

Waynona Way Tract  
Waynona Way  
Lakeside, MT 59922

**\$1,270,000**  
25± Acres  
Flathead County



**Waynona Way Tract**  
**Lakeside, MT / Flathead County**

**SUMMARY**

**Address**

Waynona Way

**City, State Zip**

Lakeside, MT 59922

**County**

Flathead County

**Type**

Undeveloped Land, Horse Property, Recreational Land, Hunting Land

**Latitude / Longitude**

47.960433 / -114.190073

**Acreage**

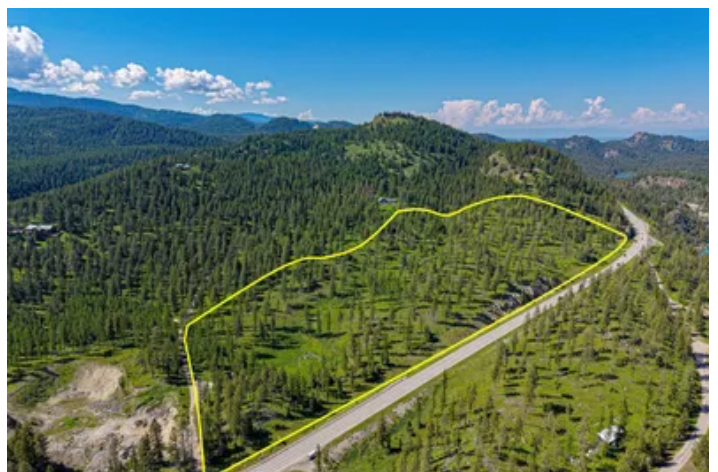
25

**Price**

\$1,270,000

**Property Website**

<https://compasslandpartners.com/property/waynona-way-tract-flathead-montana/107293/>



## Waynona Way Tract Lakeside, MT / Flathead County

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### **PROPERTY DESCRIPTION**

FLATHEAD LAKE VIEWS, EXCELLENT ROAD ACCESS, AND HORSE PASTURE LESS THAN 5 MILES FROM LAKESIDE, MONTANA.

Offered as two separate parcels totaling approximately 25.6 acres, this raw land stands out for its combination of access, views, and usability. The tract features two established access points from Lake Forest Drive and Waynona Way - right off of Highway 93. The upper portion of the property is elevated above the highway and captures sweeping views over Flathead Lake, the Swan Mountain Range, and the foothills of the Mission Mountains. The lower portion of the property is relatively flat before transitioning uphill, creating a natural separation between usable ground and elevated view sites. A drainage runs through the property, helping provide additional privacy and separation from neighboring parcels. The previously fenced pasture at the base once supported horses and offers a practical setting for a barndominium, riding arena, or similar improvements. The highest elevation building locations sit well above the highway, enhancing both views and privacy.

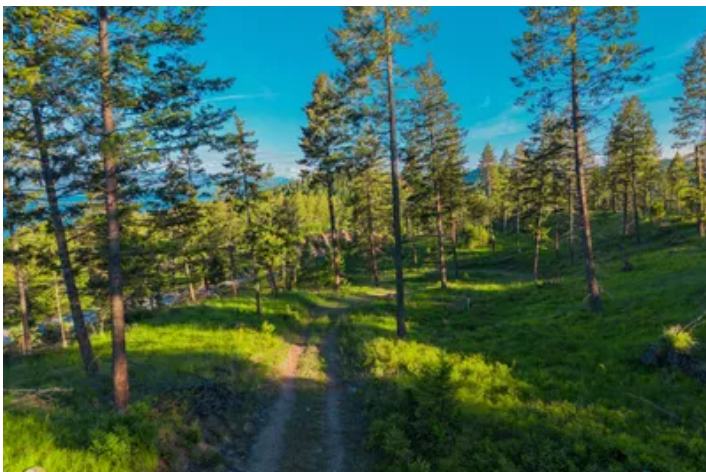
Wildlife commonly seen in the area includes whitetail deer, turkeys, grouse, black bear, and other native Montana species. There are no covenants and no HOA encumbering this wild piece of Montana real estate.

Located just 5 miles from Lakeside, the property benefits from close proximity to one of Flathead Valley's most desirable lake communities. Flathead Lake-over 27 miles long and the largest natural freshwater lake west of the Mississippi-offers extensive opportunities for boating and fishing. Blacktail Mountain Ski Area is a short drive away, and Glacier Park International Airport is approximately 28.3 miles from the property. Glacier National Park is accessible within about an hour, making this a well-positioned base for year-round recreation.

Waynona Way is an easement for a neighbor. Proposed deed restrictions are subject to negotiation with the seller. Buyer and buyer's agent are responsible for conducting their own due diligence and verifying all information. Details are deemed reliable but are not guaranteed by the listing broker or agents and are subject to change without notice. The listing broker and agents make no warranties regarding the accuracy of the information provided. Buyers are encouraged to seek independent representation or professional advice at their own expense.



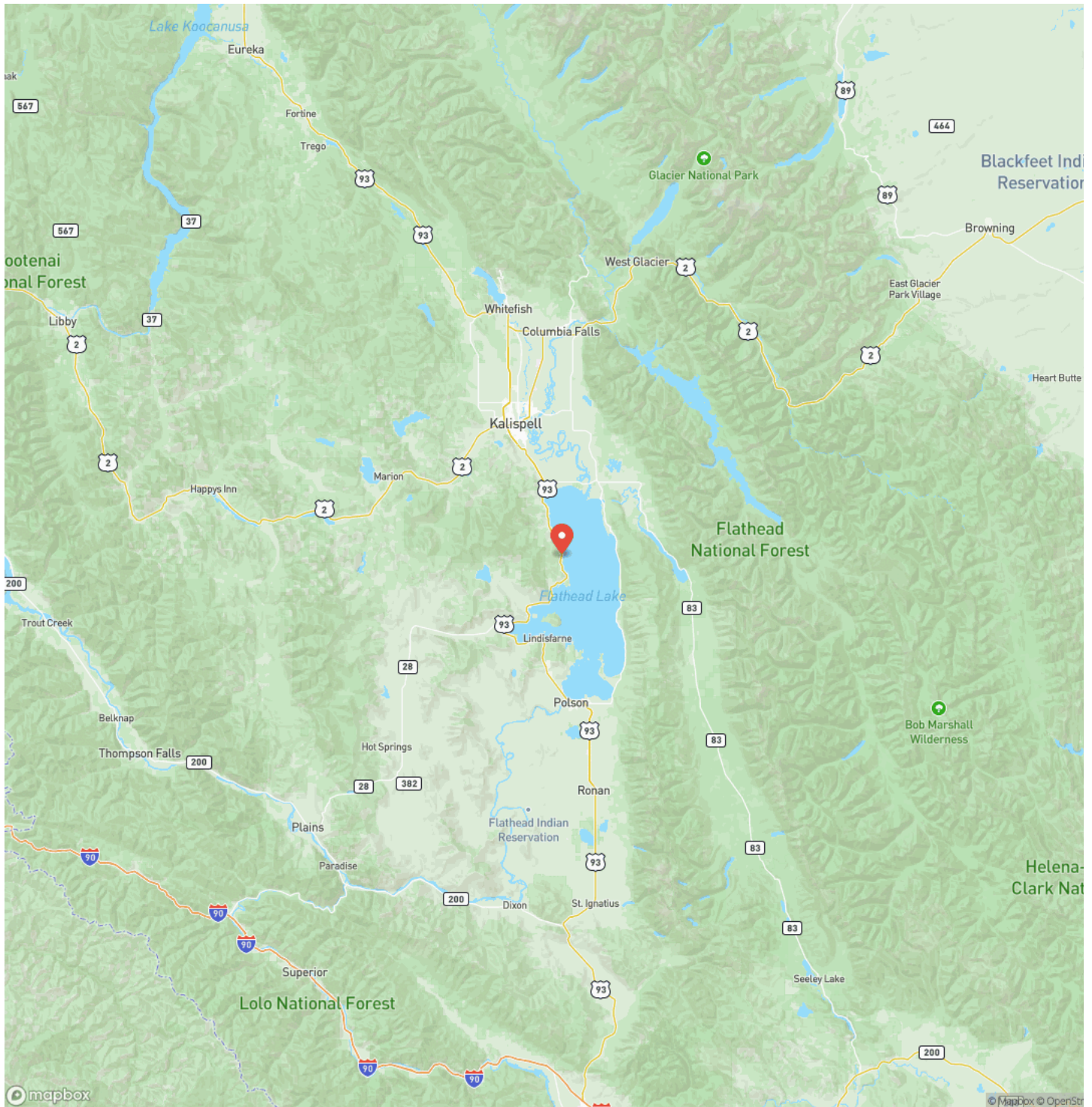
Waynona Way Tract  
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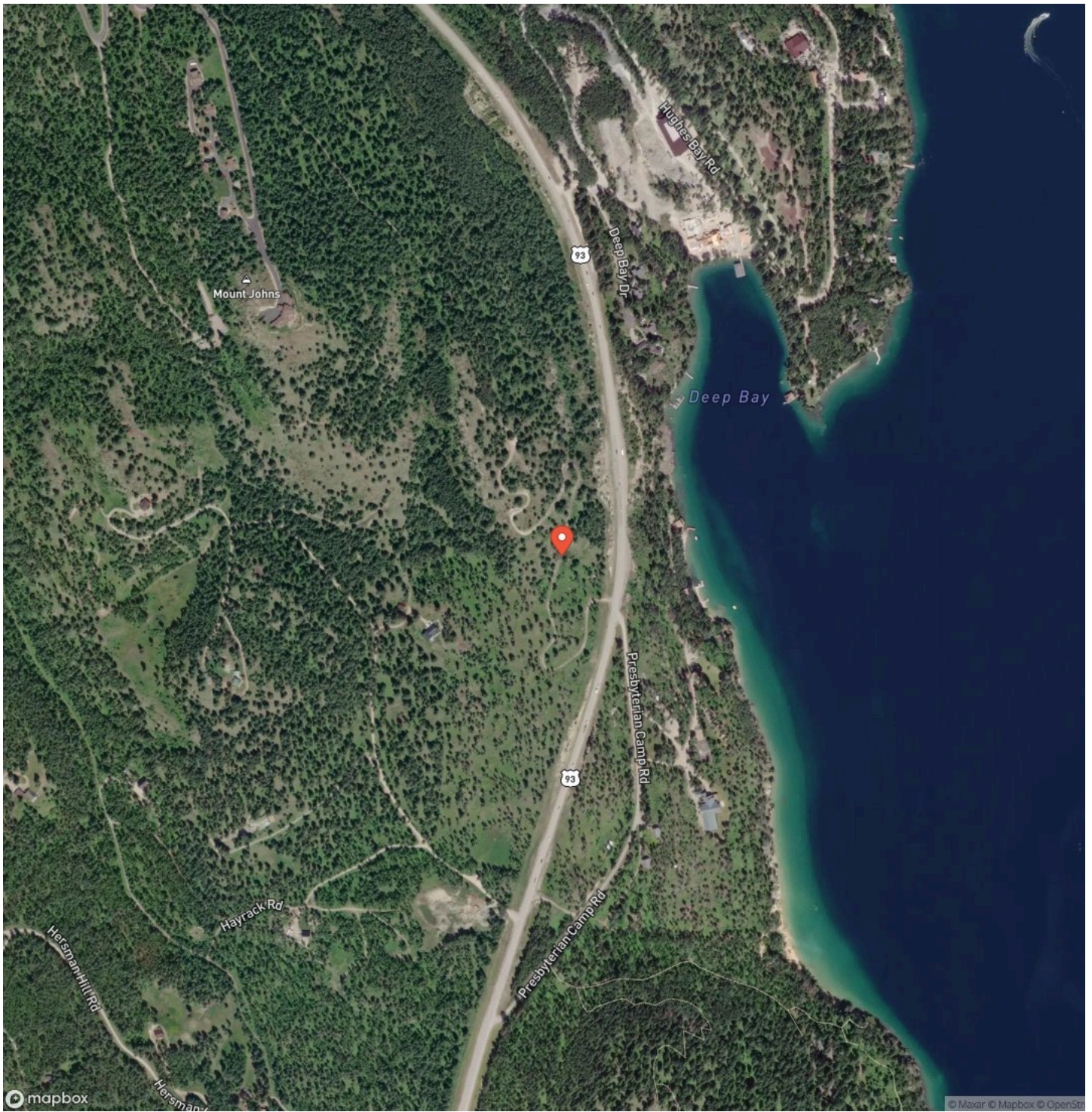
## Locator Map



# Locator Map



## Satellite Map







## **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.



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