



Glacier Montana Paradise, Flathead County, Montana, 0.95 Acres

\$735,000

- Big Game, Fishing, House, River Frontage, Snow sports, Stream/River, Wildlife Viewing

Uncover your Montana paradise with this .951-acre property bordering Forest Service land on the southern edge of Glacier National Park along the Middle Fork of the Flathead River. This unique location offers direct access to the Bob Marshall Wilderness and Glacier National Park, providing a blend of seclusion and community in a wildlife-rich neighborhood. Ideal for outdoor enthusiasts, enjoy activities like fishing, hunting, rafting, hiking, skiing, and snowmobiling. The property includes a charming cedar cabin with a loft, a 2-car garage, a spacious shop, and sheds. Each building, except for the sheds, is heated with wood stoves, and the property also features natural gas. A heated bunkhouse/studio adds versatile space. The community maintains gravity-fed mountain spring water for just \$50/year. Seize this rare opportunity to own a piece of Montana—contact Wayne Heaton at 406.210.1100, Rachelle Grover at 406.871.2158, or your real estate professional today!

Main Info

- Street Address : 39 Lodgepole Ln.
- Lot Size Acres : 0.95 Acres
- Postal / Zip Code : 59916
- Dwelling : Yes
- State / Province : Montana
- County : Flathead
- Closest City : Essex

Taxes

Tax Year : 2022

Estimated Taxes per year are \$695.00

Property Tax Assistant Program (PTAP) 50% reduction

Broker Info



Wayne Heaton

Clearwater Montana Properties

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Wayne@CMPMontana.com

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Co-listing with: Clearwater Montana Properties, Rachel Grover

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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