

\$2,000,000 - 39784 Us Hwy 93, Polson

MLS® #30054269

\$2,000,000

Bedroom, Bathroom,
Land on 52.14 Acres

N/A, Polson, MT

A breathtaking 52+ acre equestrian and orchard paradise just 10 minutes from Polson on US 93, offering unrivaled Flathead Lake and mountain views. In two parcels, this stunning property features a knoll with 360-degree panoramic vistas, and a secluded estate building site to the west. The cherry orchard boasts 350+ trees, 2 dozen apples, and an apricot, all irrigated by lake water. There's also a newer private well to provide water to the barn and future home. The magnificent barn with 4 stalls, horse corrals, and elegant white fencing creates an ideal equestrian haven, while trails on Tribal lands (permit required) beckon from across the hwy. Enjoy nearby Flathead Lake public access just 1000' from the eastern boundary. In a recreational paradise of water and land adventures, this is your chance to own a slice of Montana's finest! See the VIDEO!! Come and explore this incredible mix of pastoral elegance, orchard beauty, lake views, forested hideaways, and trails taking to all by checking out the multitude of photos showcasing this exceptional 52+ acre property northwest of Polson and be sure to see the video! (Photos have been taken in August, May and July displaying many parts of the fruit growing season.) This is a rare gem offering endless possibilities for those seeking a luxurious rural lifestyle with the opportunity to raise your own fruit and livestock, ride the trails in equine splendor and stroll into private sanctuaries. Divided into two parcels, there are



no covenants or zoning on the majority of the property (a piece on the northern edge is in the Melita Island zoning district), and the land provides flexibility, whether you envision a private estate, equestrian facility, or agricultural venture, or a combination of all of these. The elevated knoll in the northeast corner offers a premier building site with jaw-dropping 360-degree views of Flathead Lake and the surrounding Mission and Swan Mountain ranges, creating a stunning backdrop for your custom home. The established orchard is a highlight, featuring 350+ cherry trees (Lambert & Van varieties), 2 dozen apple trees (Red Delicious, Macintosh, and Wealthy), and an apricot tree, all supported by irrigation from two lake pumps with water right Statements of Claim dating back to 1954 (100 GPM) and 1971 (85 GPM). There's a large refrigerated storage unit in the barn for the harvested cherries, and there are two showers and one laundry/refrigerator area for the pickers to use. The on-site well provides water to the barn and to a future home with a ground water certificate for 23 GPM dated back to 2004 that is currently in a suspended status. The property's agricultural potential is enhanced by its equestrian appeal, with a large, beautifully maintained barn featuring four stalls, complemented by horse corrals and elegant white fencing that contribute to the estate's charm, while miles and miles of trails on Tribal lands (permit required) beckon from across the hwy. The barn includes a restroom, an office, a tack room, a tool/chemicals room, and more. There's a multitude of wildlife sharing the property with many deer enjoying the shade of the trees. Recreational opportunities abound, with Flathead Lake public beach access just a short 1000' stroll east down Labella Lane across public land, ideal for swimming, fishing, or boating. The nearby Walstad Fishing

Access offers additional water access, while a private marina just a mile away provides boat slips for lease, perfect for lake enthusiasts. The property's location ensures easy access to amenities, with Polson's vibrant community just 10 minutes away via US Hwy 93. Kalispell and Missoula, both offering shopping, hospitals, and cultural attractions, are within an hour and 90 minutes, respectively, and Glacier Park International Airport (1 hour) or Missoula International Airport (1.5 hours). Surrounded by Montana's recreational paradise, this property is a gateway to world-class outdoor activities, from boating and fishing on Flathead Lake to hiking, skiing at either Whitefish Mountain or Blacktail, and wildlife exploration in nearby Glacier National Park and the Bob Marshall Wilderness. Whether you're seeking a private retreat, a working ranch, or a legacy estate, this property delivers unmatched beauty, versatility, and opportunity in the heart of Big Sky Country. Most of the orchard supplies and equipment are owned by others and will not convey. Property Tax Notice: Starting in tax year 2026, Montana laws (HB 231 & SB 542) will increase taxes on non-owner-occupied residential properties (e.g., second homes and short-term rentals) and commercial properties. Buyers should understand that current tax assessments may change with new ownership, depending on factors such as owner occupancy, rental rates for investment properties, or other criteria outlined in state law. Buyers are encouraged to contact the county assessor with specific questions or consult a tax advisor or real estate attorney to understand potential impacts. Information deemed reliable but not warranted by listing office or the listing agent. Buyers & agents are advised to conduct their own due diligence.

Essential Information

MLS® #	30054269
Price	\$2,000,000
Acres	52.14
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	39784 Us Hwy 93
Subdivision	N/A
City	Polson
County	Lake
State	MT
Zip Code	59860

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Underground Utilities
Features	Fishing, Lake
View	Lake, Meadow, Mountain(s), Trees/Woods

Additional Information

Date Listed	July 18th, 2025
Days on Market	62
Zoning	See Remarks