



Flathead Lake Homesite, Lake County, Montana, 3.02 Acres

\$1,575,000

- Fishing, Lake Frontage, Stream/River, Water Rights, Water Sports, Wildlife Viewing

Stunning lakefront homesite on the eastern shore of Flathead Lake. Located 15 minutes south of Bigfork, this gently sloping 3 acre homesite has a premium bench to build on right above the 165 feet of pristine lakefront. The lake views are panoramic & sunsets are always the best from this location. You will appreciate the serene sounds of seasonal Waterfall Creek rambling along the northern boundary as it flows to the lake. A new dock is installed & ready for your boat. The property is taxed agriculturally, as there is a producing Flathead cherry orchard on the property benefitted by two water rights awarded by DNRC. There is a rustic 320 sq ft caretaker's cabin & a 20x22 detached garage to store your toys. The seller has made a deposit to reserve an upcoming spot on a well drillers list & this right will transfer to the buyer. Additionally, an application to install a 5 BR septic system septic is in process & the permit will be assigned to the buyer.

Main Info

- Street Address : 19757 Montana Hwy 35
- Lot Size Acres : 3.02 Acres
- Postal / Zip Code : 59911
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000006260
- County : Lake
- Closest City : Bigfork

Taxes

Tax Year : 2021

Estimated Taxes per year are \$628.00

Broker Info



Kevin Wetherell

Clearwater Properties

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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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