



## Double B Ranch, Flathead County, Montana, 31.1 Acres

**\$1,625,000**

- Big Game, Fishing, House, Pond, Stream/River, Waterfowl, Wildlife Viewing

One-of-a-kind property with 3 sides bordering BLM & USFS land where privacy & peace abound. This amazing log home boasts almost 4000 sq. ft., 5 bedrooms, 3.5 baths, leaving ample room for guests. The wraparound deck is perfect for entertaining & taking in the fabulous views. Custom high-end finishes include granite counters, stainless steel gas stove, native fir & larch on the ceilings & floors, custom cabinets & so much more. The property has been legally subdivided into 2 parcels. The home & garage/shop, as well as a 700 sq. ft. apartment above the garage, sits on 31.1 acres. The adjoining 121.9 acres with marketable timber, 2 seasonal ponds & a small creek is also available for purchase with the home, contact for combined purchase price. Conveniently located, the property is only 2 miles to downtown Columbia Falls & 8 miles to Glacier International Airport. A hunter's paradise, don't miss this opportunity to own this incredible piece of property!

### Main Info

- |                                     |  |
|-------------------------------------|--|
| • Street Address : 181 Gunpowder Ln | • Lot Size Acres : 31.1 Acres                |
| • Postal / Zip Code : 59912         | • Lot Size Square Feet : 1354716 square feet |
| • State / Province : Montana        | • Dwelling : Yes                             |
| • County : Flathead                 | • (Assessor) Parcel Number : 0980416         |
| • Closest City : Columbia Falls     |  |

### Taxes

Tax Year : 2017

Estimated Taxes per year are \$4,931.00

## Broker Info



### **Mark and Jeannette Smith**

**Clearwater Properties**

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**[cmpmontana.com](http://cmpmontana.com)**

**Co-listing with: Clearwater Properties, Jennifer Leavitt & Barb Sullenger**

Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 18 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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