours depart to Glacier and also boat tours paddling along on the pristine waters of the lakes in the park. If you'd like a truly western Montana experience, sign up for a trail ride on horseback and feed the inner adventurer. Popular scenic spots you will want to visit are the Going-to-the-Sun-Road, Two Medicine Valley, numerous waterfalls, overlooks, lakes, and streams. Do not forget your camera as you are sure to see some wildlife including moose, bear, deer, elk, mountain goats, and many more.

Area Attractions

Glacier National Park

The coveted area nicknamed the "Crown of the Continent" for obvious reasons offers exclusive views and activities 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.

Two Medicine Area

The Two Medicine Area is a vast mountainous world within Glacier National Park. The area is located just two miles north of East Glacier, Montana. The scenery is remarkable and there are endless hiking opportunities at the hub of Two Medicine Lake. Take a boat tour or rent one of your own!



Rocky Mountain Front

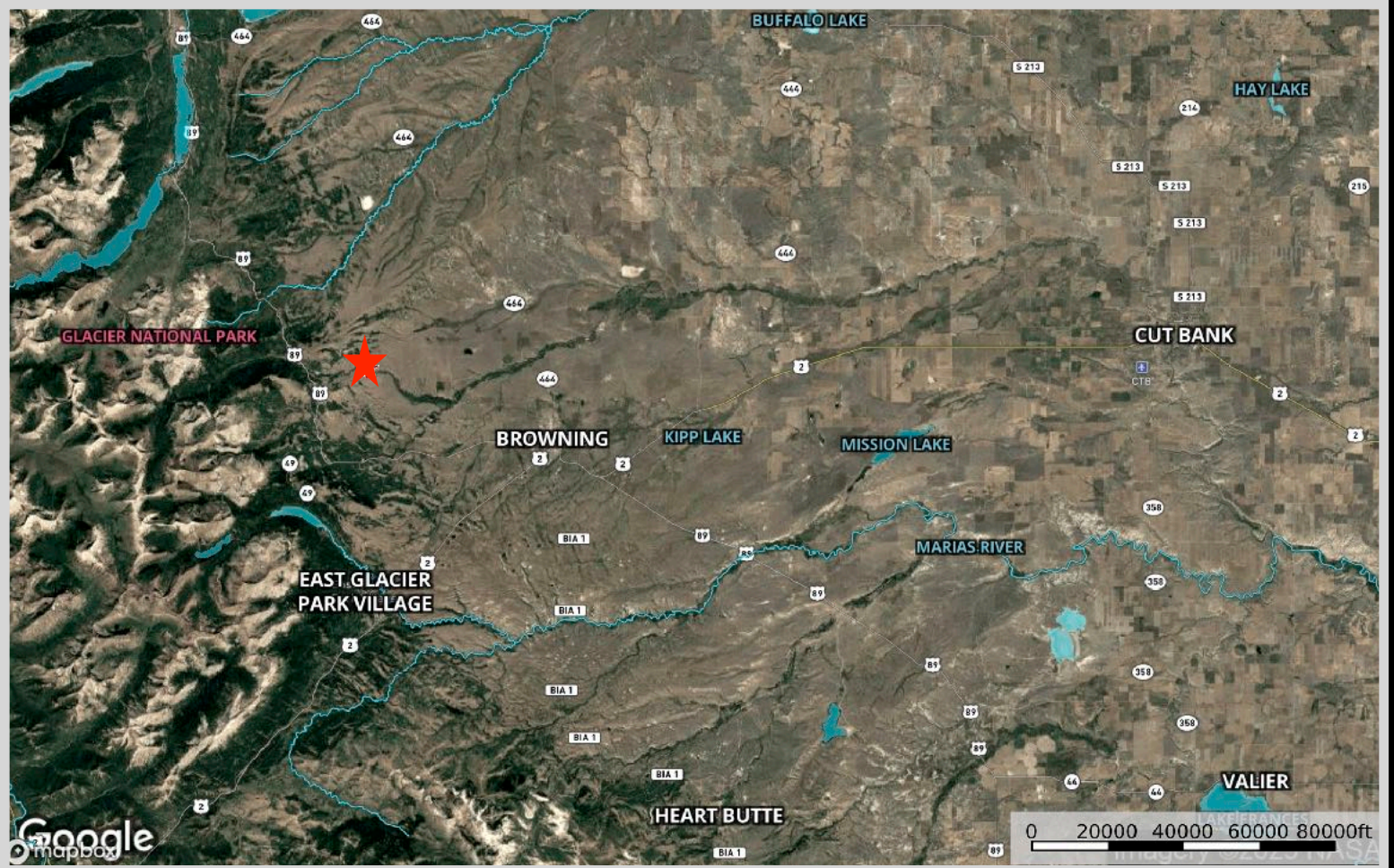
This portion of Montana has a greater diversity of fish and wildlife than any other state in the US. With protection from the altering contours of the land and ample food from the surrounding farm fields, wildlife and birds alike flourish making this area a coveted destination during the hunting and 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 Crossbill, Ferrungus Hawks, Pine Grosbeaks, and Western Tanager.



Bob Marshall Wilderness Complex

Comprised of three wildernesses, the Bob Marshall, the Scapegoat, and the Great Bear, the complex covers over 1.5 million acres of mountainous terrain considered to be one of the most completely preserved ecosystems in the world!

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.

Soil Map



Google

0 500 1000 1500 2000ft

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BC	Babb cobbly loam, hilly	117.7	48.75	0	22	6e
Bh	Beaverton gravelly loam, 0 to 4 percent slopes	49.97	20.7	0	18	6s
Bb	Babb cobbly loam, gently rolling	34.99	14.49	0	23	6e
BF	Babb-Hanson complex, hilly	23.08	9.56	0	21	6e
TN	Tinsley soils	15.71	6.51	0	13	7s
TOTALS		241.4 5(*)	100%	-	20.64	6.07

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