

# CORDER

AND ASSOCIATES, LLC



*Duck Lake Frontage, Glacier Adventure*

*Lot 28 W. Shore Rd., Babb, MT 59411*

*Offered at \$260,000*



*Presented Exclusively by*

**Corrie Jo Seaman, REALTOR®**

406-622-3224 office

406-899-4296 cell

Corrie@CorderLand.com



## Property Information

**Lot Size:** 0.508 deeded acres

**Taxes:** \$530.58 (2025)

**Legal:** DUCK LAKE EST W SHORE SEC 1, S19, T36 N, R13 W,  
BLOCK 001, LOT 028

**Year Built:** 1985

**Bed/Bath:** 3 Bed/1 Bath

**Square Footage:** 1.604

**HVAC:** Electric forced air, Woodstove; Electric baseboard heating in one room

**Water/Sewer:** Well; Septic/drain field

**Appliances/Personal Property Included:** Turn-key fully furnished; Microwave, oven/range, refrigerator

**Special Enhancements/Extras:** Water softener; Extra insulation throughout ceiling, floor, and walls; Fourteen miles to Many Glacier or St. Mary-Glacier National Park

**Garage:** Detached single car

**Outbuildings:** Storage shed

**Access:** Legal access via West Shore Road

**Water Frontage:** Duck Lake



*Experience this property virtually!*



## Executive Summary

Wake up to tranquil lake mornings and spend your days exploring Glacier National Park just 14 miles away. This turnkey, fully furnished Duck Lake cabin offers outstanding trout fishing, paddle boarding, and peaceful boating right outside your door. With 1,604 square feet of living space, this property encompasses 3 bedrooms and 1 bathroom on 0.508 acres. Enjoy the home immediately or utilize as a vacation getaway. After a day exploring Glacier's legendary trails or fishing for trophy trout on Duck Lake, kick up your feet to warm by the woodstove. Bring lake toys and offroad vehicles with plenty of storage in the garage and shed. Located in the heart of Montana's recreation country, this property offers convenient access to fishing, hiking, wildlife viewing, and the unforgettable scenery of Glacier National Park. The time is now to make those dreams of a lakeside retreat or an

*income-producing vacation rental a reality!*



## Local Area

Just on the edge of the world-renowned Glacier National Park, Babb, Montana is a small farming and ranching community in Glacier County. A recreational haven, many activities illuminate the wonder of the landscape and scenery here. The community accommodates those passing through to the park. Fishing, camping, and hiking are popular routines and easy ways to surround yourself with the beauty of nature.

Saint Mary, Montana lies between Lower Saint Mary Lake and Upper Saint Mary Lake on the eastern border of Glacier National Park. The community is an ideal starting point for exploring the park or taking a scenic drive up to Many Glacier. There are legendary hiking trails along the park's eastern side and in Many Glacier. In the winter, Saint Mary provides a launching point for cross-country skiers. In the spring and summer months, witness a vibrant display of wildflowers including Indian paintbrush, blanket flowers, and lupine.



## Area Attractions

### Glacier National Park

The coveted area nicknamed the "Crown of the Continent" for obvious reasons offers exclusive views and activities 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.



### Lake Sherburne

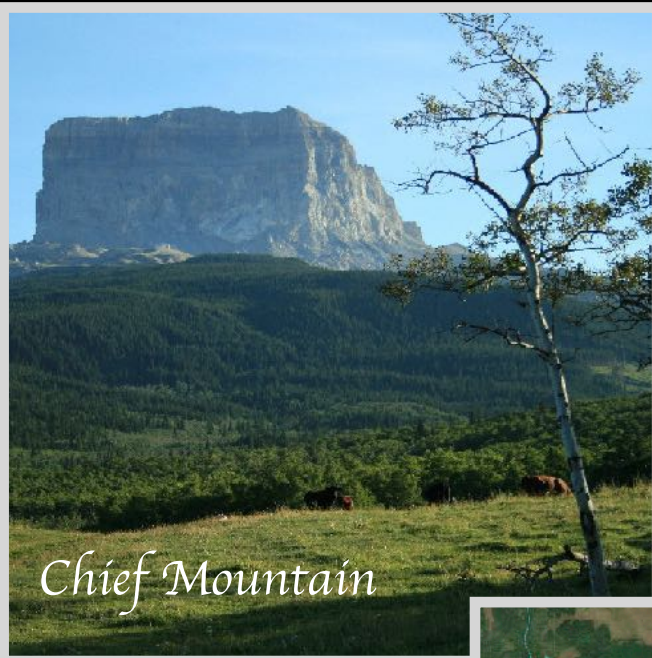
Lake Sherburne is a manmade reservoir located just outside of the entrance at Many Glacier. The reservoir was created to help regulate the flows of the Swiftcurrent Creek with an earth-fill dam built in 1914 and 1921. The lake is situated in a scenic area with unparalleled views. It is six miles in length with lots of shorelines to bask in the sun or explore. Fish, boat, view wildlife, or hike. The water is calm and serene for fishing or kayaking. Expect to reel in Brook Trout or Northern Pike. Wildlife that can be seen here include moose, bears, bighorn sheep, and Trumpeter Swans.

## **Duck Lake**

*East of Babb, Duck Lake offers a fishing experience unlike any other. The lake is stocked and produces rainbow trout that average 8 pounds! The large fish raised in these waters attract anglers from all over the world. Duck Lake is 1,446 acres at an elevation of 5,015 feet. A reservation license and a Montana fishing license are all you need to start reeling in plump Rainbow and Brown Trout.*

## **Lower Saint Mary Lake**

*At an elevation of 4,477 feet, this mountain lake holds Brook, Bull, Lake, Rainbow, and Westslope Cutthroat Trout along with Northern Pike and Lake Whitefish. Outdoor enthusiasts can marvel at the crystal-clear waters and enjoy lake activities that offer up stunning views in every direction.*



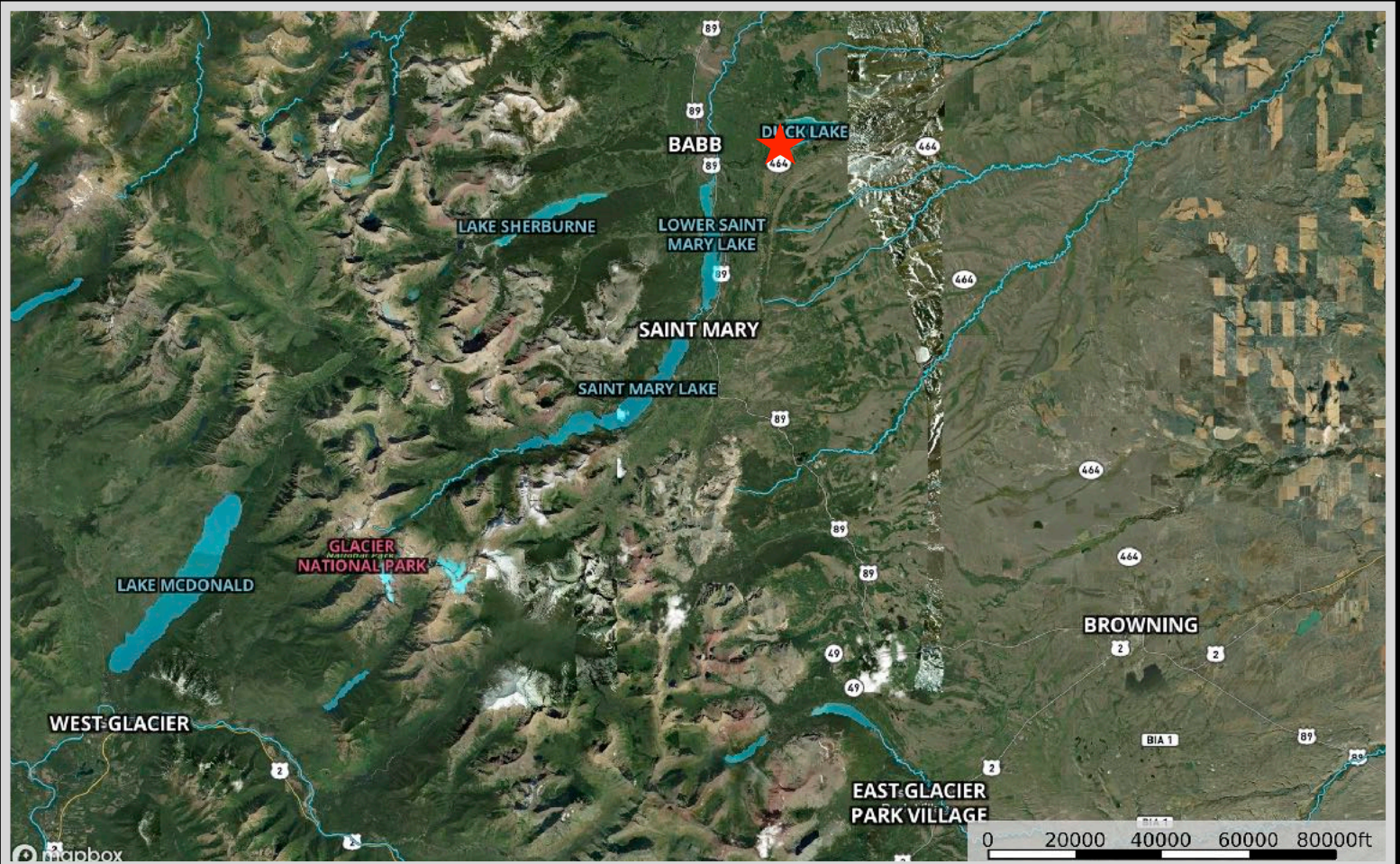
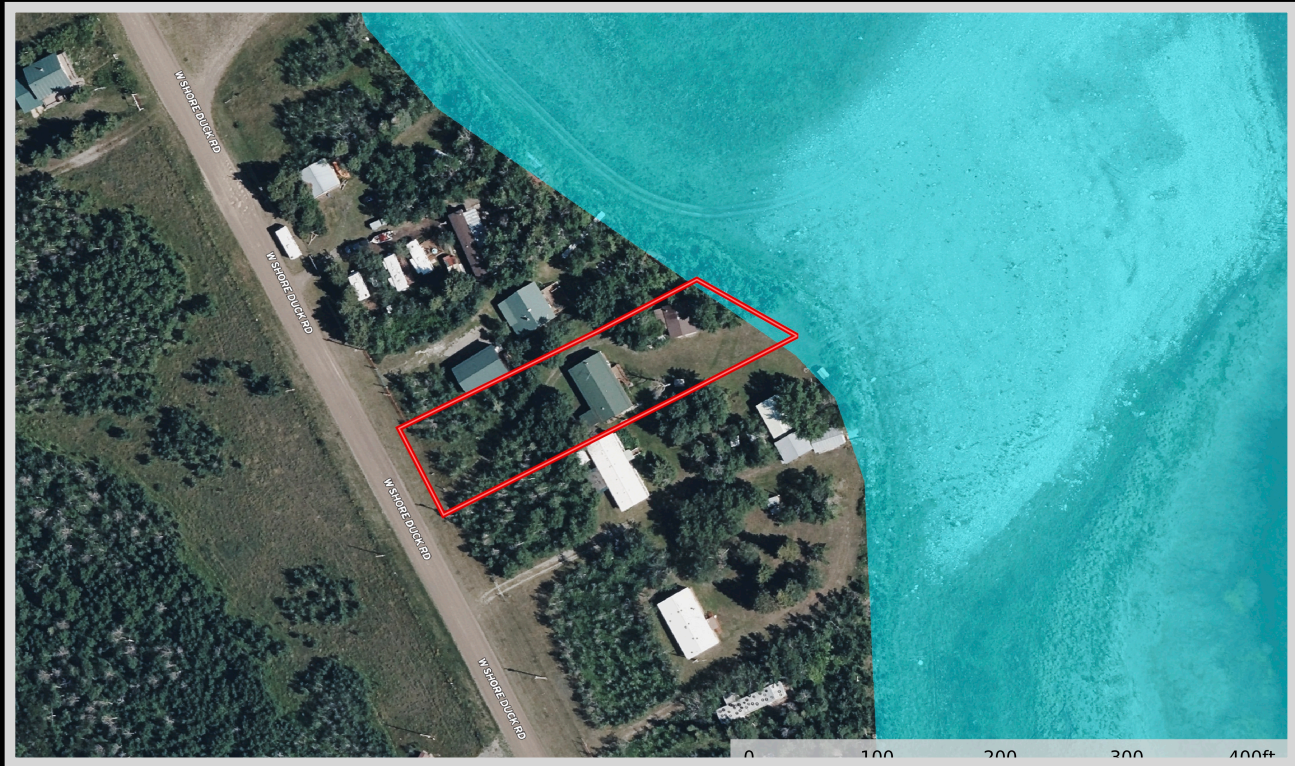
*Chief Mountain*

## **Chief Mountain**

*Prepare to be captivated by the sheer size and formation of this peak which is among the highest in Glacier National Park at 9,080 feet! The peaks tower over the Cut Bank plains. Majestic and mighty, Chief Mountain can be seen from over 100 miles away! The mountain lies on the boundary between Glacier National Park and the Blackfeet Reservation. The prominent peak has served as guidance, shelter, and a landmark for travelers. The sacred area is rich with the history of the native people to this area.*



# 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.