

\$1,395,000 - 3 Finley Gulch Road, Lonepine

MLS® #30053471

\$1,395,000

6 Bedroom, 4.00 Bathroom, 4,168 sqft

Residential on 320.00 Acres

N/A, Lonepine, MT

Embrace the spirit of the Old West with this 320-acre legacy ranch in Lonepine, Montana. 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 all around you. Minutes from Symes Hot Springs, Flathead Lake, and 77,000 acres of National Forest within 1 mile of property line through tribal land with an annual permit. Ideal for ranching, as a horse property, for recreation, or creating your Montana dream. Current map shows 440+/- acres and does not reflect the boundary line adjustments to 320 acres from the 179+ acre parcel. Property is also listed with 440 acres for \$1,599,000 MLS# 30043698 and seller may consider selling home with all 540 Acres. 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 320-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

- 320 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 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 within 1 mile 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.

Video shows all 440 acres+, refer to map in photos for layout of the 330 acres.

Seller is in the process of splitting 100 acre off of the 179+ acre parcel leaving the total acreage in this listing at 320+/- acres. Once the BLA is complete, there will be an easement created for driveway to access home and

remaining 320 acres. Property is also listed with an additional 120 acres at \$1,599,000. MLS# 30043698. Seller is open to leasing back the home and land while building a home on the 100 acres. Seller will also consider selling the home with 540 acres if a buyer is interested. Septic drain field may have some tree roots effecting its function, seller will address prior to closing. Agent must accompany all showings, 24 hour notice is requested. All information is gathered from 3rd party sources and deemed reliable. Buyer and buyer’s agents shall verify all information. Listing agents do not warrant or guarantee any and all information.

Built in 1993

Essential Information

MLS® #	30053471
Price	\$1,395,000
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Square Footage	4,168
Acres	320.00
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
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	Two, One
Basement	Partially Finished

Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Rain Gutters
Roof	Composition
Construction	Wood Frame
Foundation	Poured

Additional Information

Date Listed	July 7th, 2025
Days on Market	65
Zoning	None