

\$2,225,000 - 936/922 Mt Highway 82, Somers

MLS® #30052920

\$2,225,000

Bedroom, Bathroom,
Land on 44.68 Acres

N/A, Somers, MT

This property offers a rare combination of location, infrastructure, and potential—a blank canvas ready to bring your vision to life and create something truly remarkable! An exceptional opportunity to own 44.68 acres of prime land located on Mt Hwy 82, just north of Flathead Lake. Zoned Scenic Corridor, this rare and versatile parcel offers breathtaking panoramic views, level topography, and unmatched development potential. Key features include: a newly drilled 100 GPM well, PLUS access to the neighboring well through a shared well agreement—providing substantial water capacity for residential, agricultural, or commercial use. Two 5-bedroom septic permits approved (not installed)—ideal for estate homes, vacation rentals, phased development, or a family-farm complex. MDT-approved commercial access from Mt Hwy 82 allows flexibility for business or mixed-use potential. Underground electrical vault installed—ready for immediate utility connection and infrastructure expansion. This property is perfectly suited for a variety of commercial or income-producing uses—whether retail, hospitality, agri-tourism, a multi-use development, or your own unique vision. Located at the North end of the property, just inside the commercial access (pending final MDT approval) there is an easement road providing access to properties adjacent to both the East and West of the subject property. This is in compliance with MDT requirements for commercial access and



the approach will be paved. Currently spring wheat is planted on a significant portion of the property in the rich dark soil.

Essential Information

MLS® #	30052920
Price	\$2,225,000
Acres	44.68
Type	Land
Sub-Type	Commercial
Status	Active

Community Information

Address	936/922 Mt Highway 82
Subdivision	N/A
City	Somers
County	Flathead
State	MT
Zip Code	59932

Amenities

Utilities	Electricity Available, Underground Utilities
View	Meadow, Mountain(s)

Additional Information

Date Listed	June 27th, 2025
Days on Market	110
Zoning	See Remarks