

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

MLS® #30055815

\$12,900,000

3 Bedroom, 3.00 Bathroom, 1,988 sqft

Residential 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.

About the homes:

The main home is part of the original homestead cabin within the house. remodeled at the turn of century and again in the 40's, with the last complete major remodel in 1969.

It is a

single level ranch style

approximately 1988 finished square feet with half basement unfinished.

Oil forced air furnace and propane insert

fireplace, portable ac units,

2 full bathrooms, 2 bedrooms with additional sitting room,

full dedicated office space.

(no garage or carport).

The second home is a top of the line modular 3 bdrm 2.5 bath home set on foundation and added living space approximately 2000 finished living sq ft., propane forced air furnace and free standing propane fireplace. All Anderson windows and custom built kitchen and utility room. There is a full dedicated office space, large utility room, two patios on house, 2-car carport. No basement; crawl space under the entire house.

Well is shared and has a complete water softener & filter in the pump house.

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

Built in 1970

Essential Information

MLS® #	30055815
Price	\$12,900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,988
Acres	246.30
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
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
Parking Spaces	2
View	Park/Greenbelt, Mountain(s), Creek/Stream
Is Waterfront	Yes
Waterfront	Navigable Water, Pond, River Access, Waterfront

Interior

# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Propane Tank - Leased
Lot Description	246.30
Foundation	Poured

School Information

District District No. 29

Additional Information

Date Listed August 20th, 2025

Days on Market 69

Zoning None