

# \$699,000 - Tr 5 Guinn Lane, Proctor

MLS® #30034796

**\$699,000**

Bedroom, Bathroom,  
Land on 80.00 Acres

N/A, Proctor, MT

Lake Mary Ronan 80-acre homestead property, so very seldom to become available, has been held in the family for generations with potential for views over Lake Mary Ronan, a perennial stream running through and abundant wildlife, offers classic Montana privacy. Flathead Ridge Ranch property borders to the north and east giving the feeling of even more space and solitude.

Just over 90 minutes to Missoula and only 45 minutes to Kalispell (7 miles west of Flathead Lake), while the property is easily accessed—it feels set apart from the busyness of the rest of the world. Timbered slopes and Donaldson Creek provides terrific wildlife habitat and ideal recreational property. Lake Mary Ronan sits within 2 minutes of the parcel and provides excellent fishing, boating and swimming—while the historic Lake Mary Ronan Lodge offers an ideal spot to enjoy dinner on the deck. Retire to the sound of the wind in the towering larch, fir and pine trees—watching the sun set over the lake. Estimate provided to extend power to the property is ~\$7k, area well depths average 336’ feet, a 60’ easement through the property to the south with a good condition road, provides a great starting point to identify your ideal building spot and to create your wild mountain home. You won’t find another — get moving on your Montana dream.



**Essential Information**

|          |                       |
|----------|-----------------------|
| MLS® #   | 30034796              |
| Price    | \$699,000             |
| Acres    | 80.00                 |
| Type     | Land                  |
| Sub-Type | Unimproved Land       |
| Status   | Active Under Contract |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | Tr 5 Guinn Lane |
| Subdivision | N/A             |
| City        | Proctor         |
| County      | Lake            |
| State       | MT              |
| Zip Code    | 59929           |

**Amenities**

|               |                                        |
|---------------|----------------------------------------|
| View          | Lake, Meadow, Mountain(s), Trees/Woods |
| Is Waterfront | Yes                                    |
| Waterfront    | Creek, Waterfront                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2024 |
| Days on Market | 382               |