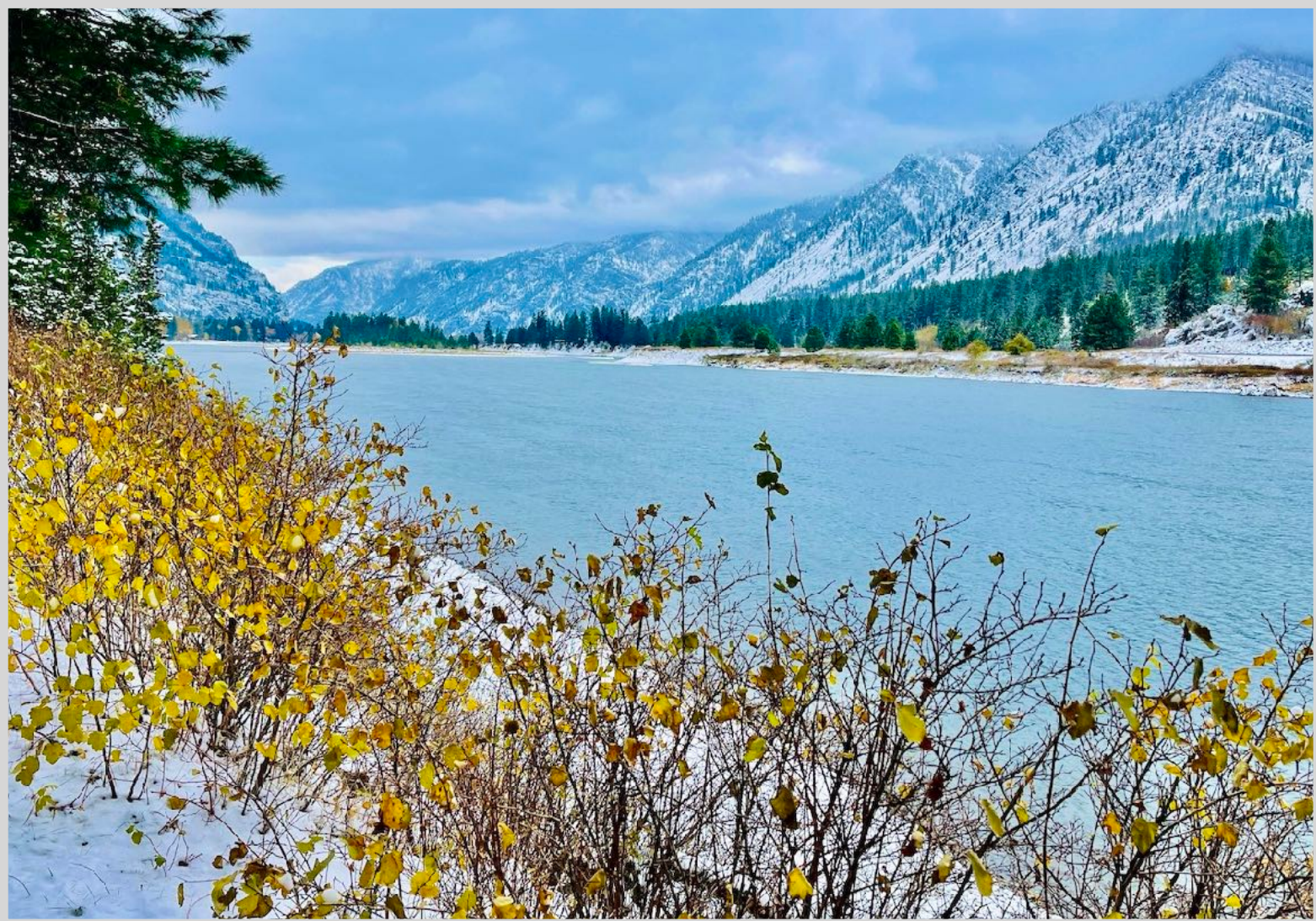


CORDER

AND ASSOCIATES, LLC



Clark Fork Riverfront Homes

17 & 23 Coal Lane, Plains, MT 59859

Offered at \$1,250,000

Presented Exclusively by

Kate Sousa, REALTOR®

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Property Information

Acres: 10 deeded

Taxes: \$3,868.00 (2022)

Legal: S30, T21 N, R27 W, MSLA MGMT TR 7, 10 ACRES
IN G-LT 8(SESW) & IN NENW SEC31-21-27

Appliances/Personal Property Included: All appliances

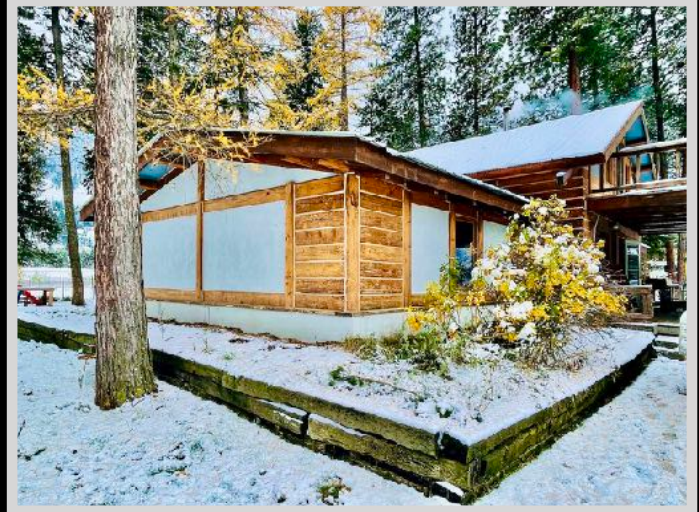
Special Enhancements/Extras: New laminate flooring on
main floor; Pavilion; Outside cooking area; Pond; Orchard
with variety of fruit trees

Garage: Detached shop with electricity

Elevation: 2,477 ft.

Outbuildings: 30' x 60' greenhouse; 8' x 10' chicken coop;
8' x 20' shed; 8' x 10' shed

Riverfront: Clark Fork River



Executive Summary

The Clark Fork River cuts through the western side of Montana providing excellent fishing, boating, floating, and picturesque scenery. Enjoy views of the Clark Fork River flowing in front of mountains with a blanket of clouds covering their peaks as you sip on your steaming coffee. A fly fisherman's dream, the two log homes placed on these 10 acres provide income-generating opportunities. Rent the bunkhouse out as a beautiful VRBO vacation home, or use it as a base camp for a guiding business. The main home has 3 bedrooms with 2 bathrooms while the bunkhouse has 4 bedrooms each with its own bathroom. The unique acreage is well-equipped with buildings and pastures for your horses or animals. The large greenhouse, with the option of wood heat and a gravity watering system, is ready to grow your products along with the variety of fruit trees growing in the orchard. The outdoor cooking space and pavilion allow you to entertain on the banks of the captivating Clark Fork River. Enjoy the pond, a pavilion, and the wildlife that frequently wanders through the premises. What an experience for homeowners and vacationers alike! Not only can you live on this piece of paradise but you have the opportunity to share it with others and supplement income near Plains, Montana.

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.

Main Home

Year Built: 1994

Bed/Bath: 3 bed/2 bath

Square footage: 2,184

HVAC: In-floor radiant heat (boiler & propane), cook stove



Bunkhouse

Year Built: 1997

Bed/Bath: 4 bed/4 bath

Square footage: 1,944

HVAC: Propane furnace, electric baseboards, wood stove



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Local Area

If you want a genuine Montana experience, the Plains area represents the beautiful mountain majesty well. In 1907, the town was founded as Horse Plains due to locals wintering here and allowing their horses to feed on the grass. National Forest land covers much of the region providing over 2,500 miles of trails specifically in the Lolo National Forest. This valley is a popular spot to view bighorn sheep as there is a Koo-Koo-Sint Bighorn Sheep Viewing Site that provides six interpretive signs about the natural history of the sheep and their habitat.

Area Attractions

The Clark Fork River

The Clark Fork River is one of the longest rivers in Montana meandering more than 280 miles paralleling I-90. There are many access points, and its diverse terrain makes certain that no two trips down its waters are the same. It originates in the Silver Bow Mountains with many tributaries contributing to its reputation as one of the most popular destinations for fly fishing in the United States. The river offers recreation such as floating, rafting, kayaking, river surfing in addition to its epic fishing. The best fishing waters are found between the origin and the confluence with the Flathead River near the Paradise-Plains area. Fish caught in these waters range in size but some can be from 14-20 inches. Northern Pike can be 40 inches or more! Species thriving here include the Clark Fork native Westslope Cutthroat and world-class brown and rainbow trout as well as smallmouth bass.



Photo Credit - Mount Forge Montana

Quinn's Hot Springs Resort

Quinn's Hot Springs Resort features five natural flowing-through hot springs pools ranging in temperatures from 100 to 106 degrees Fahrenheit. Take the cold plunge if you dare at 55 degrees! Also offered are two salt-treated pools available to swimmers of all ages. Even if you are just passing through, call in advance and stop in for a day swim. The resort offers fine dining and entertainment.

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.



The National Bison Range

As one of the oldest wildlife refuges in the nation, this spread allows one of the most significant remaining American bison herds to roam safely. It was established in 1908 to protect the bison and sustains nearly 300 to 500 bison across the 19,000 acres of timberland and grassland. The range includes an informative visitor center, an auto tour, and a picnic area. You can also find white-tailed and mule deer, elk, bighorn sheep, pronghorns, and at least 200 species of birds that call the range home.

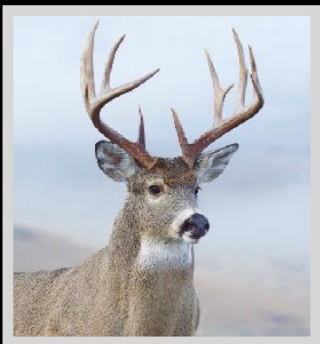
Noxon Reservoir

This serene reservoir is 7848 acres in size and is formed from the Clark Fork River. Anglers most often fish this body of water for its high bass content, but you can also find Black Bullhead, Lake Trout, Largemouth Bass, Northern Pike, Rainbow Trout, Smallmouth Bass, Walleye, Yellow Bullhead, Yellow Perch, and Pumpkinseed. Several accesses are placed around the reservoir and visitors can boat, swim, tube, or just enjoy the sunshine on the shore!



Hunting

Where the game is as big as the sky, Montana offers hunting as no other state can. This area has a spectacular bighorn sheep population. Whether it is a 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.



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Property Map



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