

CORDER

AND ASSOCIATES, LLC



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Wilderness Club Rustic Retreat
13 Battered Flag Lane, Eureka, MT 59917

Offered at \$804,500



Presented Exclusively by
Trampus Corder, Broker/Owner

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Property Information

Acres: 0.107 deeded acres

Taxes: \$2,987.38 (2024)

Legal: WILDERNESS CLUB AMD 12, S32, T37 N, R27 W,
ACRES 0.107, LOT 1 PM 7212

Year Built: 2021

Bed/Bath: 2 Bed/2 Bath

Square Footage: 1,299

HVAC: Electric heat pump; Central air conditioning

Water/Sewer: Community water; Community sewer system

Appliances/Personal Property included: Dishwasher, washer
& dryer, microwave, range, refrigerator

Special Enhancements/Extras: Hardwood flooring; Cedar
soaking hot tub; Wood burning fireplace; storage shed; Watre
softener

Covenants/HOAs: Yes; Wilderness Club Association \$465.75
paid quarterly

Elevation: 2,582 ft.

Wilderness Club Resort Amenities: Sports Park with pickleball, basketball, beach volleyball, soccer; a water park with 250' waterslide, two saltwater pools, a sauna, and splash pad; access to fitness studio, cedar soaking hot tubs, lake with kayaks and paddle boards and beach access with lounge chairs and umbrellas



*Experience this
property virtually!*



hot tub while taking in the vast Montana sky. Experience the charm of this turnkey rustic retreat that could soon be your own!

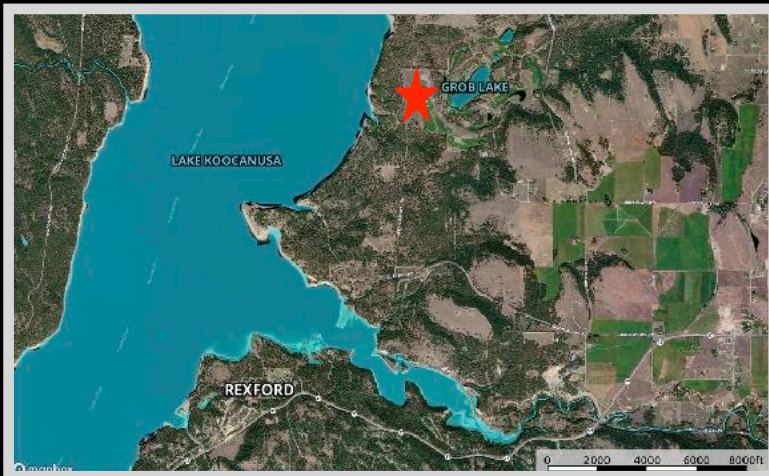
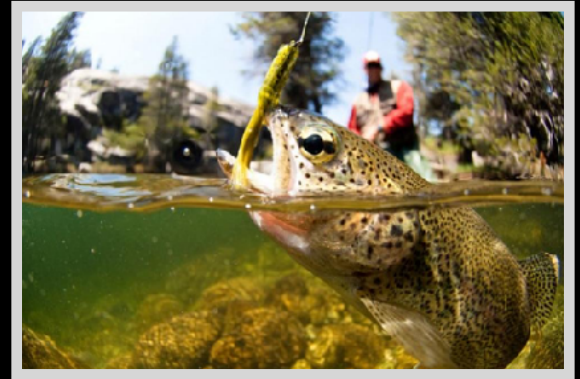
Executive Summary

Claim your slice of Montana with this delightful two-bedroom cottage, featuring a cozy loft. Situated on a corner lot, this residence offers a prime location with convenient access to a variety of outdoor activities, including hiking trails and nearby waterways. Just a short drive from Whitefish, this cabin strikes an ideal balance between seclusion and accessibility. This delightful two-bedroom, two-bathroom cabin is filled with natural light, thanks to its expansive sliding glass doors. The covered deck serves as an idyllic setting for relaxation and enjoying freshly prepared barbecues. Cozy up beside the inviting wood-burning fireplace or unwind in the cedar

Local Area

Eureka, Montana centralizes along a two-mile stretch of Highway 93 in the lush Tobacco Valley. The Kootenai National Forest and the backside of Glacier National Park surround the scenic area. All year round there are activities and ways to enjoy the great outdoors. The small town is minutes from the Canadian border and also features the number one golf course in the state, the Wilderness Club. Lake Koocanusa is nearby and offers all the water activities along with fishing. Eureka is 1 hour from three snow ski hills, 1 hour from Glacier and Waterton National Parks, and 1 hour from Glacier International Airport. Lake Koocanusa has gorgeous white-sand beaches and offers incredible fishing and boating!

Amidst the timberlands of northwestern Montana, north of Libby along the Kootenai River, Rexford, Montana lies 7 miles from the Canadian border. The Purcell Mountains and Salish Mountains surround Rexford making it a recreation lovers paradise. Enjoy camping, hiking, hunting, snowmobiling, boating, and rock climbing (at nearby Stone Hill). It's also a great location to begin the Lake Koocanusa Scenic Byway, a 67-mile route around the lake that connects Libby and Eureka. Nearby is the Ten Lake Scenic Area of the Kootenai National Forest which encompasses 15,700 acres. The area offers more than 89 miles of trails for remote backpacking and exploring. The high alpine lakes offer fishing and hiking opportunities through rugged mountain terrain of elevations of more than 7,800 feet.



Area Attractions

Kootenai River – Blue Ribbon Fishing

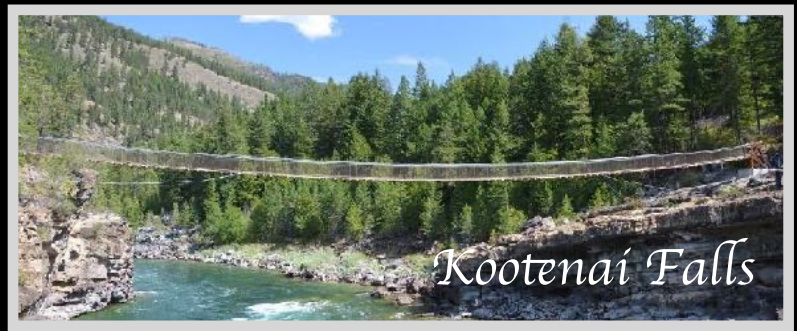
Originating in British Columbia's Kootenay National Park, the Kootenai River flows for 485 miles into northwest Montana. This magnificent river supports populations of Westslope Cutthroat Trout, Bull Trout, Kokanee Salmon, and Rainbow Trout. Libby Dam was constructed with a completion in 1972 altering the river's timing and flow. Therefore, there's a variety of rushing waters and shallow rapids along with deep pools and mid-stream islands. Libby Dam is architecturally one of the strongest and most massive types of its kind built today. The dam generates enough electricity for over 500,000 homes.

Lake Koocanusa

As a result of the Libby Dam being built, Lake Koocanusa formed. The lake offers boating, fishing, camping, and picnicking. It is 90 miles long and is home to a variety of fish species including Rainbow Trout, Westslope Cutthroat, Brook Trout, Kokanee Salmon, Burbot, Whitefish, and Kamloops (a strain of Rainbow Trout).

Kootenai National Forest

The rugged northwest corner of Montana is encompassed by 2.2 million acres of Kootenai National Forest. This forest is Montana's premier timber-producing forest. Mountain ranges included in this forest are the Whitefish Range, Purcell Mountains, Bitterroot Range, Salish Mountains, and Cabinet Mountains. Miles of backcountry roads are available to access the forest although some are closed to motorized vehicles to protect wildlife and watershed values. Enjoy activities such as mountain biking, horseback riding, hiking, berry picking, and camping. Wildlife that are common include deer, elk, moose, and bear.



Kootenai Falls

Over 190 species of birds live here so birdwatchers can scan along the rivers to find eagles, great blue herons, kingfishers, and dippers to name a few.

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.



Kootenai Falls

Be wowed by these spectacular falls! The Kootenai River flows over Kootenai Falls and can be viewed aerially from a swinging bridge! The falls were also the setting for the filming of the movie "River Wild." It's an attraction not to be missed!

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.

Hunting



Where the game is as big as the sky, Montana offers hunting like no other state can. This area has a spectacular bighorn sheep population. Whether it is bow or rifle that you are aiming with, big game ranges from moose, mountain goats, and elk to white-tailed and mule deer. There are also wild turkeys, mountain lions, and bears.

Property Maps

