

~ MISSION MOUNTAIN MAGIC ACREAGE ~

LOCATION:

41763 North Foothills Road, Ronan, Montana 59864. This is about 10+/- miles South of Flathead Lake and Polson, Montana; and 9+/- miles northeast of Ronan, Montana. It is 60+/- miles from Missoula, Montana. Take Highway 93 North to 5 miles North of Ronan, Montana. Take a right on Clairmont Road and go east 3 miles to North Foothills, go left (North) 1/2+/- mile to the gate on the left (West side of road). Do not drive across the bridge it is unsafe. The subject lies 1/4 mile to the West.

LAND:

A square 40+/- acre tract, 1/4 mile by 1/4 mile, this has water running along the North and West boundaries. An easement across the 40 acres along the North side to the east provides access to the property.

This is roughly 1/2 meadow that is sub-irrigated and regulated by a ditch along the North boundary. The South 1/2 of the property has a nice variety of trees with a couple of small meadows interspersed. The entire property is usable and near level with some higher ground along the far West side which would provide excellent private building sites. However sanitation permits have not yet been acquired and would be needed for septic approval.

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, (20 mi. S.), Charlo, (15 mi. SW.), Ronan, (7 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.

Enjoying one of Montana's most temperate climates, this is a very productive agricultural valley. The snow capped 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 outdoor recreation is readily available.

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

COMMENTS:

A lush mix of a wide variety of trees and sub-irrigated meadows, this property offers productive meadows and a choice of secluded building sites that could be hidden from all neighbors and the road. Tribal land surrounds the property on 3 sides with the 4th side already developed and the home of the current owner. That home is near the road and considerably distant and hidden from some of the most attractive building sites on this 40 acres. Besides providing excellent privacy, an attractive home site near the back of the property that would allow breath-taking views of the spectacular Mission Mountains, as they loom a mere 2+/- miles away. Countless trout stocked wilderness lakes and wildlife rich pristine backcountry, lies just out the back door. Several National Wildlife Refuge's, Flathead Lake, Glacier Park, excellent upland bird areas, and a wide array of natural attractions can be found just minutes away.

This is a stunning private location to enjoy all of the best Western Montana has to offer. All sales are subject to County approval of the property division.

TAXES:

Current taxes are on an improved 80 acres. Estimated taxes for the 40 acres of unimproved land are: \$200/year.

PRICE REDUCED TO: \$199,000.00

DISCLOSURE

All information, herein is from sources deemed reliable, but is not guaranteed by the Seller, Stelling Real Estate, or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by the Seller.

All information is intended only as a guideline and has been provided by the Seller and other sources deemed reliable, but the accuracy cannot be guaranteed. The Seller and Stelling Real Estate highly recommend independent verification of each and every item to the full satisfaction of the Purchaser.

Seller reserves the right to require the Purchaser to cooperate with the Seller to facilitate an Internal Revenue Code, Section 1031 Tax Deferred Exchange at no expense or liability to the Purchaser.

Montana water rights are subject to the subsequent issuance of preliminary, and then final decrees by the Montana Water Court. Any and all valid water rights at the time of purchase will convey to the Purchaser through the issuance of water right transfers.

Variations between the deeded property lines and the location of existing fences on the subject property may exist. The Seller and Stelling Real Estate make no warranties with regard to the location of fence lines in relationship to the deeded property lines, nor does the Seller or Stelling Real Estate make any warranties or representations with regard to specific acreage within the fenced property lines. The Seller is selling the property in "as is" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description.