

# \$12,900,000 - 2883 & 2879 Lower Valley Road, Kalispell

MLS® #30055812

**\$12,900,000**

Bedroom, Bathroom,  
Land on 246.30 Acres

N/A, Kalispell, MT

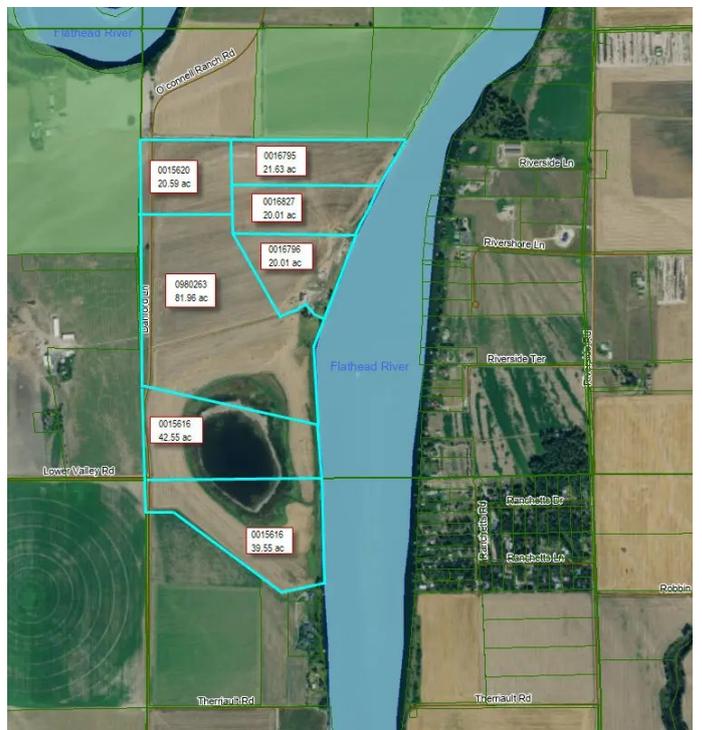
Lower Valley Legacy Ranch™ where privacy, history, and scale meet. Established in the late 1800s, this remarkable 246.3 acre holding spans seven legal parcels and features approximately 5,452 feet of nearly level Flathead River frontage with sweeping Swan Mountain Range views. A lush riparian corridor, private pond with expansion possibilities, and abundant bird and wildlife habitat create a rare sanctuary just minutes by boat from Flathead Lake. The gentle reach of river here presents characteristics favorable for floatplane use (subject to regulations/approvals). Improvements include two homes, a shop, and multiple outbuildings™ including classic grain silos™ offering immediate utility and authentic ranch character. Whether envisioned as a private oasis, conservation-minded retreat, or a thoughtful multi-parcel development (concept renditions available™ CLA), this is a once-in-a-generation Lower Valley opportunity.

One owner is a licensed Real Estate in MT. Agent must accompany. Highlights-Located on the longest and widest stretch of Flathead River (without a bend), offering Prime Waterfront access. Eagle Bend Golf Course and Marina ~3 miles. Flathead Lake. ~3.5 miles, Bigfork Harbor: 4 miles, Lakeside Montana Marina 7 miles

246.3 acres across 7 parcels

120 acres +/- water rights

~5,452 feet of premium, level Flathead River



frontage

The property is within 5-mile city limit for liquor license requirements.

Swan Range panoramas; rich wildlife and bird habitat

No zoning restrictions

Private pond: "Brosten" Pond

Two homes, shop, multiple outbuildings incl. grain silos

Agent Owned. Pre-qualification required for showings. Agent must accompany.

### Essential Information

MLS® #	30055812
Price	\$12,900,000
Acres	246.30
Type	Land
Sub-Type	Agriculture
Status	Active

### Community Information

Address	2883 & 2879 Lower Valley Road
Subdivision	N/A
City	Kalispell
County	Flathead
State	MT
Zip Code	59901

### Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, High Speed Internet Available, Propane, Phone Available, Separate Meters
View	Park/Greenbelt, Mountain(s), Creek/Stream
Is Waterfront	Yes
Waterfront	Navigable Water, Pond, River Access, Waterfront

### Exterior

Exterior Features	Propane Tank - Leased
Lot Description	246.30

## **School Information**

District                      District No. 29

## **Additional Information**

Date Listed                August 13th, 2025

Days on Market        69

Zoning                      None