



Glacier Montana Paradise, Flathead County, Montana, 0.48 Acres

\$735,000

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

Escape to your own Montana paradise with this extraordinary half-acre property, nestled along the enchanting Middle Fork of the Flathead River, right on the southern edge of Glacier National Park. Embraced by the awe-inspiring Bob Marshall Wilderness and the renowned Glacier National Park, this rare gem strikes a perfect harmony between seclusion and accessibility within a friendly neighborhood. Immerse yourself in a sanctuary teeming with abundant wildlife, where the possibilities for fishing, hunting, river rafting, hiking, skiing, snowmobiling, and countless other outdoor adventures are limitless.

The property showcases a charming cedar cabin, exuding rustic charm and featuring a loft with convenient pull-down stairs, offering a cozy retreat to relax and unwind. Quench your thirst with the pure, gravity-fed mountain spring water, thoughtfully maintained by the community for a nominal annual fee of just \$50, ensuring a continuous supply of pristine water.

The estate presents additional impressive amenities, including a 24x24 2-car garage with a wood stove and a spacious 16x30 shop thoughtfully equipped with a wood stove and 220 electric, providing ample space for parking, storage, or pursuing your hobbies. A heated bunkhouse/studio offers versatile space heated by natural gas, ideal for accommodating guests or indulging in creative endeavors.

With its remarkable features and captivating surroundings, this property holds incredible vacation rental potential, making it a lucrative investment opportunity. Don't miss out on this chance to own your personal Montana sanctuary. Contact Wayne Heaton at 406.210.1100, Rachelle Grover at 406.871.2158, or your trusted real estate professional today to seize this extraordinary offering!

Main Info

- Street Address : 39 Lodgepole Ln.
- Lot Size Acres : 0.48 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

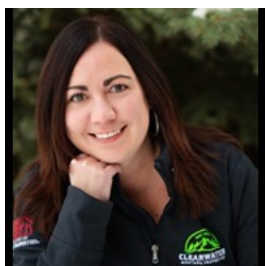
Clearwater Properties

(P:) 406-897-5100

(M:)406-210-1100

Wayne@CMPMontana.com

cmpmontana.com



Co-listing with: Clearwater Properties, Rachelle 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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