



Mission Mountain Valley Views, Lake County, Montana, 120.00 Acres

\$785,000

- Agriculture, Big Game, Equestrian, House, Upland Bird

Charming, well-built and updated home on a beautiful 120 acre spread facing the glorious Mission Mountains. The home boasts that charm of a farm house with a unique wood stove and recently added kitchen, sunroom and study. 504 Sq. ft. guest home just outside features 1 bedroom and 1 bath. Mature trees surround the yard and make it a perfect place to relax when the chores are done. There is an irrigation canal, a main well and a shared well. Bring your sheep, horses or cattle, fishing pole or hunt the valley. This beautiful property is just 13 miles south of Polson and Flathead lake. The Flathead Valley also has well-know ski resorts, small friendly towns and beautiful mountains including Glacier National Park and situated on the border of The Bob Marshall Wilderness. Whatever your Montana dream may be, this property could provide your base camp.

Main Info

- Postal / Zip Code : 59864
- Lot Size Acres : 120.00 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Lake
- Closest City : Polson

Home Info

- Year Built : 1948
- Building Features : Outbuildings, Barn, Bunk House
- Square Feet Main House : 1254 square feet
- Baths : 2
- Bedrooms : 2
- Half Baths : 1
- Elevation : 0

Taxes

Tax Year : 2015

Estimated Taxes per year are \$5,412.00

S24, T21N, R21W, S2SW4 and SW4SE4

Broker Info



Wayne Heaton

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Wayne's experience in residential, commercial, ranch, land, leases, along with experience in 1031 exchanges, conservation easements and a true appreciation for Montana, makes Wayne a natural choice. Since relocating to Montana in 1995, Wayne Heaton has put his previous 20+ years of experience in sales and marketing to use in the field. Joining the Clearwater Montana Properties, Inc. team in 2001, Wayne's background in business management, commercial development, residential development, and construction has made him a top successful sales agent. Wayne's willingness to go the distance for his clients and his ability to be a traveling broker has earned him listings and sales throughout the state of Montana. When he is not listing and selling, Wayne is an avid member of the Rocky Mountain Elk Foundation and has spent countless hours fundraising and volunteering both time and knowledge for the benefit of Montana's elk. Wayne is an enthusiastic elk hunter, taking the time and patience to seal the deal, much like his persistence in real estate.

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