

MOIESE VALLEY RANCH
58406 Moiese Valley Rd
Charlo, MT 59824

\$8,950,000
2,411± Acres
Lake County



MOIESE VALLEY RANCH
Charlo, MT / Lake County

SUMMARY

Address

58406 Moiese Valley Rd

City, State Zip

Charlo, MT 59824

County

Lake County

Type

Recreational Land, Undeveloped Land, Farms

Latitude / Longitude

47.45856 / -114.24634

Acreage

2,411

Price

\$8,950,000

Property Website

<https://compasslandpartners.com/property/moiese-valley-ranch-lake-montana/91202/>



PROPERTY DESCRIPTION

MOTIVATED SELLERS

The Moiese Valley Ranch is a genuine working operation featuring irrigated farmland, fenced pasture, residences, infrastructure, and equipment, all set within an extraordinary western Montana setting. Roughly 141 acres are entirely unencumbered-free from any codes, covenants, conservation easements, or restrictions. A substantial portion of the property falls under a Five Valleys Land Trust Conservation Easement, which preserves the land from development and supports ongoing ranching, farming, and agricultural practices throughout the scenic Mission Valley. The easement includes three designated areas for residential dwellings or farmsteads.

Framed by the snow-covered Mission Mountains to the east, the ranch lies within the Flathead Indian Reservation in a quiet rural community-just a short drive from Polson and the famous turquoise waters of Flathead Lake.

A well-rounded combination of irrigated fields, infrastructure, open range, and homestead ground illustrates the year-round functionality of this property. Six center pivots and approximately seven wheel lines provide irrigation to around +/-1,250 acres planted in alfalfa, barley, triticale, corn, and mixed hay-with ample water rights. The Flathead Irrigation Project delivers water through a canal system. Reported yields have included approximately 10-20 tons/acre of corn silage, +/-20 tons/acre of triticale, +/-5-6 tons/acre of mature alfalfa, and +/-3 tons/acre of new alfalfa. Non-irrigated ground is currently fenced pasture with native grass cover.

This well-equipped ranch includes two +/-30,000-bushel grain bins, two silage bunkers, and a full inventory of tools and machinery. The relatively low elevation of the Mission Valley allows for more favorable growing conditions and extended seasons compared to other regions of the state. These help bolster the area's reputation for nutrient-rich soil and high-quality hay.

CATTLE OPERATION

As of 2023, the ranch supported about 750 lactating cows, 92 dry cows, and 654 heifers. With an additional 600 free-stall spaces, the estimated capacity was around 1,500 milking cows. The +/-1,125 acres of fenced pasture sustain an estimated 280-340 AUMs independently. Combined with silage-producing farmland, storage capacity, and livestock shelter facilities, the property offers robust wintering potential.

Current dairy infrastructure includes free-stall barns for 750 cows, 850 covered shelters for younger livestock, a loafing barn for over 100 cows, maternity pens, double-15 parallel milking parlor with non-slip flooring, auto sprayers, drains, rapid-exit lanes, and a 72,000-lb milk tank. Equipment, vehicles, tools, seed, silage, and other personal property owned by the ranch are available separately through negotiation.

MULTIPLE PARCELS

The property stretches nearly 3 miles from north to south. The layout consists of one large primary section with two smaller blocks nearby. Historically, it has operated as a dairy specializing in Holsteins for continuous milk output. However, the ranch is equally well-positioned for beef and other agricultural uses.

Two non-contiguous parcels total approximately 356 acres and are located a short distance from the main block. Each portion is accessible by gravel roads, and most of the terrain is flat valley bottom. Around +/-1,125 acres of fenced pasture are traversable via ATV, horseback, or truck. The highest elevation on the ranch reaches approximately 3,740 feet, offering impressive panoramic views overlooking the Flathead River. A leased cell tower near this ridge adds supplemental revenue.

IMPROVEMENTS

There are four residential structures on the property, a +/-7,300 sq ft double barn built in 2006, and a centralized ranch office. Workers currently occupy single-family homes in two of the designated residential zones; another is unimproved and the third remains undeveloped. The designated "Dairy Facility Area" covers roughly 25 acres and includes the majority of the former dairy infrastructure. The easement also allows for a one-time parcel transfer or internal boundary adjustment under specific conditions.

PRIME LOCATION

The ranch enjoys a prime location, with quick access to the lakeside community of Polson, which offers dining, lodging, retail, medical services, a public airstrip, and more. Missoula Montana Airport is just 55 minutes away, while Glacier International Airport in Kalispell is reachable in 1 hour and 40 minutes. Flathead Lake-less than 30 minutes from the ranch-is the largest natural freshwater lake west of the



Mississippi, covering nearly 197 square miles of clear, blue water with exceptional fishing for lake trout, smallmouth bass, whitefish, perch, pike, and more.

To the east, the rugged Mission Mountain Range stands tall with its jagged, snow-capped peaks. Just beyond lies the Bob Marshall Wilderness Complex-the fifth largest in the contiguous United States. Less than two hours north is one of the most stunning national treasures in the country: Glacier National Park.

The Five Valleys Conservation Easement was created to "preserve, protect, enhance, and restore, in perpetuity, the Conservation Values of the Protected Property... including protecting agricultural use and related conservation values." The easement prohibits development for non-agricultural purposes but provides for designated areas for housing and farmstead activity.

While non-tribal hunting access is limited on private lands within the Flathead Reservation, public opportunities for hiking and hunting are abundant nearby.

Buyers are responsible for conducting their own due diligence. Showings are by appointment only and must be accompanied by the listing agent and/or ranch manager.

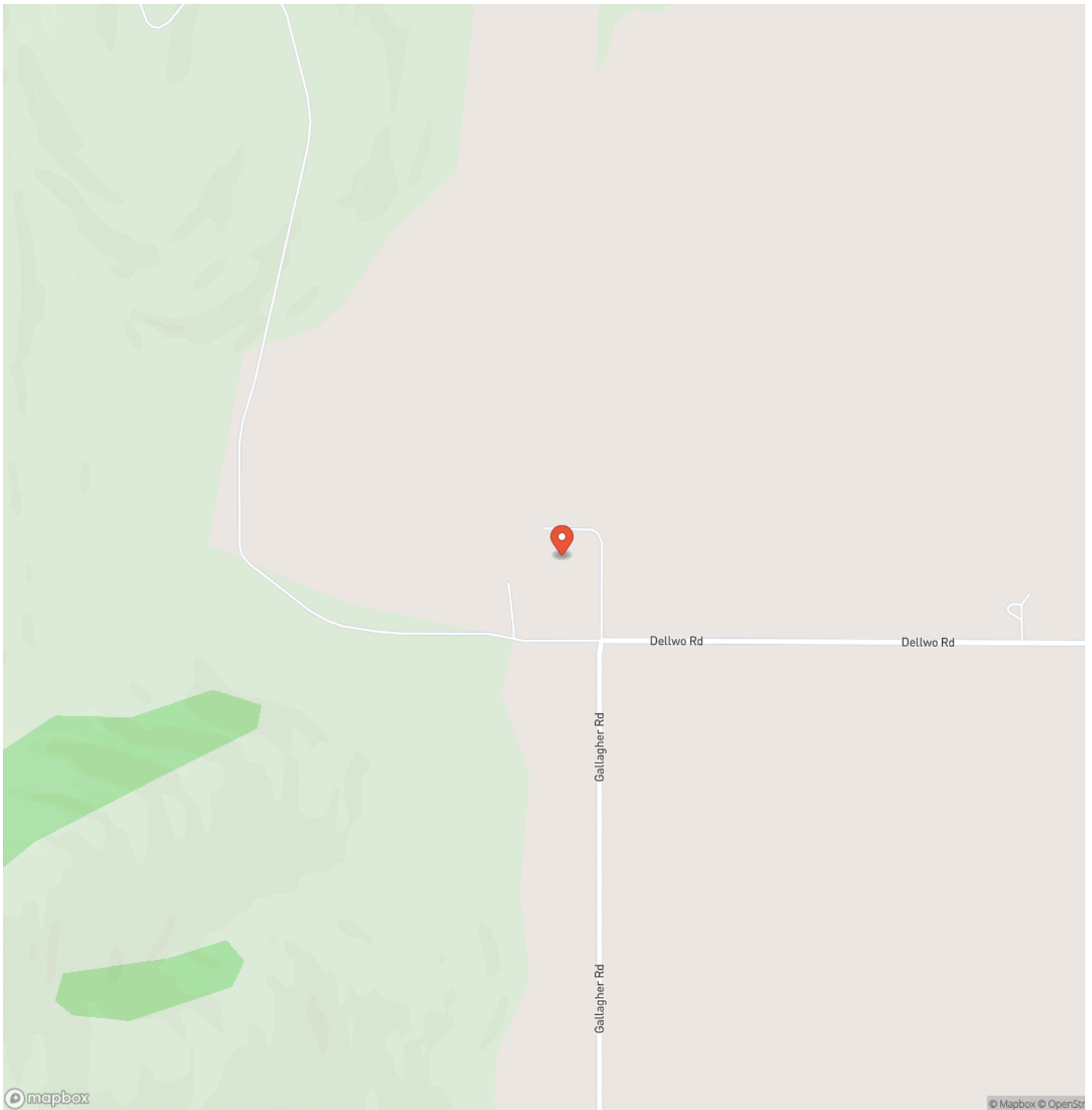
All information has been gathered from sources believed to be reliable but is not guaranteed. Prospective buyers and their agents should independently verify all representations. If the buyer has questions about the transaction, they should seek their own legal counsel or representation. Listing broker and agent do not warrant or guarantee the information provided and reserve the right to update or modify details at any time.



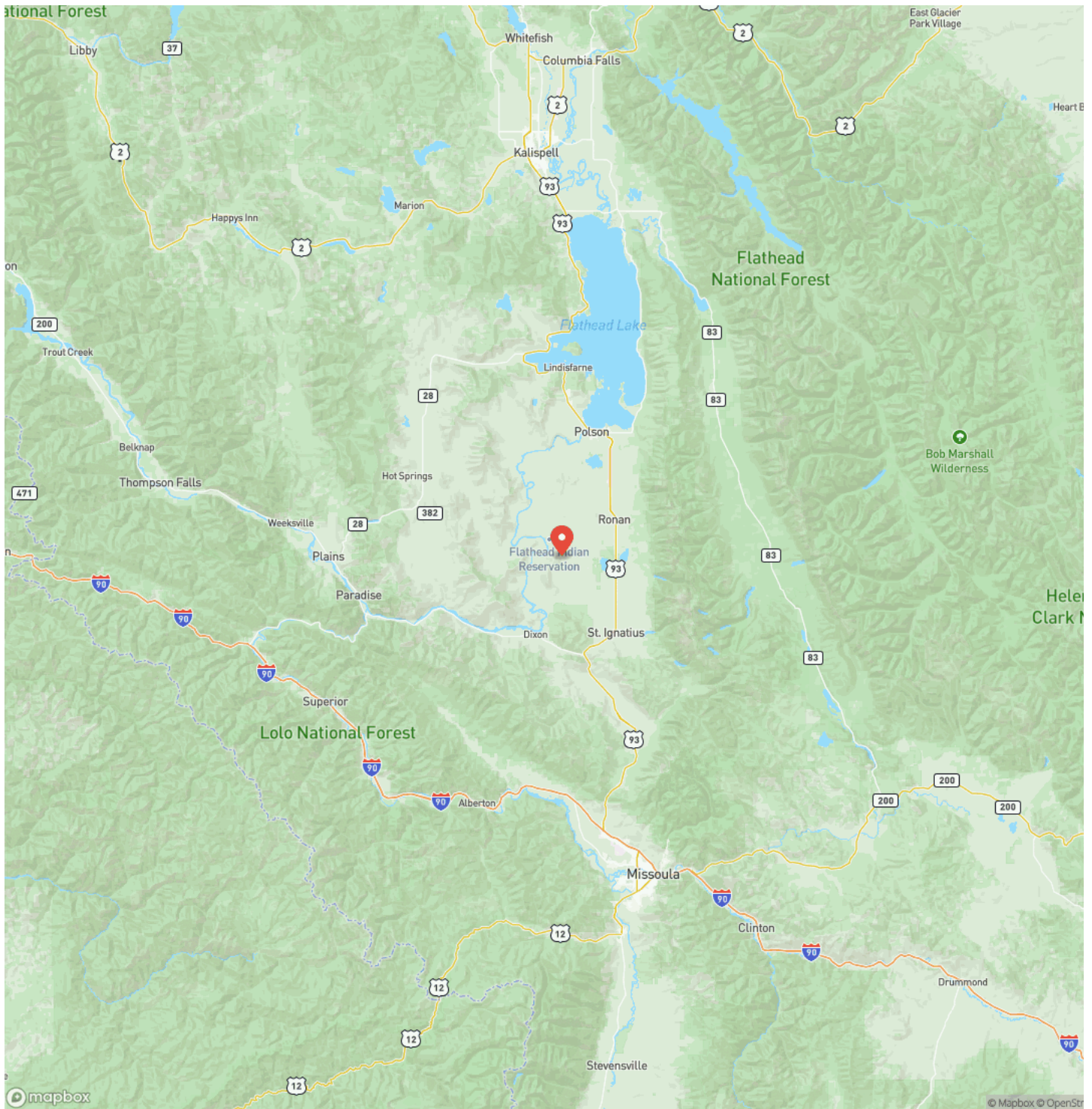
MOIESE VALLEY RANCH
Charlo, MT / Lake County



Locator Map



Locator Map



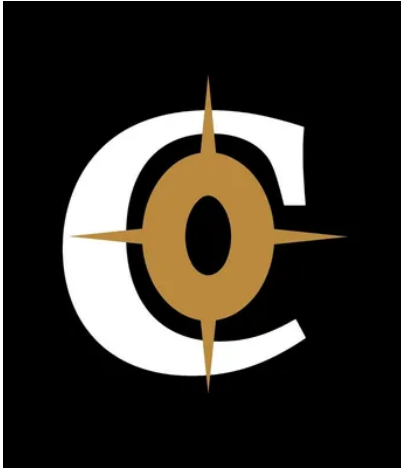
Satellite Map



MOIESE VALLEY RANCH
Charlo, MT / Lake County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass West Land Sales

Mobile

(800) 731-2278

Office

(800) 731-2278

Email

landsales@compasswestland.com

Address

City / State / Zip

NOTES



[illegible]

<https://compasslandpartners.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

