

Glacier Ridge

Located in the heart of Western Montana's scenic Swan Valley are these five extraordinary parcels. This is the first time that this land has been offered on the open market. The land is located about 1 1/2 miles off of State Hwy 83 on Kraft Creek Road (a gravel, county road) and Stoner Lake roads.



View from Lot 1



View from Lot 3

The property is located in one of the west's most fantastic settings. It is situated in the valley floor only a few miles to the Mission Mountain Wilderness to the west & the Bob Marshall Wilderness to the east. These foothill areas offer tremendous mountain scenery, fishing, hiking, wildlife watching and other recreational opportunities. The Swan River flows about 1/2 mile from the property.

The panoramic views of the Swan Mountain Range sport peaks near 10,000 ft. in elevation. Imagine your living room windows framing that view. The rugged peaks of the Mission Mountains on the other side will offer you an architectural challenge to take in all of the views available.



View from Lot 5

The land has a mix of open space, pine trees and stands of aspen trees. Additionally, each parcel of land has some wetlands pond areas that attract tremendous wildlife such as elk, black bear, deer & waterfowl. This panoramic mountain valley land offers many opportunities for private home site development or tax advantaged Conservation Easements which promote open space preservation in the Swan Valley. Lot 1 Borders Forest Service.

Located 70 miles south of Kalispell and about 75 miles North of Missoula the property is about a 1 hour drive from major airline service. Regular daily shopping is available a few miles away in Condon or 20 miles to the south in Seeley Lake. Power and telephone are available to all parcels. Water wells will need to be drilled by purchaser & septic systems need to be installed by purchaser. Parcels are partially Broker/Owned.

- Lot 1—24.69 acres = \$389,000
- Lot 2—13.57 acres = SOLD
- Lot 3—12.3 acres = SOLD
- Lot 4—47.32 acres = \$725,000
- Lot 5—59.92 acres = SOLD



FOR MORE INFORMATION

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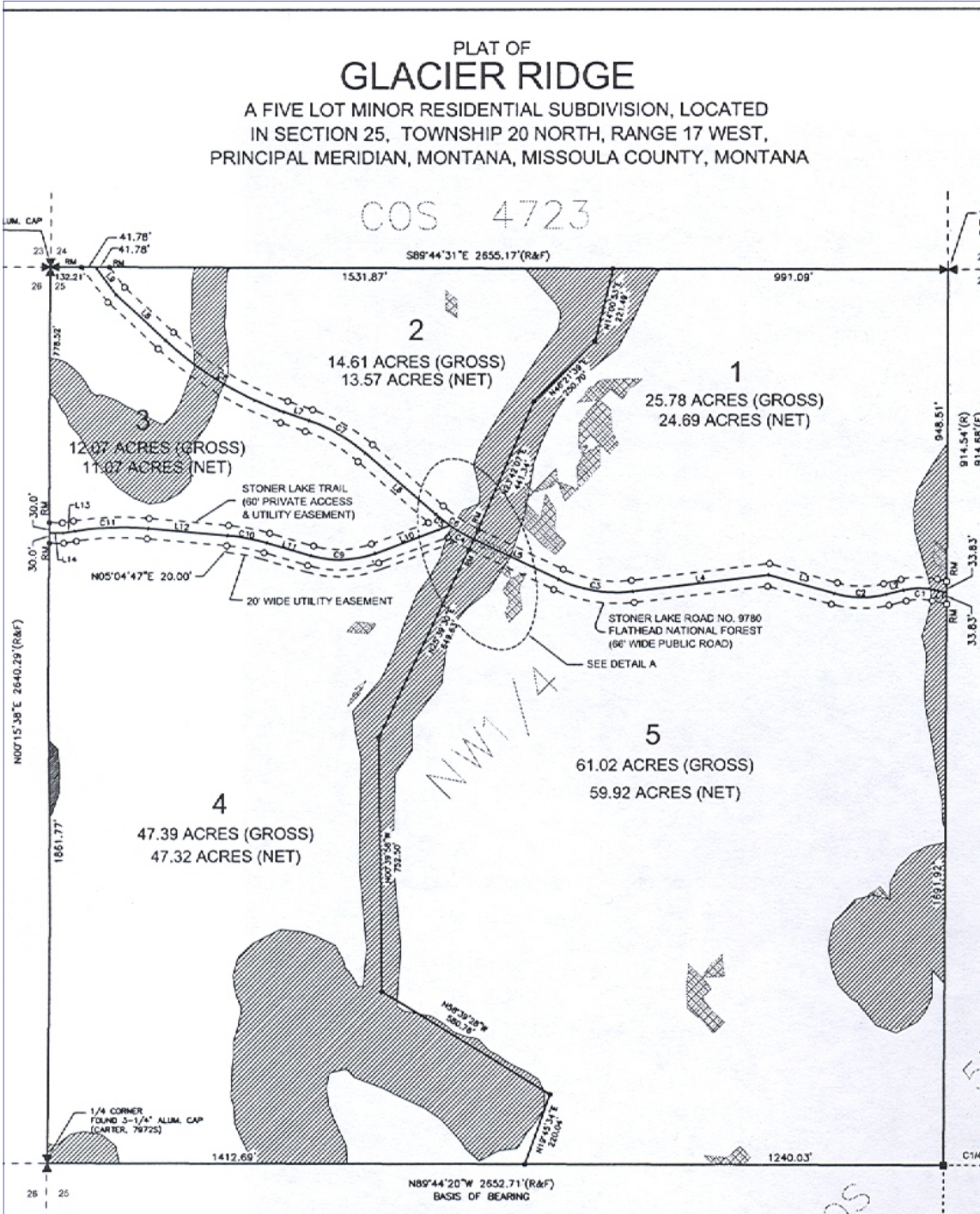
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Glacier Ridge Plat



Participating with

