

# CORDER

AND ASSOCIATES, LLC



## *Divine Lakeside Land*

*Nhn Angel Point Rd, Lakeside, MT 59922*

*Offered at \$225,000*



*Presented Exclusively by*  
**Kelsey Judisch-Eisenzimmer,**  
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## Property Information

**Lot Size:** 0.86 acres

**Taxes:** \$657.55 (2022)

**Legal:** SHELBY SECOND ADD, S27,  
T32 N, R02 W, BLOCK 012, LOT 016,  
70 X 90' OF LTS 16 & 17 EXCEPT  
SOUTH 15' OF LOT 16

**Utilities:** None on the property

**Access:** Gravel road

**Elevation:** 2,894 ft.



## Executive Summary

From the privacy of your own slice of blissful Montana, this property relishes in the serenity Flathead Lake offers. The tranquility makes this 0.86 acres a quiet place to relax with the shores of Flathead Lake beckoning nearby. Lakeside, Montana is a quaint town with a boat ramp available and a heavenly harbor for fishing, kayaking, floating, or swimming. Three miles is the distance from the property to Lakeside. Camp out on this piece of paradise or bring your ideas for a cabin or vacation retreat. The summer has the golden rays of sunshine and water fun, but wintertime provides a sparkling snow-blanketed canvas to enjoy skiing, snowshoeing, or cozying up next to a fire. Blacktail Ski area is only 15 miles. This area is rich in recreation and abundant wildlife. Kalispell, Montana is a main hub 22 miles from Lakeside. Glacier National Park is 33 miles to unforgettable scenes and experiences. Visit Angel Point Road and be mesmerized by the divine beauty!



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.

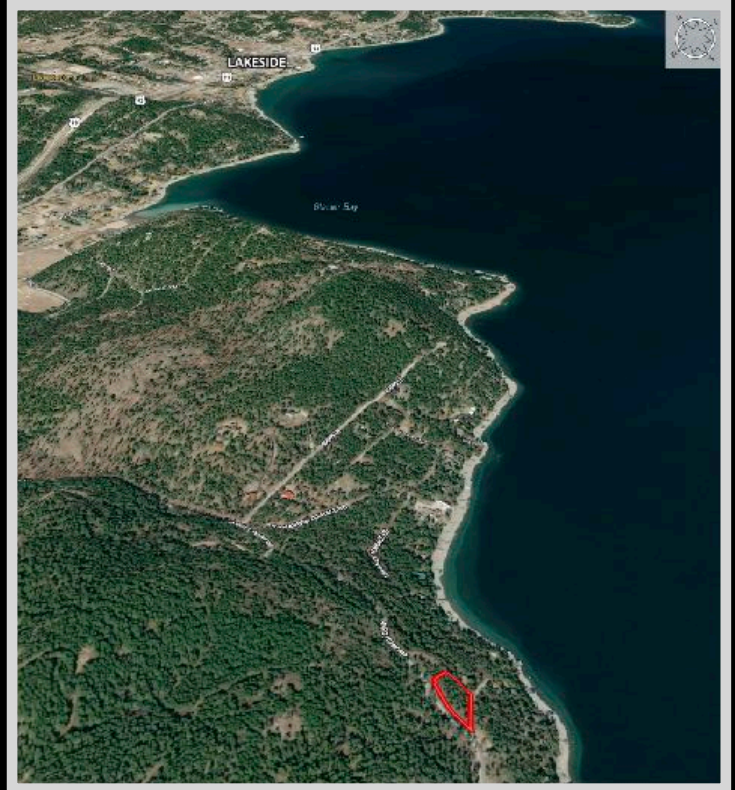


## Local Area

Lakeside, Montana clings to the shore of Flathead Lake along US Highway 93. The tourist town gives visitors access to the lake and gorgeous views of the Swan Mountains. Lakeside is a short fifteen-minute drive south of Kalispell, Montana and two hours north of Missoula, Montana.

Experience the vibrant historic downtown district of Kalispell, Montana. Kalispell became a city in 1891. Community members donated silver coins to be melted down into a stake to mark the railroad and the town's beginning. The railroad helped Kalispell thrive by bringing industrial industries such as farming, sawmills, and flour mills. The mountain town is situated in the center of the Flathead Valley and serves as an excellent base camp for those traveling around northwest Montana. The town has shopping, three golf clubs, restaurants, art galleries, and access to outdoor activities.

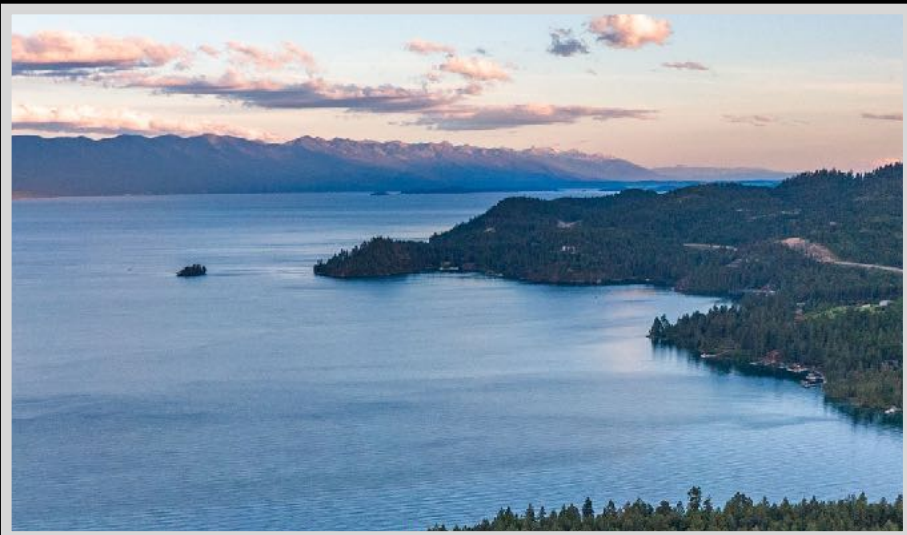
Tucked into the bay where the Swan River flows into Flathead Lake, the charming town of Bigfork, Montana offers a resting place for tourists and lake-goers. The town has golf, fine restaurants, art galleries, and live theatre. It holds many titles one of which is "One of the 100 Best Small Art Towns in the Nation."



## 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 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.



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## 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.



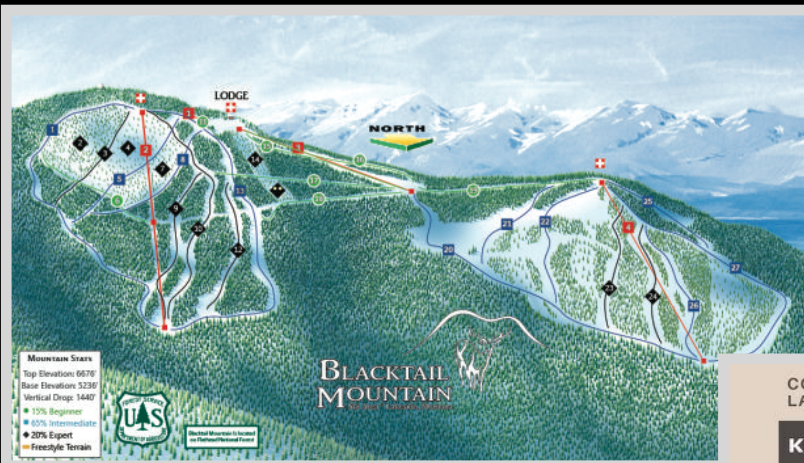
## Winter Recreation

### 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.

### Blacktail Mountain Ski Area

The Blacktail Mountain Ski Area is a tight-knit family-style atmosphere 28 miles southwest of Kalispell. The vertical drop is 1,440 feet served by 3 chairlifts and a rope tow. There are almost 30 trails with a vast majority being easy or intermediate in difficulty.



#### COMMUTE TIMES FROM LAKESIDE

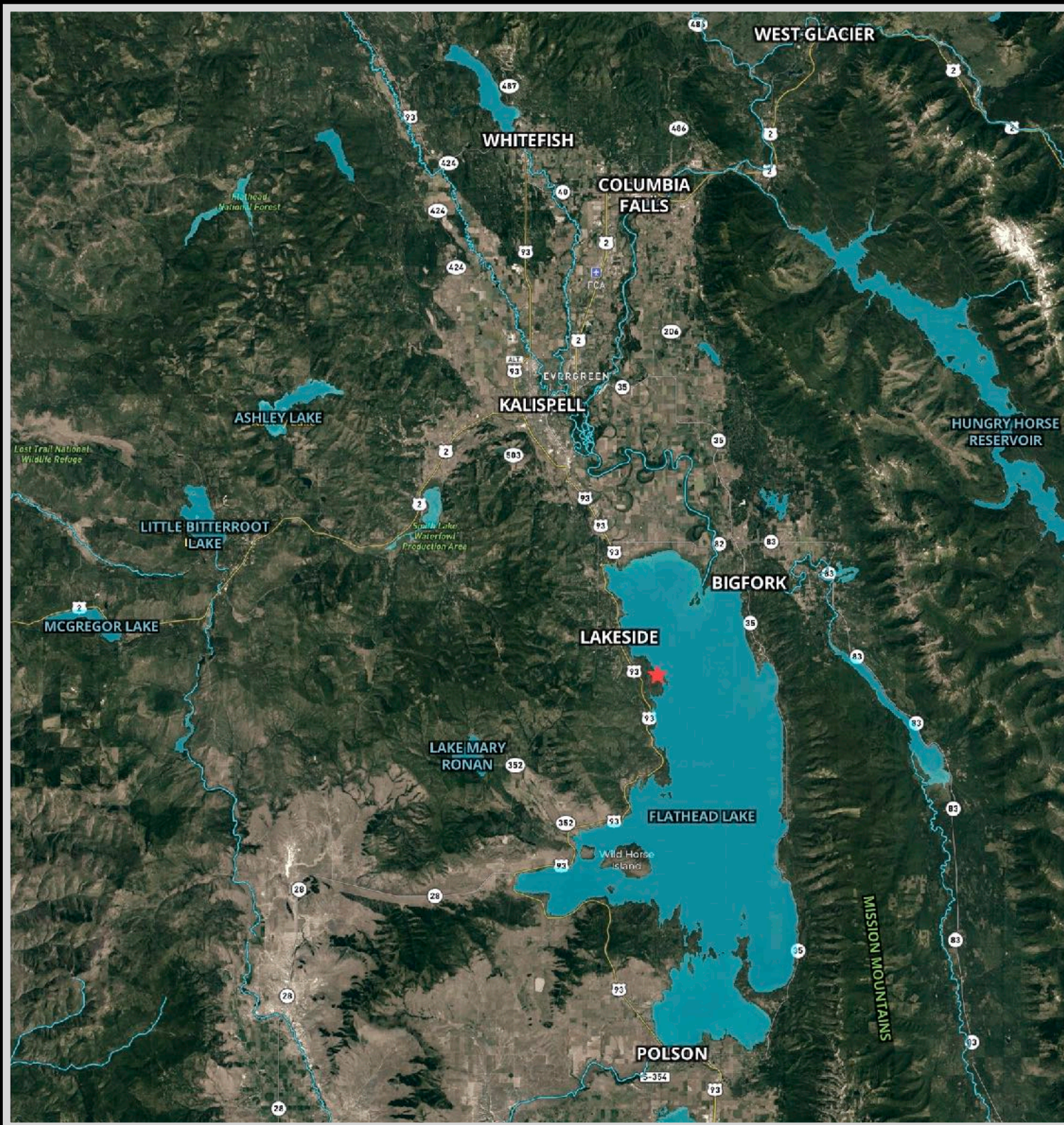
Kalispell - 20  
Bigfork - 22  
Blacktail Mountain Ski Area - 31  
Glacier Park International Airport - 33  
Whitefish - 37  
Whitefish Mountain Ski Resort - 53  
Glacier National Park West Entrance - 55

All times shown in minutes



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