

# \$2,300,000 - 8240 Island Lake Road, Marion

MLS® #30048274

**\$2,300,000**

3 Bedroom, 3.00 Bathroom, 3,192 sqft

Farm on 338.00 Acres

N/A, Marion, MT

Peace, tranquility, and a connection to nature rarely found today await you on this jewel of a property. Perched on a scenic rise overlooking lush fields, hills, and a meandering stream flowing into Lynch Lake with mountains beyond, it's the perfect self-contained homestead! This property boasts all the amenities, including a comfortable 3 bed, 2.5 bath home with vaulted ceiling great room, two quality wood stoves, ample storage in the basement, and wrap around covered porches with sweeping views. The huge garage/shop space w/heated workshop, and tack room provides for tools/toys/projects/etc. Other features include 2 exceptional greenhouses, fenced raised garden beds w/shed, automatic generator, animal pens/fenced pastures, fuel shed w/diesel & gas tanks, 8ft perimeter fencing, and so much more! Come see this remarkable property today! Appraisal completed April of 2025. Priced \$300,000 below appraisal value. Entire 338 acres are fenced including a 6+ feet high predator fence around the house and outbuildings. Other Equipment: propane & gas tanks; Other Structures Other: 2 greenhouses; Road Frontage Type Other: private for driveway; Utilities Other: propane

\*\*\*Firewood in shop is excluded from the sale\*\*\*

S10, T28 N, R27 W, ACRES 20, TR 3A IN E2SE4NE4 (SELL W/TR 1A IN SEC11) S03, T28 N, R27 W, ACRES 40, COS 13675, TR 1A IN SE4SE4 S02, T28 N, R27 W, ACRES



40, CIS 13675, TR 4A IN SW4SW4 S10, T28  
N, R27 W, ACRES 83, COS 13675, TR 3B IN  
E2E2 S11, T28 N, R27 W, ACRES 145.54,  
COS 13675, TR 1B IN W2 S11, T28 N, R27  
W, ACRES 10, TR 1A IN SW4SW4NW4

Built in 1940

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 30048274               |
| Price          | \$2,300,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,192                  |
| Acres          | 338.00                 |
| Year Built     | 1940                   |
| Type           | Farm                   |
| Sub-Type       | Ranch                  |
| Style          | Cabin, Log Home, Other |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 8240 Island Lake Road |
| Subdivision | N/A                   |
| City        | Marion                |
| County      | Flathead              |
| State       | MT                    |
| Zip Code    | 59925                 |

**Amenities**

|               |                                                                                  |
|---------------|----------------------------------------------------------------------------------|
| Utilities     | Cable Connected, Electricity Connected                                           |
| Parking       | Additional Parking, Garage, Garage Door Opener, Heated Garage, RV Access/Parking |
| # of Garages  | 2                                                                                |
| Garages       | Attached                                                                         |
| View          | Lake, Meadow, Creek/Stream, Trees/Woods                                          |
| Is Waterfront | Yes                                                                              |

Waterfront                      Creek, Lake, Waterfront

**Interior**

Interior Features      Fireplace  
Appliances              Dryer, Dishwasher, Freezer, Microwave, Refrigerator, Washer  
Heating                  Forced Air, Gas, Propane  
Fireplace                Yes  
# of Fireplaces        2  
Stories                   Two  
Basement                Crawl Space, Partially Finished

**Additional Information**

Date Listed              May 12th, 2025  
Days on Market        72  
Zoning                    None