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**Swan Ridge Lodge, Missoula County, Montana, 20.00 Acres**

**\$1,995,000**

- Big Game, Timberland, Wildlife Viewing

Exceptional mountain living awaits at this 20+ acre custom timberframe estate positioned at the end of a private drive in the heart of Montana's Swan Valley. With direct borders to the Flathead National Forest's western boundary and sweeping mountain views across forested lands to the east, this 4,606-square-foot residence offers a rare combination of architectural distinction, complete privacy, and unparalleled access to over 1.6 million acres of public recreation lands.

The mature, diverse forest stand features prolific beargrass ground cover and provides a living screen ensuring absolute seclusion—no visible neighbors from any vantage point. Multiple outdoor living spaces include a flagstone patio with integrated water feature, covered pergola, wood-fired fire pit, and expansive deck perfect for entertaining or quiet mountain evenings. An in-ground 30 GPM irrigation system maintains landscaping, while underground utilities eliminate visual clutter. The property retains multiple ideal building sites for guest quarters, workshop, or equestrian facilities.

Located at milepost 29 on Montana Highway 83, this property sits in the geographic heart of the Swan Valley, nestled between the Mission Mountains to the west and Swan Range to the east. The well-maintained private drive provides

convenient all-season access from the highway. Positioned 75 miles north of Missoula International Airport and 80 miles south of Kalispell, the property balances genuine remoteness with practical accessibility. Seeley Lake's community services are 15 minutes south, while Bigfork at Flathead Lake's edge offers upscale dining and galleries 60 miles north.

The property's direct adjacency to the Flathead National Forest delivers immediate trail access for hiking, mountain biking, and horseback riding into wilderness terrain. The Bob Marshall Wilderness Complex—comprising over 1.5 million acres—lies within reasonable proximity for extended backcountry trips. For hunters, the Swan Valley provides habitat for elk, whitetail and mule deer, black bear, and mountain lion, with the property positioned in productive wildlife corridors. Water-based recreation is abundant with multiple lakes in the area offering fishing and boating. The Swan River provides quality fly fishing for native cutthroat and rainbow trout in a relatively unpressured environment. The Swan River National Wildlife Refuge offers exceptional birding opportunities with documented populations of osprey, bald eagles, sandhill cranes, and waterfowl. Winter recreation includes access to 38 miles of groomed snowmobile trails on Crane Mountain, with unlimited play terrain in mountain meadows. Cross-country skiing and snowshoeing opportunities abound on National Forest trails, while alpine skiing at nearby resorts requires less than 2 hours travel.

The Swan Valley real estate market has demonstrated consistent appreciation driven by limited inventory of quality mountain properties with significant acreage and Forest Service borders. This property's combination of custom construction quality, substantial square footage, and direct public land access represents a rare offering in a market where comparable estates seldom reach the open market. The timberframe construction delivers exceptional insulation values, while the radiant heating system provides efficient warmth and potential cost savings. For lifestyle buyers seeking permanent relocation or high-end vacation properties, the Swan Valley offers genuine wilderness character while maintaining year-round road access and reliable utilities. The region's low-density development, conservation easements on surrounding timberlands, and significant public land ownership provides assurance against future development encroachment.

This estate represents an increasingly rare opportunity to acquire a turnkey mountain residence with finished quality typically requiring years of owner-builder effort, combined with an irreplaceable asset: direct borders to permanent Forest Service holdings. Properties of this caliber in the Swan Valley appear on the market infrequently. Schedule your private showing to experience the architectural craftsmanship and natural setting that define Montana's finest mountain estates. Contact the listing agent to arrange your tour and explore how this property can serve as your mountain sanctuary, legacy family compound, or premiere vacation retreat in one of the Northern Rockies' most spectacular valleys.

### Main Info

- Street Address : 1350 Summit Park Road
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59868
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0003187805
- County : Missoula
- Closest City : Condon

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$5,259.00

### Broker Info

Hannah Bruha

**Hannah Bruha**

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Hannah Bruha is a local Butte/ Anaconda REALTOR® who enjoys helping clients through the home buying and selling process. Her overall knowledge of the Western Montana real estate market and a close working relationship with numerous buyers and sellers yielded total sales of \$3.2 million in 2020 and \$3.4 Million to date in 2022. Hannah's performance with her customers has resulted in multiple recommendations and referrals as her business continues to grow. Hannah was born in Colorado (where her father grew up); her mother was born and raised in SW Montana. A job opportunity for her dad brought Hannah and her family to Maryland where Hannah lived from age 4 through high school graduation. Hannah loved

all sports growing up and achieved a black belt in karate at the age of 11. Lacrosse, played at a very high level in Maryland, became Hannah's main passion. Hannah then committed to play Division 1 lacrosse at the University of Oregon and coincidentally arrived to play for the Ducks in the fall of 2010. That scholarship was Hannah's ticket to come back west. Hannah then decided to transfer to the University of Montana in 2012 to study exercise science and nutrition, while trying her hand at coaching the Missoula High School Club lacrosse team, another fun effort that resulted in a state championship win! Hannah got married in 2017; her husband is a Lineman for Northwestern Energy and they now live in Anaconda with their two children Hadley and Bo. Hannah has always had a special bond with Montana her whole life, from learning to ski at a young age, backpacking in Glacier Park and the Bitterroot Mountains, fly fishing and paddle boarding on the Yellowstone, and enjoying the amazing outdoor life in Montana. Hannah has led a fulfilling life enjoying the outdoors and raising a young family. She understands the importance real estate plays in her clients' lives and looks forward to many years of building relationships with her clients.

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