

# CENTURY 21<sup>®</sup>

## Shea Realty

### Welcome to Anaconda, Montana

Discover life in a charming mountain community where **mining heritage** meets **natural beauty**, and neighbors still know each other by name.

Presented by:

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# A Community Worth Calling Home

## Small Town Charm

Population of 9,000 residents creating a tight-knit community where everyone matters

Nestled in southwestern Montana's Anaconda Range, also known as the Pintler Mountains, this community offers the perfect blend of history, natural beauty, and genuine small-town hospitality.

## Rich Heritage

Historic mining town with preserved architecture and fascinating stories around every corner



# Find Your Perfect Neighborhood

## Northwest Anaconda

The most desirable area with better home values, scenic mountain views, and quieter residential streets. Perfect balance of convenience and tranquility.

## Southwest Regions

More affordable housing with rural character, offering cost savings, extra space, and increased privacy for budget-conscious families.

## Historic District

Charming older homes with authentic character and established infrastructure, ideal for those who appreciate architectural heritage.

Note\*: Anaconda doesn't really have different neighborhoods outside of the new sub division being built on E Pennsylvania St. As you move east through the town houses start to become newer and a little more thought out and theres a lot of history as to why that is.



# Cost of Living That Makes Sense

5%

## Lower Cost

Overall living costs compared to U.S. average, but is catching up to the average in recent years.

\$50K

## Median Income

Median Household earnings in 2023  
Taken from the Census Bureau.

<50%

## Housing Savings

Significantly lower than national averages in certain areas  
Taken From Zillow's Market Stats.

Escape high city housing costs while enjoying comfortable living. Your monthly budget will thank you, especially if you're coming from expensive urban markets.



# Education Your Children Deserve

## Small Class Advantage

Student-teacher ratios of 14:1 ensure personalized attention and stronger relationships between educators and students.

- Anaconda Elementary School District
- Anaconda Junior/Senior High School
- Community-involved teaching staff
- Not as much opportunity for extra-curriculars as bigger schools, but still enough to give your child a fair chance.



Teachers earn competitive salaries averaging \$60,000+, attracting dedicated educators who care about your child's success in a supportive learning environment.

# Adventure Awaits Outside Your Door



## Wilderness Access

Anaconda-Pintler Wilderness offers world-class hiking, backpacking, and camping just minutes from your front door. 2 golf courses are nearby and very accessible as well.



## Water Recreation

Georgetown Lake and Lost Creek State Park provide excellent fishing, boating, and water sports opportunities. I personally love ice fishing in the winter.



## Cultural Heritage

Historic Washoe Theatre and preserved mining sites offer rich cultural experiences and community events.



# Life at a Refreshing Pace

There's a strong sense of community here. People take time to know their neighbors and support each other.

Experience genuine small-town living where traffic jams are nonexistent, stress levels drop naturally, and four distinct seasons paint the landscape in ever-changing beauty. Cold, snowy winters give way to spectacular summers perfect for outdoor adventures.

## Quick Access

15-20 minute commutes anywhere in town, with larger cities like Butte, Missoula, and Helena within driving distance for specialty services.

# Essential Moving Tips

01

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## Visit First

Spend a weekend exploring neighborhoods and experiencing both summer and winter conditions before committing.

02

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## Prepare for Weather

Invest in reliable winter vehicle equipment, proper insulation, and heating systems for Montana's snowy seasons.

03

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## Check Infrastructure

Verify internet speeds and utility services, especially important for remote work or streaming needs.

04

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## Get Involved

Join local groups, churches, or outdoor clubs to quickly integrate into the welcoming community fabric.



# Honest Pros & Cons

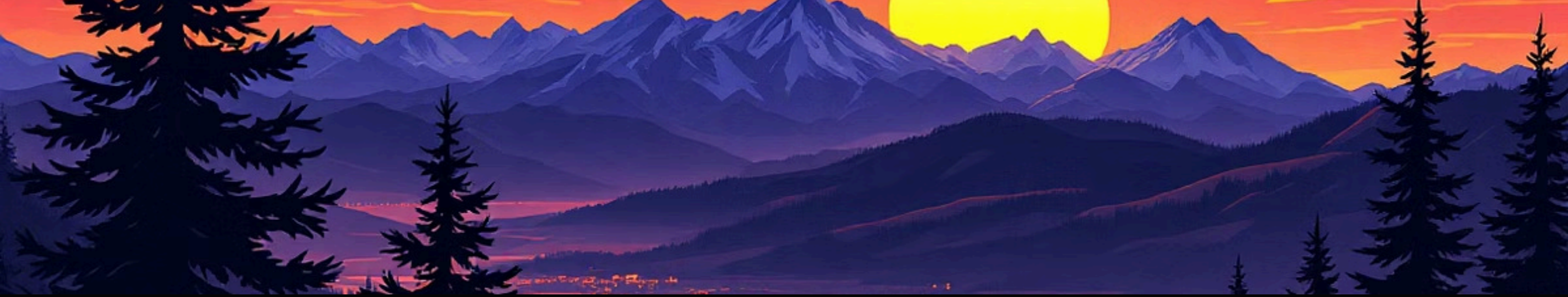
## Advantages

- Significantly lower housing costs
- Stunning natural surroundings
- Strong community connections
- Excellent outdoor recreation
- Historic charm and character
- Reduced stress and traffic

## Considerations

- Limited specialized services
- Harsh winter weather
- Fewer job opportunities
- Basic rural infrastructure
- Travel needed for big-city amenities





# Is Anaconda Your Next Chapter?

## Perfect For You If:

- You crave outdoor adventure
- Housing affordability matters
- Community connections are important
- You're ready to embrace small-town life

## Consider Carefully If:

- You need specialized urban services
- Winter weather concerns you
- Your career requires city infrastructure
- You prefer fast-paced living

Anaconda offers an extraordinary opportunity to trade convenience for character, high costs for natural beauty, and urban stress for genuine community. If you're thinking about moving here and have any questions feel free to reach out.

## Contact Me

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## Sources

- Census Bureau- <https://data.census.gov/table?q=Anaconda-Deer%20Lodge%20County,%20Montana>
- Zillow's Anaconda Stats- <https://www.zillow.com/home-values/16431/anaconda-mt/>
- Personal Testimony as I grew up in Anaconda.