

CORDER

AND ASSOCIATES, LLC



Magical Mission Mountain Display

51136 Cheff Lane, Ronan, MT 59864

Offered at \$599,000

Presented Exclusively by

Kate Sousa, REALTOR®

406-622-3224 office

406-370-1490 cell

Kate@CorderLand.com



Property Information

Lot size: 15.06 deeded acres

Taxes: \$2,459.14 (2022)

Legal: S28, T20 N, R19 W, C.O.S. 7469,
ACRES 15.06 TR 1

Year Built: 2006

Bed/Bath: 2 Bed/1 Bath

Square Footage: 1,150

HVAC: Electric wall heaters

Garage: 2 car garage with 10 ft. high
doors & a half bath

Water/Sewer: Well/Septic

Appliances Included: Washer, dryer, refrigerator;
Furnished; Sale of snowmobile, mower, tractor, etc.
negotiable

Outbuildings: Small shed with electricity

Special Enhancements/Extras: Full RV hookups with
underground propane line; Fruit trees; Seasonal pond;
End of road privacy; Canal on two sides of property

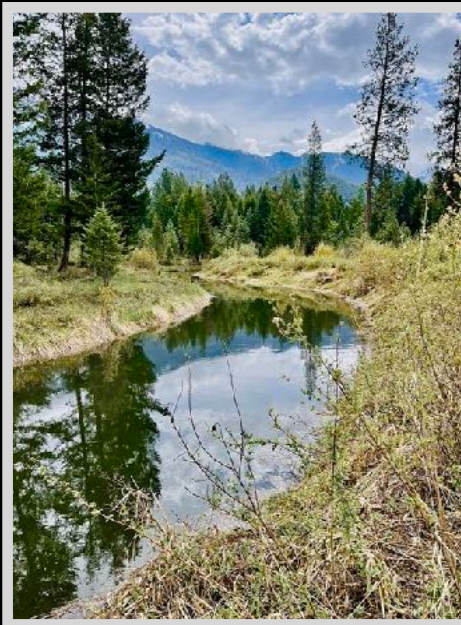
Fencing: Perimeter

Covenants/HOAs: None

Elevation: 3,048 ft.

Executive Summary

Featured in Lake County near Ronan, Montana, this 15.06-acre property offers magical views of the mighty Mission Mountains. The property showcases the beauty of Montana with added privacy making it a special place to call home. The covered deck frames the forest for epic wildlife viewing. The home emits a cozy, comfortable warmth throughout the open-concept living space and the two bedrooms situated above the large two-car garage. An accompanying list provides the furniture that goes with the sale of the property and the equipment in the garage is negotiable. The home has potential for modification as the sellers previously worked with an architect to build stairs and an entrance from the inside of the garage that they are happy to share with buyers. This property has outstanding views, wildlife, open space, quiet, and so much more. A small shed on the acreage has electricity and can be utilized for storage or yard tools. A fruitful garden has been well-tended and there is a seasonal pond. Full hookups and an underground propane hookup allow for friends and family to visit with their RV's. Build a guest cabin or another home. Options and opportunities are abundant!





Local Area

Ronan, Montana is a city in Lake County and is often referred to as the area's agricultural hub because of its location in the lush valley of the mighty Mission Mountains. Ronan was originally settled by Salish residents in 1883. Historically, it was named Spring Creek for the local warm springs that flow into the nearby Flathead River. The Flathead River is a noted spawning stream for Kokanee Salmon and is a popular float destination. The city and surrounding area offer year-round recreation with nearby lake and stream fishing, birdwatching, hiking, camping, and golf. In addition to its wealth of resources and enjoyment, you can hike in the Mission Mountain Wilderness area with a permit or tour the National Bison Range where you can hike or fish and view many different types of wildlife along with bison. Take a trip to the Garden of the Rockies Museum for some breathtaking scenery and informative history. Take advantage of the Mission Mountain Golf Course as it is considered one of Montana's finest courses. Journey to the Ninepipe and Pablo National Wildlife where over 200 species of bird can be observed as well as nesting great blue herons and double-crested cormorants. This wetland complex also contains over 800 glacial potholes and a 1770-acre reservoir.



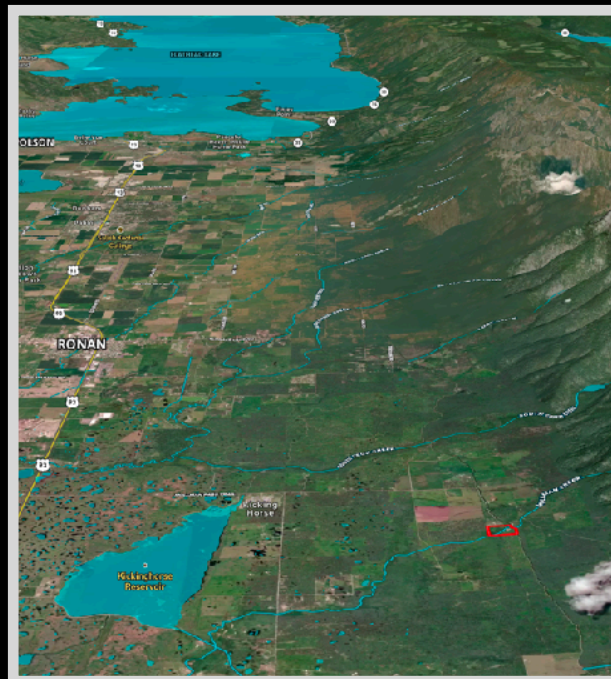
Area Attractions

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. 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 Ninepipes Museum of Early Montana

The museum invites visitors to discover the livelihood of early Montana. The exhibits include weaponry, spurs and saddlery, beadwork, an old cabin, and a wagon. The museum is 7 miles southwest of Charlo.



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.

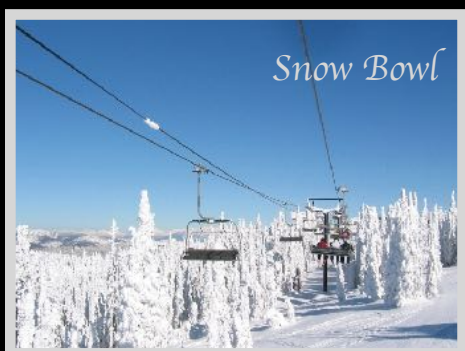
The Rattlesnake National Recreation Area

The Rattlesnake is one of three designated National Recreation Areas that border Missoula. This scenic and rugged portion of the Missoula Valley offers hiking, biking, horseback riding, and trail running.



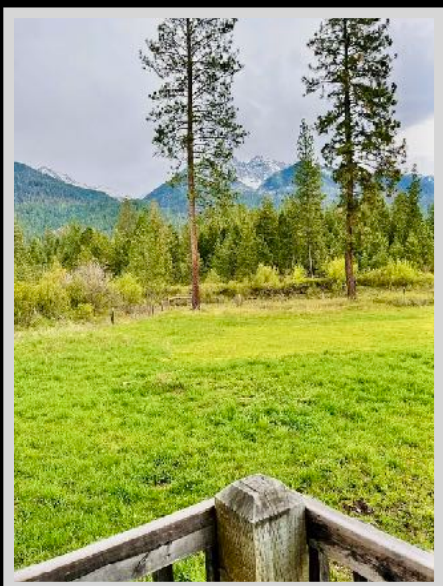
Golf

Test your skill at one of the several surrounding golf courses. Swing away in Frenchtown at the King Ranch course or in St. Regis at Trestle Creek. Missoula golf courses include Missoula Country Club, the Larchmont, The Ranch Club, and Canyon Creek.



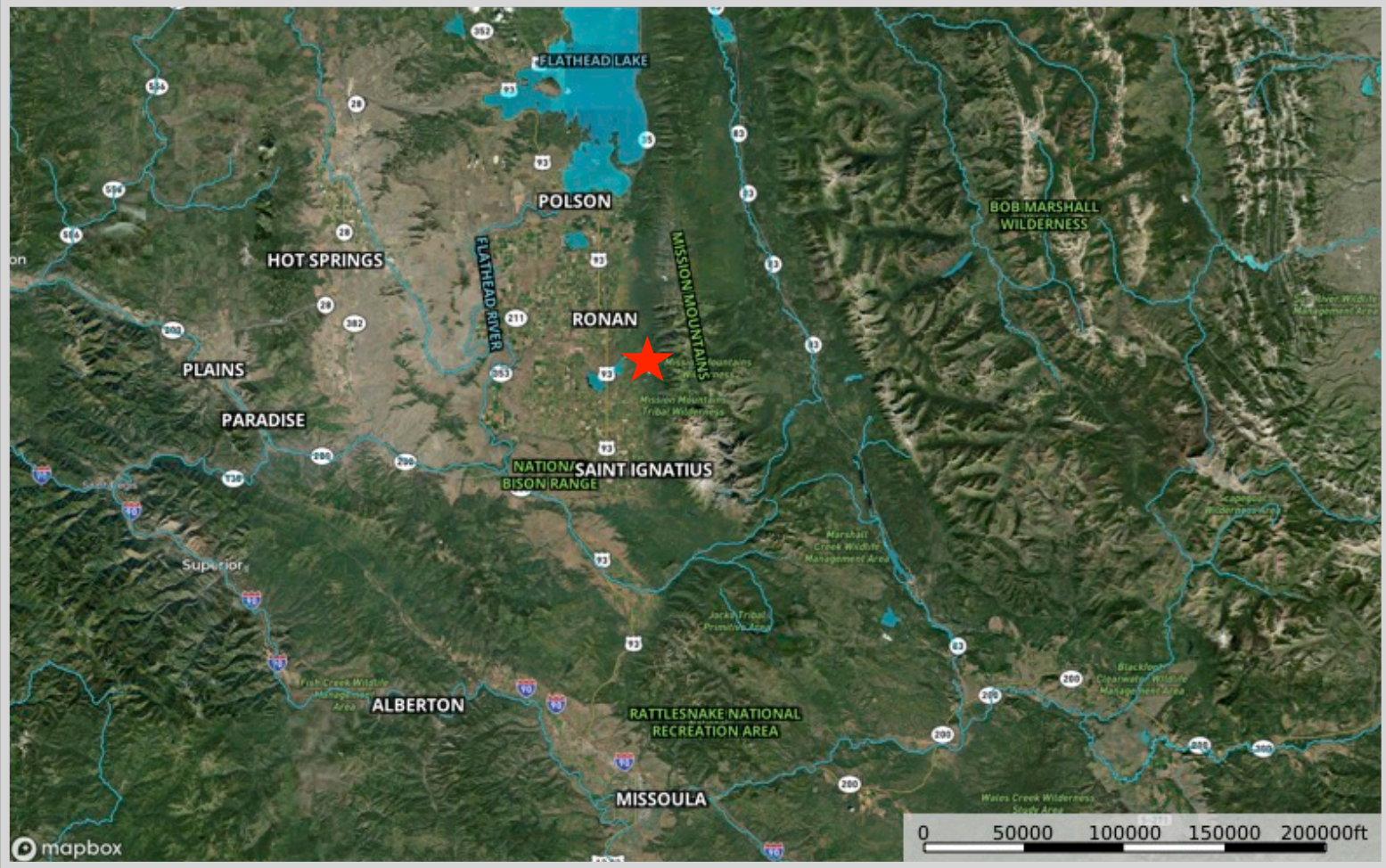
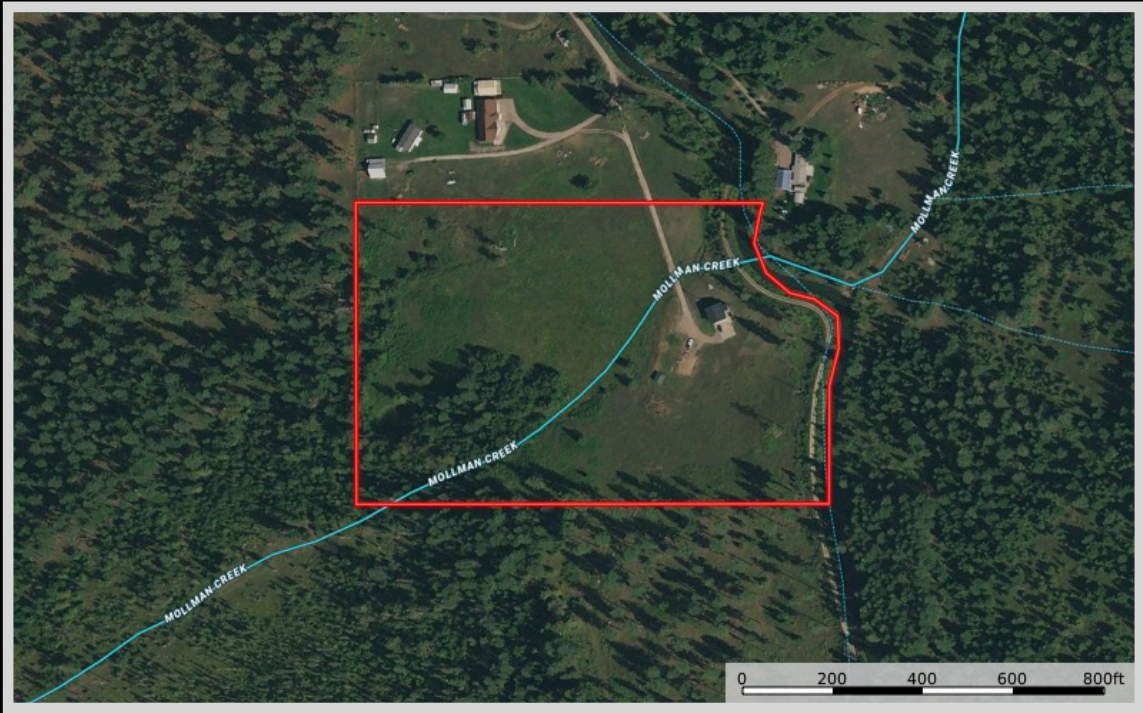
Winter Recreating and Sports

Beat the cold while skiing at the Snow Bowl, the Lost Trail Ski Area, or Lookout Pass Ski Area.



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.

Property Map



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