

\$775,000 - 2950 Lower Lost Prairie Road, Marion

MLS® #30057953

\$775,000

4 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential on 10.37 Acres

N/A, Marion, MT

Discover this charming single-family residence on over 10 acres featuring energy-efficient amenities, comfortable living, abundant privacy, and room to grow. This spacious home, built by Mindful Designs, offers 4 bedrooms and 2 bathrooms in a functional and comfortable floor plan. The unique straw bale construction adds character and efficiency. A clean-burning rocket stove provides radiant heat for the house. Nestled in the trees on over 10 acres of private land with no covenants, allowing for a number of uses. Outdoor amenities include a hot tub set on a large deck with stunning views, fruit and aspen trees, a deer-proof fenced garden, native plants, and a spacious three-sided barn. Located near a rural airstrip, Montana state land, and water recreation sites along the Highway 2 corridor. Just 40 miles from Kalispell, this property is perfect for those seeking privacy, comfort, and sustainable living, while not too far from the amenities of civilization. Electricity connected with solar panels for back up. Large Chest Freezer and On-Demand Water Heater.



Key Features of a Straw Bale Property-

Natural Insulation: The thick, compressed straw walls provide high R-values, meaning excellent thermal performance and significant energy savings.

Sustainable & Eco-Friendly: Straw is a renewable agricultural byproduct, reducing the reliance on non-renewable materials and

lowering the building's carbon footprint.

Unique Aesthetics: The thick walls allow for creative design elements, such as arched openings, deep window sills, and built-in niches.

Healthy Indoor Environment: The use of natural plasters (like clay or lime) creates a healthy and breathable indoor environment.

On-demand water heater, large chest freezer convey with property. Propane tank rented from CHS and propane heaters offer supplemental heat.

Key Benefits for Heating with a Rocket Stove:

High Energy Efficiency: The design of a rocket stove maximizes combustion, allowing it to burn fuel efficiently and produce concentrated heat. This means a small amount of fuel can generate significant heat output.

Reduced Fuel Consumption: Due to their efficiency, rocket stoves use far less fuel than conventional wood stoves or open fires, leading to cost savings and less time spent gathering firewood.

Lower Emissions: The efficient burning process results in less smoke and fewer harmful gases being released into the atmosphere compared to traditional methods.

Fuel Flexibility: They can burn a variety of small-diameter wood fuels, such as twigs, sticks, leaves, and even paper, making them versatile for off-grid use.

Minimal Smoke and Ash: Once properly started, a rocket stove produces minimal smoke and ash, creating a cleaner heating experience.

No Electricity Required: They are a self-sufficient heating solution that relies on fuel and airflow, making them excellent for power outages or off-grid living.

Fast Heating: Rocket stoves can heat up quickly, providing a rapid source of heat when needed.

Built in 2007

Essential Information

MLS® #	30057953
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,000
Acres	10.37
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	2950 Lower Lost Prairie Road
Subdivision	N/A
City	Marion
County	Flathead
State	MT
Zip Code	59925

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Connected
Features	Airport/Runway
Parking Spaces	2
Parking	Circular Driveway
View	Mountain(s), Trees/Woods

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dryer, Freezer, Range, Refrigerator, Washer
Heating	Propane, Wood Stove
Stories	Two
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Hot Tub/Spa, Storage, Propane Tank - Leased
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Straw, Wood Siding
Foundation	Slab

Additional Information

Date Listed	September 29th, 2025
Zoning	None