

\$1,599,000 - 3 Finley Gulch Road, Lonepine

MLS® #30043698

\$1,599,000

6 Bedroom, 4.00 Bathroom, 4,168 sqft
Farm on 440.00 Acres

N/A, Lonepine, MT

Embrace the spirit of the Old West with this 440-acre legacy ranch in Lonepine, Montana. Can also be sold with 320 acres for \$1,395,000, see mls#30053471. Once part of a historic 1,200-acre cattle operation, this multi-generational property features a charming 6 bed, 4 bath farmhouse with modern amenities, barns, fruit trees, chicken coop, and valuable water rights. Enjoy views of the Mission Mountains, Dry Fork Creek, and peaceful reservoir waters. Wildlife abounds with elk, deer, turkeys, and more. Minutes from Symes Hot Springs, Flathead Lake, and backed by 77,000 acres of National Forest. Ideal for ranching, as a horse property, for recreation, or creating your Montana dream. Current map shows 540+/- acres and does not reflect the boundary line adjustments to 440 acres from the 179+ acre parcel. A 25 GPM is included with property near the house. Multiple water rights are included for stock and irrigation. Welcome to a rare opportunity to own a true legacy ranch in the heart of Northwestern Montana. Nestled in the scenic countryside of Lonepine, this 440-acre property offers the perfect blend of history, functionality, and natural beauty—ideal for those looking to live the Montana ranch lifestyle or create a family estate to pass down for generations.

History & Heritage

Originally part of a 1,200-acre cattle ranch, this land was home to rancher Paul Heidegger and



his family, who relocated from Washington in 1974. They ran 400 head of cattle and conducted annual cattle drives to 30,000 acres of grazing land near Bitterroot Lake—a testament to the authentic ranching legacy that still resonates here.

The Home

At the heart of the ranch sits a warm and inviting 6-bedroom, 4-bathroom farmhouse. Thoughtfully updated for comfort while preserving its rustic charm, the home offers breathtaking views of the Mission Mountains, sweeping pastures, Dry Fork Creek, and the tranquil waters of Dry Fork Reservoir. Whether you're cooking in the spacious kitchen, relaxing in the cozy living room, or watching the sunrise from the front porch, this home exudes comfort, history, peace and solitude.

Ranch Amenities & Land Features

- 440 deeded acres of pastureland, gently rolling terrain, mountain ridges and wide-open skies
- Fruit trees and a productive chicken coop
- Multiple barns and shelters for livestock and equipment
- Fencing and cross-fencing in areas for optimal rotational grazing
- Valuable water rights to support agricultural and livestock operations
- Year-round access and ideal layout for ranching or recreational use

Outdoor Lifestyle & Wildlife

This ranch offers more than a livelihood—it's a way of life. Wake up to bugling elk, watch herds of deer cross your fields, listen to coyotes call in the distance, and fall asleep to the chorus of frogs. Wild turkeys roam the land freely, and nearby reservoirs offer excellent fishing. The outdoor

amenities include a firepit and patio BBQ area, perfect for gathering under Montana’s famously starry skies.

Recreation at Your Doorstep

Just minutes from the healing waters of Symes Hot Springs, this property also offers easy access to Flathead Lake’s Montana’s largest natural freshwater lake. Take a scenic drive through backroads to Thompson Falls, hike the nearby Baldy Mountain, or explore the 77,000 acres of National Forest right outside your door. Hunting, hiking, horseback riding, and endless exploration await.

Location & Accessibility

Despite its serene and private setting, this ranch is conveniently located within driving distance of local amenities, with nearby towns providing access to schools, dining, healthcare, and shopping.

Investment & Legacy Opportunity

Whether you’re a rancher, investor, outdoor enthusiast, or someone dreaming of a quiet life in the mountains, this ranch provides the rare opportunity to own a piece of Montana history. With its blend of usable land, natural resources, and rich legacy, it’s perfect for continued agricultural use, a horse property or a private family compound with plenty of room to roam.

This is more than just land—it’s a legacy.

Built in 1993

Essential Information

MLS® #	30043698
Price	\$1,599,000
Bedrooms	6
Bathrooms	4.00

Full Baths	2
Square Footage	4,168
Acres	440.00
Year Built	1993
Type	Farm
Sub-Type	Ranch
Style	Ranch
Status	Active Under Contract

Community Information

Address	3 Finley Gulch Road
Subdivision	N/A
City	Lonepine
County	Sanders
State	MT
Zip Code	59848

Amenities

Utilities	Electricity Connected, High Speed Internet Available
Parking	Additional Parking
# of Garages	3
Garages	Detached
View	Meadow, Mountain(s), Valley
Is Waterfront	Yes
Waterfront	Creek, Other, Pond, Stream, Waterfront

Interior

Interior Features	Fireplace, Main Level Primary, Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Electric, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	Three Or More, One
Basement	Partially Finished

Exterior

Construction	Wood Frame
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Additional Information

Date Listed	April 19th, 2025
Days on Market	144
Zoning	None