

\$560,000 - Tract 1 Cramer Creek Road, Somers

MLS® #30055000

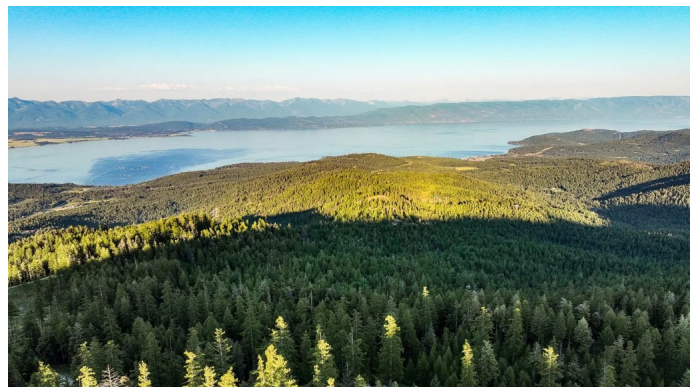
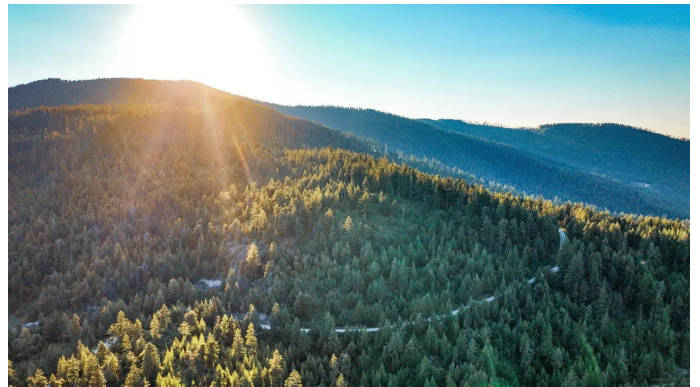
\$560,000

Bedroom, Bathroom,
Land on 22.31 Acres

N/A, Somers, MT

This raw land parcel sits just outside the charming waterfront community of Lakeside and adjoins miles of Flathead National Forest on two sides. NO CODES, COVENANTS, OR RESTRICTIONS. It offers a private building site with gated entry on both ends of the property and a stunning view of Flathead Lake near the western gate. This is a prime spot for a secluded mountain cabin or home just outside of town. Power will be available at the property line (to be installed by the seller, subject to negotiation). The western portion of the land has a gentle slope, while the eastern side becomes steeper as it approaches the private easement along the boundary. For those seeking privacy within 30 minutes of town, this tract is a must-see. MINERAL RIGHTS INCLUDED. The adjoining Flathead National Forest lands are home to elk, mule deer, whitetail, bears, wolves, mountain lions, and a variety of other Montana wildlife. In the summer, pick wild huckleberries and watch the landscape shift as the larch and aspens turn vibrant colors in the fall. Winter in this area offers just as much recreation as summer—two ski resorts are within a reasonable drive, and the extensive public land road networks provide endless opportunities for snowmobiling, cross-country skiing, and UTV riding. Ice fishing on the many nearby lakes yields trout, kokanee salmon, and perch throughout the season.

The lower (eastern) portion of the property



features a private gate and road easement along its edge. On the western side, access is via a U.S. Forest Service gate under a renewable, transferable long-term lease granted through a special use permit. The maximum elevation on the west end reaches approximately +/-4,760â€™™.

The annual precipitation average in Somers, Montana is approximately 18 inches of rain and 15 inches of snow. The average high temperature in the summer is 82 degrees and the average low in the winter is 20 degrees. Thanks to the moderating lake effect from Flathead Lake, winters here are milder and more manageable than many parts of Montana.

Located in Somers, MT, the property is roughly 21 minutes from Lakeside, where youâ€™™ll find a grocery store, hardware store, restaurants, and other local services. Glacier International Airport is 45 minutes away, Blacktail Mountain Ski Area is about 52 minutes, and Whitefish Mountain Resort is roughly 58 minutes. A few short miles away, you can access the waters of Flathead Lake for world-class fishing for lake trout, whitefish, perch, smallmouth bass, and pike. During the summer months, enjoy boating and water sports on the +/-198 square miles of turquoise-blue water that make up Flathead Lakeâ€™™the largest natural freshwater lake west of the Mississippi.

Essential Information

MLS® #	30055000
Price	\$560,000
Acres	22.31
Type	Land
Sub-Type	Unimproved Land

Status Active

Community Information

Address Tract 1 Cramer Creek Road
Subdivision N/A
City Somers
County Flathead
State MT
Zip Code 59932

Amenities

Utilities Electricity Available
View Lake, Mountain(s)

Additional Information

Date Listed August 7th, 2025
Days on Market 33
Zoning None