



LEGACY TIMBERLAND OPPORTUNITY IN FLATHEAD COUNTY

LONE LAKE TIMBERLAND

732.81± ACRES · FLATHEAD COUNTY, MONTANA

\$10,479,183 \$14,300 / ACRE

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SECTION 01

EXECUTIVE SUMMARY

This Lone Lake offering is 732.81 +/- acres of working Flathead County timberland in the Lone Lake area of northwest Montana (Section 5, T27N R23W). Offered from a larger, long-held timberland portfolio, it is positioned for buyers seeking privacy, working-forest character, recreation and long-term land stewardship.

The property offers rolling, timbered foothill terrain with a long-standing forest-management history in the Lone Lake area, within a short drive of Kalispell, Whitefish and Flathead Lake. It can stand on its own or be combined with the adjacent 450.82 +/- acre Lone Lake offering to form a contiguous 1,183.63 +/- acre block under single ownership.

Portfolio materials describe the broader ownership as mostly rural and undeveloped, carrying significant merchantable timber across diverse species and age classes, with access to power across the ownership or within five miles. Buyer to independently verify all parcel-specific details.

KEY FACTS

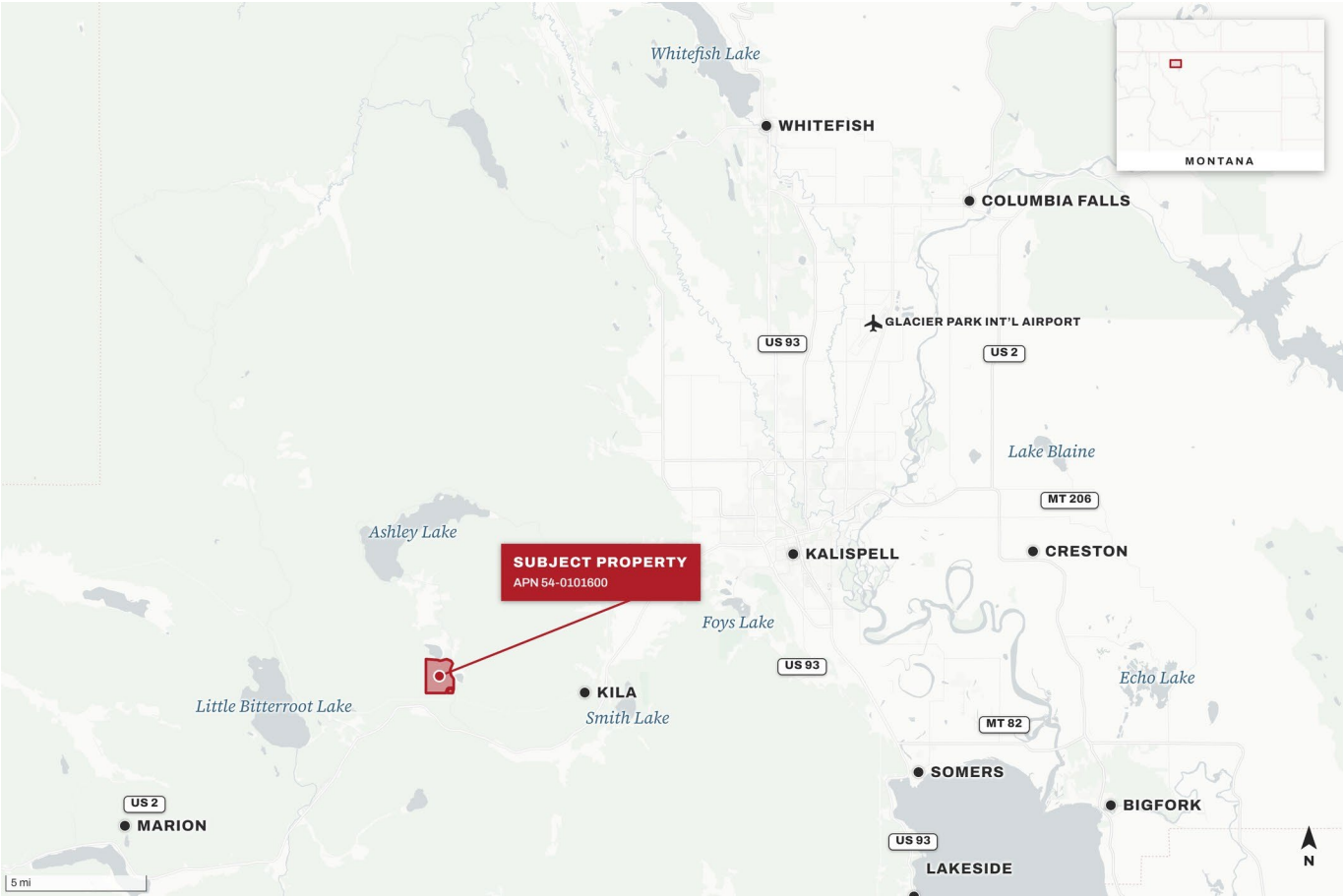
Offering Price	\$10,479,183
Price Per Acre	\$14,300
Total Acreage	732.81± acres
County	Flathead County, MT
Zoning	Unzoned
Parcel / APN	54-0101600
Elevation	~4,000± ft
Access	Buyer to verify
Utilities / Power	On ownership or ≤ 5 mi*

WHY THIS PROPERTY?

- Rare large contiguous ownership: 732.81± acres
- Legacy timberland from a long-held portfolio
- Working-forest timber value across species & age classes*
- Four-season recreation: HD 170 hunting, skiing & lakes
- Privacy & scale rarely available near the Valley
- Unzoned: flexible long-term land-use & development potential*
- Potential income: selective timber harvest & recreation*
- Limited comparable offerings; strong NW Montana land market

SECTION 02

LOCATION & ACCESS



Northwest Montana, anchored by Kalispell and the resort town of Whitefish, at the gateway to Glacier National Park and Flathead Lake.

DRIVE TIMES

Kalispell	FCA Airport	Bigfork	Flathead Lake	Glacier N.P.
20–30 min	35–45 min	30–40 min	30–35 min	1.25–1.5 hr

AIR SERVICE

Glacier Park International Airport (FCA) in Kalispell offers ~50 daily flights on Delta, Alaska & United, with nonstop service to Seattle, Denver, Minneapolis, Salt Lake City & Las Vegas. Passenger traffic grew ~11.6% in 2025 amid a major terminal expansion.

SECTION 03

THE LAND



Representative regional imagery; a parcel-specific aerial for this tract is pending. Boundary not shown.

TERRAIN	Rolling, timbered foothills with varied topography and aspect across the tract.
ELEVATION	Approximately 4,000± feet, offering long views and diverse forest character.
TIMBER	Long-standing forest-management & stewardship history; merchantable timber across diverse species and age classes. Timber cruise / inventory summary available upon request.
WATER	Ashley Creek vicinity; buyer to verify on-parcel water features, water rights, and seasonal flows.
ACCESS	Buyer to verify legal and physical access, road agreements, and easements of record.
UTILITIES	Power described as available across the ownership or within five miles*; buyer to verify service to the parcel.

SECTION 04

UTILITIES, WELL & SEPTIC

Power: Available in the surrounding area; verify the nearest service point, capacity, easements, and line-extension costs with Flathead Electric Cooperative.

Wells: Flathead County records show a median drilled depth of approximately 191 feet, with many wells in the 102–300 foot range.

Septic: Site-specific; subject to Flathead County review of soils, slope, groundwater, setbacks, and permitting requirements.

Buyer to verify all utility, well, septic, access, and development considerations during due diligence.

Source: Montana Ground Water Information Center / MBMG, Flathead County dataset. County-level reference only; not parcel-specific.

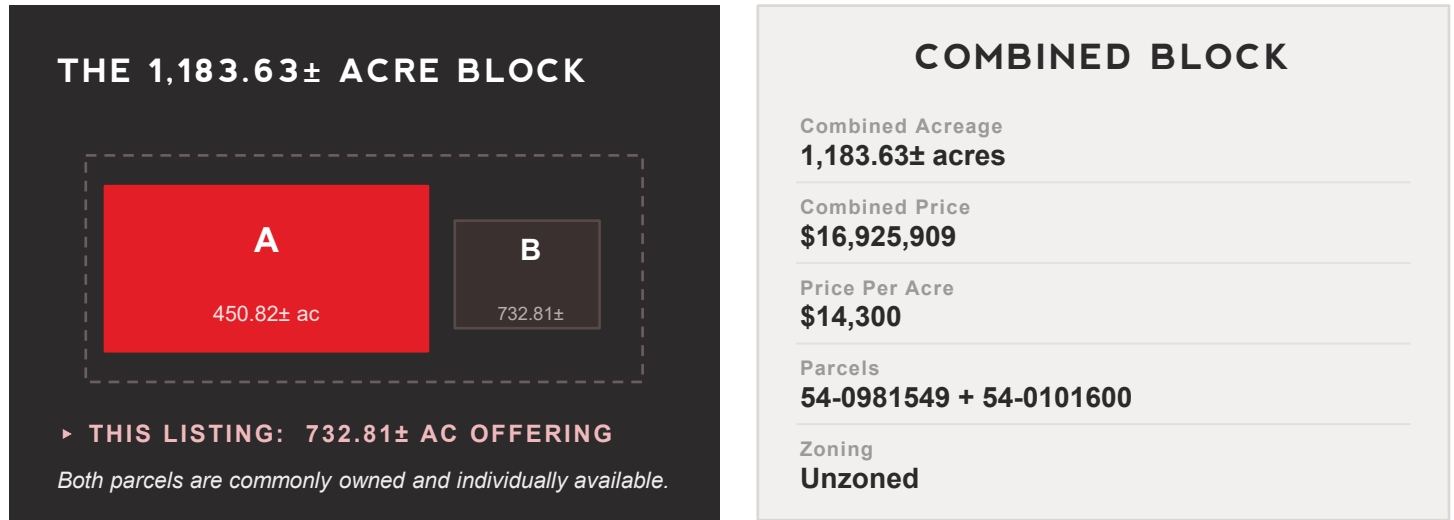


Representative imagery of the property and surrounding area; may not depict the subject parcel.

SECTION 4A

THE ASSEMBLAGE OPPORTUNITY

This offering is one of two adjacent, commonly-owned Lone Lake parcels. Acquired together, the 450.82± acre and 732.81± acre offerings form a single contiguous 1,183.63 +/- acre Lone Lake block, adding scale, privacy and flexibility, while keeping the option to purchase either tract individually.



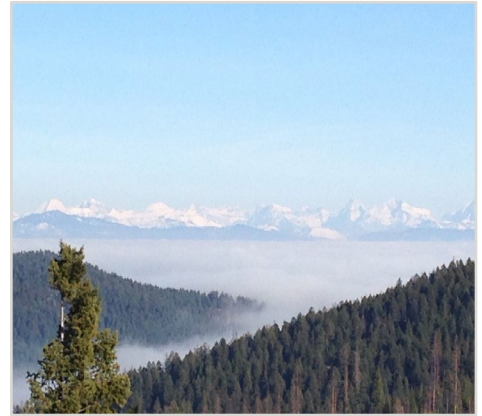
WHY ASSEMBLE

- One contiguous block under single ownership
- Greater scale, privacy & natural buffer
- Nearly 1,200 contiguous acres in the Lone Lake area*
- Flexibility to hold, develop, or convey separately
- A single, efficient transaction

Combined pricing reflects \$14,300 per acre. Acreages approximate (±); buyer to verify.

SECTION 06

THE AREA & LIFESTYLE



RECREATION & LIFESTYLE

- HD 170: general-season deer & elk; over-the-counter, no draw
- BMU 120: general-season black bear; over-the-counter, no quota or draw
- World-class skiing at Whitefish Mountain Resort
- Boating, fishing & beaches on Flathead Lake
- Hiking, snowmobiling & backcountry access nearby
- Gateway to Glacier National Park & the Crown of the Continent
- Whitefish & Kalispell dining, culture & amenities minutes away

THE SETTING

Few places in the American West pair working land with lifestyle the way the Flathead Valley does. The tract sits within a short drive of Whitefish (a nationally known mountain-resort town), the recreation hub of Flathead Lake, and the west entrance to Glacier National Park, while Kalispell anchors the valley with full services and commercial air travel.

It is a region where a buyer can hold and steward Montana land without giving up access to skiing, water, and a thriving four-season community.

NORTHWEST MONTANA BY THE NUMBERS

~3.1M

Annual visitors to Glacier National Park (2025)

~115,400

Flathead County residents, among Montana's fastest-growing

+11.6%

Glacier Park Int'l Airport passenger growth (2025)

~94%

Of Flathead County is public, forest & timber land

Sources: NPS; U.S. Census Bureau; Glacier Park Int'l Airport; Flathead County (2025). Figures approximate. Photography is representative of the region and may not depict the subject property; buyer to verify all details.

SECTION 07

OFFERING & DUE DILIGENCE

PRICING & TERMS

Offering Price

\$10,479,183

Price Per Acre

\$14,300

Total Acreage

450.82± acres

Zoning

Unzoned

Parcel / APN

54-0981549

Annual Taxes

Buyer to verify

Legal Description

Buyer to verify

DUE DILIGENCE

This material is for informational purposes only and does not constitute an offer, representation, or warranty. All acreages are approximate (±) and offered subject to verification.

Buyer to independently verify, without limitation:

- Access, road agreements & easements
- Utilities, power & septic feasibility
- Zoning, land use & buildability
- Timber inventory, volumes & stocking
- Water rights & on-parcel water features
- Mineral rights, taxes & assessments

SCHEDULE A PROPERTY TOUR

Contact Mike Elliott at 406.599.0466 to arrange a private property tour, request additional due diligence materials, or discuss purchasing one parcel or the entire portfolio.

MIKE ELLIOTT

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