

## ~ MISSION MOUNTAIN MAGIC HOMES~

### **Location:**

41763 North Foothills Drive, Ronan, Montana. This is about 70+/- miles north of Missoula, Montana. Travel Highway 93 north to Pablo, Montana. Go east on Clairmont Road 2 ¼ +/- miles, then north ¼ +/- miles to the subject driveway. This is about 10+/- miles South of Polson, Montana and Flathead Lake, and 10+/- miles north of Ronan, Montana.

### **Land:**

80+/- acres, total. Comprised of two 40+/- acre parcels, this is 1/2+/- mile deep, east and west, and 1/4+/- wide north and south. Mud Creek runs from north to south along the Eastern boundary of the property. An irrigation canal runs along the Northern boundary and a small creek runs along the Western Boundary. Tribal land also borders on these three sides except for a portion of the Northern boundary.

### **Main Home:**

This is a frame structure of 1288+/- square feet originally constructed in 1956 and remodeled utilizing old barn wood and stone throughout much of the home for a unique and interesting home. All on one main floor this has a kitchen with tile floors and counters, barn wood cabinet doors, and Stainless-Steel double door refrigerator and Maytag range. There is a half bath next to the kitchen entry. The adjoining Living Room has a large picture window and fireplace. The master suite also has large windows including a bay window and large walk-in closet. The master bath features stone floors, stone shower, jacuzzi tub, and double sinks.

There are several bonus rooms that could be converted or used as bedrooms. One is currently an exercise room; it would require a closet to qualify as a bedroom. A room at the back of the house has stone floors, and a sliding glass door onto a covered deck; it also could be a bedroom with the addition of a closet. Another room that may be used as a bedroom has big windows, a small closet, built-in desk and shelves and is currently used as an office.

There is also a full bath with slate/stone counters and floors off the living room and a stone floored room to a side door with a wood stove in a brick enclave.

### **Guest House:**

Located a nice private distance from the home and outbuildings is a modular home with two additions, a large deck and a 20'x20' covered patio. A total of three bedrooms and three bathrooms and an open floor plan make this is very nice. The living room has huge sliding glass doors onto the wrap around deck. There is a good Quadra-Fire woodstove in the living room which has the kitchen adjacent to it. The kitchen has tile counters, oak cabinets, wood floors, stainless steel sink, range, refrigerator, dishwasher and adjoining breakfast nook with windows on three sides. A back door leads through a laundry/utility room with sink, washer and dryer and onto the covered patio with convenient hot tub.

The master suite has a big walk-in closet and private bathroom with double sinks, garden tub and separate shower. The two extra bedrooms are located at the opposite end of the home.

### **Garage:**

An oversized single garage is adjacent to the main home.

### **Storage Shed:**

A newer 8'x10' storage shed is adjacent to the guest house.

### **Shop:**

A 63'x27' insulated shop with concrete floor sliding doors and excellent lighting has air lines in convenient sites from the compressor. Inside the shop is an air tight and vented 14'x24' paint booth. Two 14'x63' lean-tos are attached to one side of the shop.

**Auxiliary Outbuildings:**

A number of older outbuildings with several in poor repair includes an old barn, machine shed, and storage building with attached lean-tos. All buildings have metal roofs.

**Water:**

Domestic water comes from a 230+/- foot deep well with static water at 33 feet, tested at 15 g.p.m. Mud Creek runs the length of the Eastern boundary with a bridge at the driveway entrance on the Southern end. An older bridge in disrepair is at the Northern end and needs to be replaced if someone wanted to use this extra entrance to the property. A small creek runs the length of the Western Boundary and a drainage ditch runs along the Northern Boundary. This drainage ditch is used to regulate the sub-irrigation meadows by adjusting boards in a small weir the ground water can be raised or lowered this way to adjust the water for sub-irrigation. This makes it easy to irrigate with very little labor and allows the meadows to produce an abundance of grass hay.

**Area:**

Often considered the most spectacular mountain range in the lower 48 states, this is a treat, not only for the eyes but also for hikers, horseback riders, fishermen, huckleberry pickers, and wilderness lovers. Countless improved trails in almost every drainage; follow creeks to pristine mountain lakes stocked with cutthroat trout, and incredible tumbling waterfalls that cascade down these majestic mountains. Within the confines of the Flathead Salish Kootenai Reservation, big game hunting is not allowed, however, for a real adventure one can traverse across one of several passes to enter the Federal Mission Mountain Wilderness, which begins at the crest of the range and offers excellent big game hunting.

The Mission Valley runs from Polson on the south end of Flathead Lake to the Bison Range and St. Ignatius, MT on the south end of the valley. This fertile valley, irrigated by a network of canals, is comprised mostly of small ranches. The rural communities of St. Ignatius, (25+/- mi. S.), Charlo, (18+/- mi. SW.), Ronan, (10+/- mi. S.) and Polson, (10 mi.+/- N.) provide all basic services. There are hospitals in Ronan, St. Ignatius, and Polson as well as small airports.

Recreation is plentiful with good fishing in the Flathead River, Flathead Lake and several reservoirs and streams. In a fly-way, this area is also well known for excellent duck and goose hunting, as well as, ring-neck pheasants and Hungarian partridges. Flathead Lake, the largest fresh water lake West, of the Mississippi, is famous for its sailing, boating, water sports, swimming and fishing.

Several excellent golf courses can be found with 18 holes at Ronan, 27 holes at the Polson Golf Course and an Executive 18-holer at Pablo. Big Fork (40+/- minutes) boasts a Jack Nicklaus signature 27-hole course.

Enjoying one of Montana's most temperate climates, this is a very productive agricultural valley. The snowcapped mountains and vast water-shed assure one of the best irrigation projects anywhere, keeping the area lush and green all summer long.

Winter recreation also abounds with 3 of Montana's best ski areas nearby; Snowbowl, (68+/- mi.), Blacktail, (56+/- mi.), and Big Mountain, (89+/- mi.). Ice fishing, cross country skiing, snowmobiling and just about every type of outdoor recreation is readily available.

One of the prettiest and most appealing areas imaginable, this part of the world has lots to offer.

**Comments:**

Nestled against a backdrop of the most spectacular of mountains and just minutes away from the services of the valleys two largest towns and only about an hour from international air service and Western Montana's two cities and regional trade centers this is an incredibly scenic yet convenient location. With about half of the property in an unbelievably lush and diverse forest and the other

half an easy to irrigate and manage very productive meadow, this offers the best of all worlds. The rich dark soil and abundance of water make agriculture and livestock options numerous. With two homes, great shop and a surplus of outbuildings, options and potential uses are almost unlimited. Take your pick of a classic rustic Montana home or a modern newer home to live in and either rent, put family members in it or use the other home for guests. It will be easy to find a good use for the great shop and raise number of outbuildings or remove and salvage some of them. It will be hard to deny the astounding beauty of this remarkable property; and only your imagination can limit the possibilities

**Legal:** NW4SW4 S5 T2IN R19W  
NE4SE4 S6 T21N R19W

**Taxes:** \$1912 (2017)

**Price:** \$649,000 (Also available on 40+/- acres with all buildings for \$495,000)

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