

\$549,000 - 21770 Mt Highway 35, Bigfork

MLS® #30038157

\$549,000

Bedroom, Bathroom,
Land on 3.71 Acres

N/A, Bigfork, MT

Here is a special opportunity to own a piece of Montana along the highly sought-after east shore of Flathead Lake, an area known for its cherry production and majestic views. The property currently includes a mix of income-producing cherry trees and mature timber that transition into adjacent USFS lands to the east. At the upper edge of the property, a flat bench offers an ideal location for a homesite with added privacy from the highway and panoramic views of the surrounding area. It is easily accessed from Highway 35 and is conveniently located between Polson and Bigfork, both vibrant communities offering great amenities, are just a short drive away. At one time, the property had a home but it has been removed and a rock patio remains. The owner stated that there is an old septic on site but the county has no record of it. Power was ran at one time but it is no longer hooked up at the site and a buyer will need to work with Flathead Electric Cooperative to reestablish power. There is a well and irrigation already in place, the property is ready for the next owner.

The orchard is ran by a neighbor, he handles the irrigation, spraying, pruning and maintains the orchard. A recent count showed, 90 cherry trees, 4 new peach trees and 26 Honey-crisp apple trees. The property has a high fence around the orchard.

The east shore of Flathead Lake is a peaceful



and scenic spot, with clear waters and views of the surrounding mountains. It's a place where you can enjoy quiet beaches, explore forests, and take in the epic sunsets over the lake. Whether you're looking to build a home, expand your agricultural pursuits, or enjoy a recreational retreat, this property offers a unique blend of natural beauty and practicality.

Essential Information

MLS® #	30038157
Price	\$549,000
Acres	3.71
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	21770 Mt Highway 35
Subdivision	N/A
City	Bigfork
County	Lake
State	MT
Zip Code	59911

Amenities

Utilities	Electricity Available, High Speed Internet Available, Phone Available
View	Lake, Mountain(s), Trees/Woods

Additional Information

Date Listed	December 16th, 2024
Days on Market	268