



The Lodge, Missoula County, Montana, 80.26 Acres

\$1,600,000

- Big Game, Equestrian, House, Snow sports, Timberland, Wildlife Viewing

A brand new very high quality 4400 sq ft hilltop lodge sitting on 80 +/- acres with 40 acres preserved by a conservation easement. Unbelievable 360 degree views of the snow-capped wilderness mountain peaks. This lodge has T&G vaulted ceilings, open floor plan with many high-end finishes. Basement is a blank slate, sheet-rocked & ready for your design ideas. For outstanding views, climb the spiral staircase to the crow's nest. Enjoy the evenings on the covered decks. Use for a residence or a meeting space. Also included is a separate residence with 3 BD, 2 BA, 1,789 sq ft home. Large, finished shop with ½ bath, lift & room to store all your toys. The Swan Valley features dramatic wilderness mountain ranges on each side providing unbelievable scenery, wildlife, recreation as well as serenity.

Main Info

- Street Address : 4640 Waldbillig Rd
- Lot Size Acres : 80.26 Acres
- Postal / Zip Code : 59826
- Dwelling : Yes
- State / Province : Montana
- County : Missoula
- Closest City : Condon

Home Info

- Year Built : 2016
- Building Features : Shop, Garage, Barn
- Square Feet Main House : 4488 square feet
- Baths : 1
- Half Baths : 1

Taxes

Tax Year : 2019

Estimated Taxes per year are \$7,556.00

Taxes are estimated

Broker Info



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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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