

CORDER

AND ASSOCIATES, LLC



New Beginnings On Boon Road

Tract #1A Boon Rd., Somers, MT 59932

Offered at \$635,000

Presented Exclusively by

**Kelsey Judisch-Eisenzimer,
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Property Information

Lot Size: 19.79 deeded acres

Taxes: \$TBD (2023)

Legal: S28, T27 N, R21 W, C.O.S. 22349-1, ACRES 19.79, TR 1A IN N2NW4NW4

Utilities: Electricity is close; \$15k to hook up to it (negotiable)

Water: Well 12 GPM, depth 412 ft.

Covenants/HOAs: Yes; Road Maintenance agreement

Access: Gravel road; Path; Proposed easement

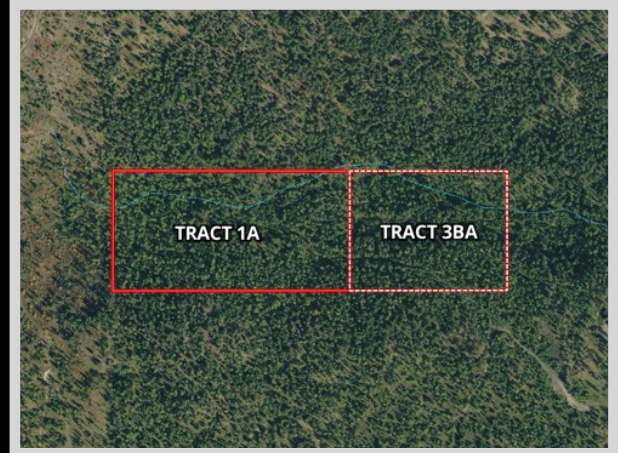
Elevation: 3,800 ft.

Experience this
property virtually!



Executive Summary

Tract 1A lies west of Somers, Montana and provides exquisite views of Flathead Lake and the mountain ranges surrounding it. Private and peaceful, these 19.79 acres have level areas that would be ideal for building sites. A well has already been dug in 2022 and electricity is close by. There are minor covenants to maintain the value of the scenic locale. Flathead Lake offers fishing, water activities, and boating. The area is great for hunting and in the winter months, Blacktail and Whitefish ski areas are a short drive. Kalispell is 25 miles north with an international airport. The acreage is suitable for a full-time residence or an extravagant vacation retreat. It's a private and peaceful area to escape to and the seller is easy to work with in terms of boundary lines and what a buyer may need. Available to make memories for the entire year, this property beckons! An adjacent 14.99-acre property is available for purchase also.

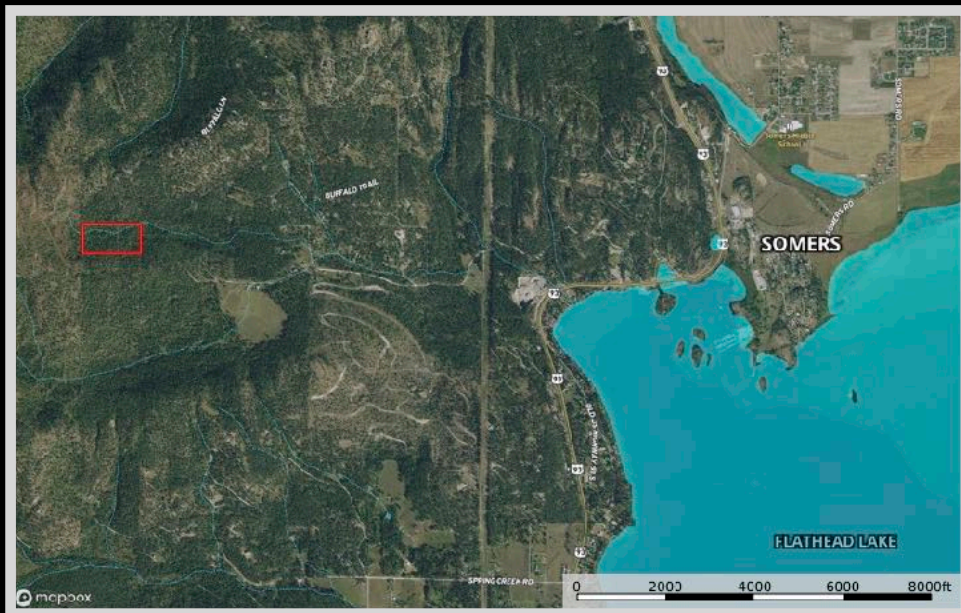


Local Area

Somers, Montana is located on the north shore of Flathead Lake. Recreational activities abound in this lakeside town. Here, you can go sailing, boating, waterskiing, swimming, fishing, picnicking, and camping. Enjoy the views of Flathead Lake and four mountain ranges. There is also a boat launch, a swimming beach, and a yacht club.

Experience the vibrant historic downtown district of Kalispell, Montana. Kalispell became a city in 1891. Community members donated silver coins to be melted down into a stake to mark the railroad and the town's beginning. The railroad helped Kalispell thrive by bringing industrial industries such as farming, sawmills, and flour mills. The mountain town is situated in the center of the Flathead Valley and serves as an excellent base camp for those traveling around northwest Montana. The town has shopping, three golf clubs, restaurants, art galleries, and access to outdoor activities.

Tucked into the bay where the Swan River flows into Flathead Lake, the charming town of Bigfork, Montana offers a resting place for tourists and lake-goers. The town has golf, fine restaurants, art galleries, and live theatre. It holds many titles one of which is "One of the 100 Best Small Art Towns in the Nation."



Area Attractions

Flathead Lake

Flathead Lake is a popular destination in Western Montana with over 200 square miles of water to kayak, boat, paddleboard, canoe, swim, fish, and recreate on. The vast lake spans 30 miles and measures a depth of 300 feet. It is the largest natural freshwater lake on this side of the Mississippi! Stop at one of the many roadside stands in the summer months to purchase fresh and locally grown cherries, apples, plums, and other produce. Cabins, campgrounds, vacation rentals, and hotels are scattered along the shoreline offering superb lodging. This hotspot is surrounded by the Mission, Salish, Swan, and Whitefish mountains making it a beautiful vacation destination.



Glacier National Park

The coveted area nicknamed the “Crown of the Continent” for obvious reasons offers gems and views of gold in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged and tenacious mountains, and spectacular sparkling lakes. Visit the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier-carved peaks and valleys, set your binoculars on a diverse range of wildlife of bighorn sheep, mountain goats, deer, elk, ptarmigan, and both black and grizzly bears. This highway to heaven is a tough one to ever forget.



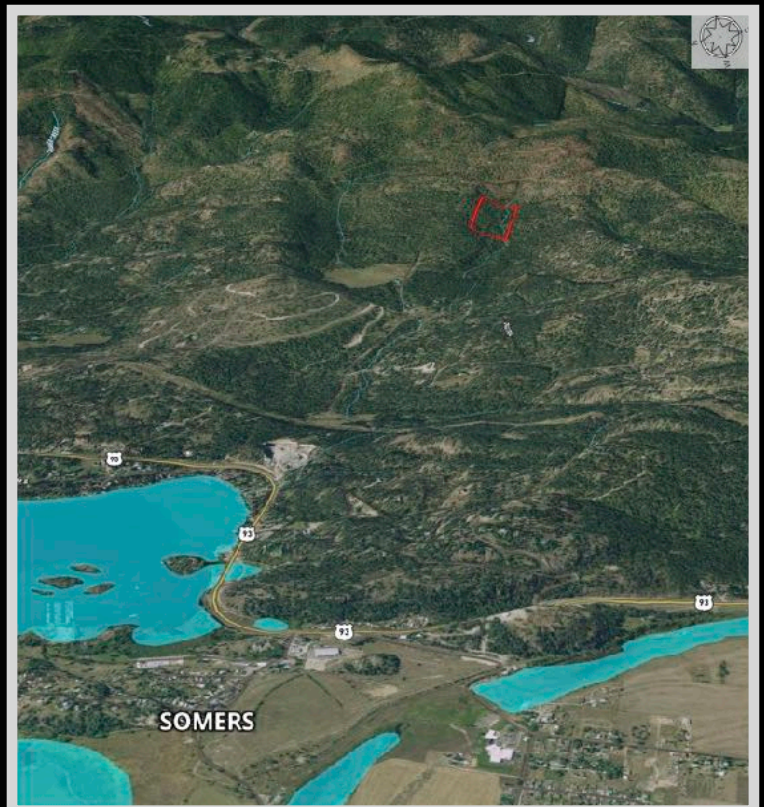
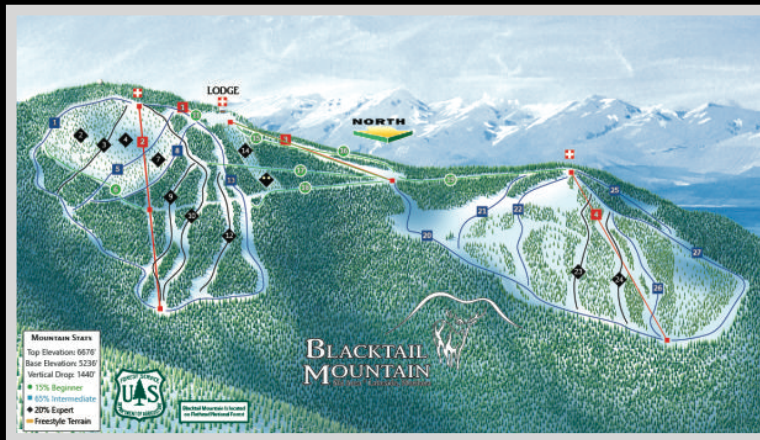
Winter Recreation

Whitefish Mountain Ski Resort

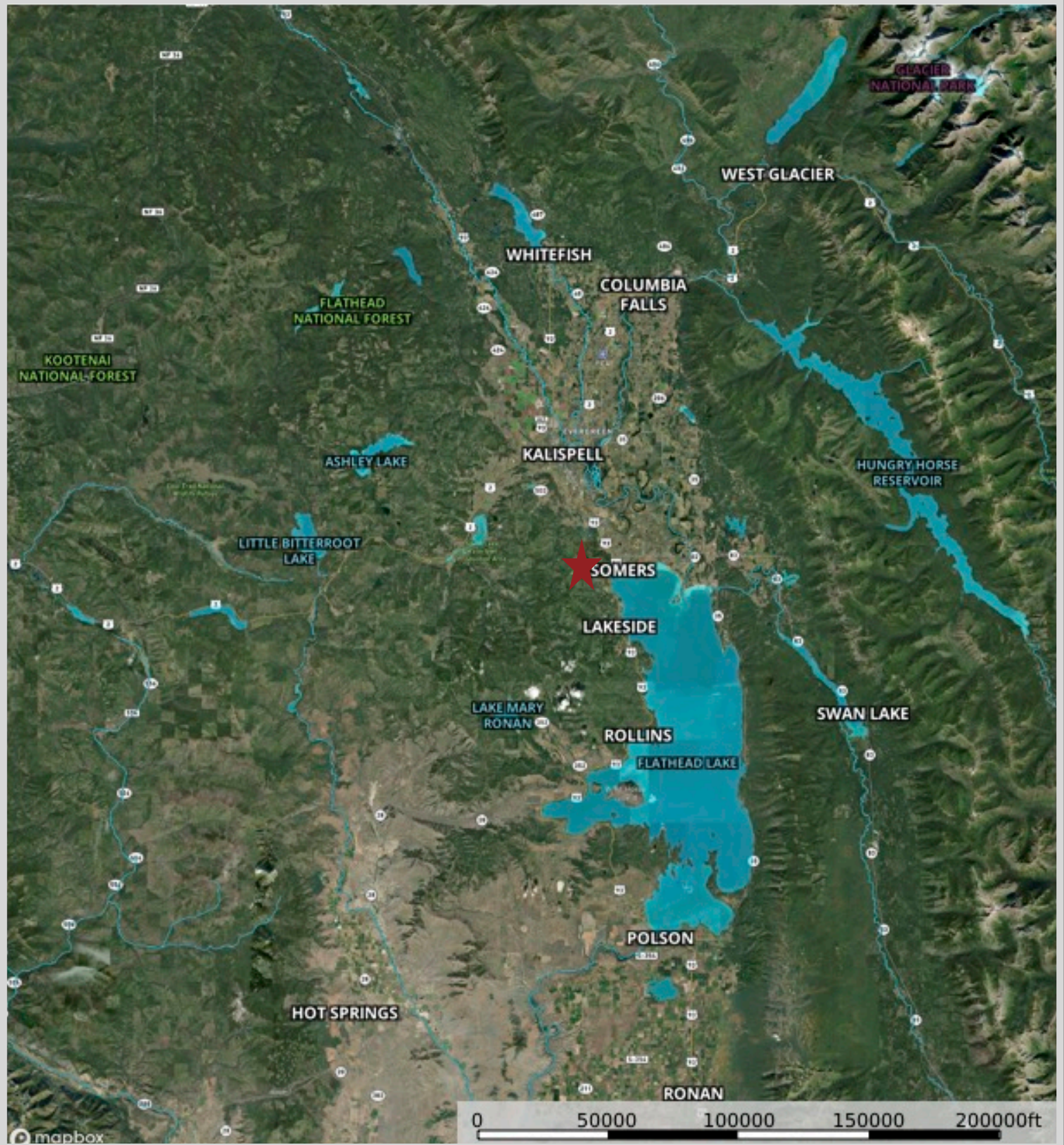
The Whitefish Mountain Ski Resort is located in Whitefish, Montana on Big Mountain. There are over 100 trails on 3,000 acres of terrain. The vertical drop on Big Mountain is 2,353 feet and is served by 11 chairlifts, two T-bars, and a magic carpet.

Blacktail Mountain Ski Area

The Blacktail Mountain Ski Area is a tight-knit family-style atmosphere 28 miles southwest of Kalispell. The vertical drop is 1,440 feet served by 3 chairlifts and a rope tow. There are almost 30 trails with a vast majority being easy or intermediate in difficulty.



Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.