

\$978,000 - Nhn (lot 3) Us Hwy 93, Polson

MLS® #30046746

\$978,000

Bedroom, Bathroom,
Land on 3.25 Acres

N/A, Polson, MT

Prime, centrally located Polson waterfront property on the south shore of Flathead Lake! This large 3.25-acre parcel offers ample shoreline frontage of approximately 230', with convenient cost-savings city water/sewer services. A truly one of a kind setting; with adequate privacy off of the highway, insulated by the parcel's natural topography/native vegetation, and frequented by an abundance of diverse wildlife, supported by an ideal habitat which includes a mixture of developable land and buffered by a riparian/wetland sanctuary. An MDOT (Montana Dept. of Transportation) joint-use approach off of the adjacent highway has been approved, with the approach construction already completed for future access/use. The site benefits from an exceptional location-offering unobstructed and panoramic views over the water, and ideally located within steps of Polson's renowned 27-hole golf course. Flathead Lake is the largest freshwater lake in the Western United States (28 miles long and 15 miles wide), while holding the elite distinction as one of the cleanest lakes in the populated world. The lake itself is known for its many fishing opportunities and diverse water sport recreation. In addition to its direct access to the open waters of Flathead Lake; the subject parcel is located conveniently just off of Highway 93 near the heart of Polson's downtown cafe/dining/shopping district, public boat launches, parks, and the Kwataqnuk Resort & Casino. Polson is also acclaimed for



it's seasonal festivities that include: The Flathead Cherry Festival, weekly downtown summer farmer's market, Polson 4th of July Fireworks Show over Flathead Lake, The Port Polson Players Live Theatre on Flathead Lake, seasonal holiday parades, along with a multitude of other community events for the whole family to enjoy! Geographically, Polson acts as a first-rate recreational hub to all the endless outdoor activities offered in Western and Northwestern Montana throughout all four seasons. Enjoy close proximity to Wild Horse Island, Lake Mary-Ronan, Blacktail Ski Resort, Whitefish Resort, Glacier National Park, and many more! Within approximately 1 hour of two major airport hubs- in addition to a smaller public airport located in Polson, which is categorized as a general aviation facility. Subject property is zoned 'Resort Zoning District', with the current MDOT approach application approval specific to residential use. Don't miss this opportunity to live on the pristine south shore of Flathead Lake.

Essential Information

MLS® #	30046746
Price	\$978,000
Acres	3.25
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Nhn (lot 3) Us Hwy 93
Subdivision	N/A
City	Polson
County	Lake
State	MT
Zip Code	59860

Amenities

Utilities	Electricity Available, High Speed Internet Available, Phone Available
View	Lake, Mountain(s), Residential, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake, Navigable Water, Waterfront

Exterior

Lot Description	3.25
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Additional Information

Date Listed	April 17th, 2025
Days on Market	81
Zoning	See Remarks