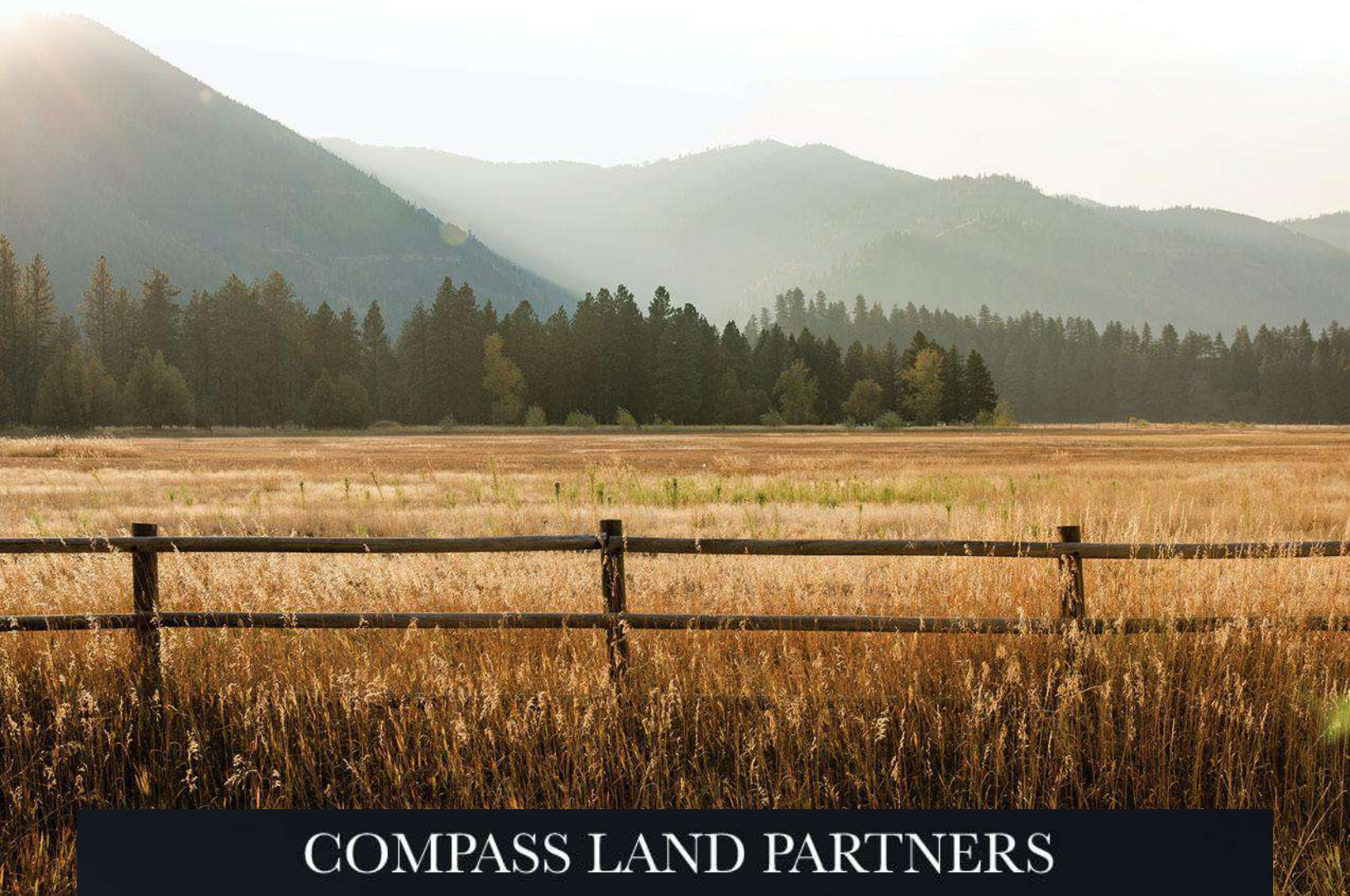




2503 Wild Bill Road

Flathead County, MT
+/- 21.18 acres



COMPASS LAND PARTNERS

LAND INVESTMENT

PORTFOLIO MANAGEMENT

LAND SALES

COMPASS LAND PARTNERS



2503 Wild Bill Road
KILA, MONTANA
+/- 21.18 ACRES

LISTING AGENTS:

Joseph A. Sangimino
(406)407-4287
joe@compasswestland.com

Tanner Rauk
(406)830-6989
tanner@compasswestland.com



2503 Wild Bill Road

EXECUTIVE SUMMARY

Discover this quintessential Montana ranchette—a custom timber-framed home with full horse facilities on approximately 21 sheltered acres bordering thousands of acres of National Forest. A year-round creek meanders through the property, which has been carefully “parked-out” with mature trees, open glades, and fully fenced, rotationally grazed pastures. The land includes a barn with covered stalls, a cleared riding arena space, and four productive pastures that could transition to meadows, orchards, or gardens. Owners can ride directly onto miles of Forest Service trails, including the Blacktail–Wild Bill Trail System. Set within a protected valley less than 30 minutes from Kalispell, the property offers comfort, privacy, and immediate access to extensive recreation.

The 3,400 ± sq. ft. timber-frame home—featured in *Timber Home Living Magazine*—combines craftsmanship and warmth with a modern aesthetic. Large windows capture forest and meadow views, while hand-pegged Douglas fir timbers, vaulted ceilings, and radiant-floor heating create bright, inviting spaces. With four bedrooms, three bathrooms, two family rooms, and a loft, the home accommodates family and guests easily. A ± 2,000 sq. ft. heated and insulated shop supports vehicles, storage, or creative work. Eligible for subdivision into two 10 + acre parcels, this property blends refined rural living, equestrian function, and forested serenity in a rare, turnkey Montana offering.



2503 Wild Bill Road

House

- +/-3,416 Sq Ft
- Built in 2004
- Four Bed, Four Bath
- Electricity Connected, Private Well & Septic



- Custom Timber Frame
- Oversized Windows with Meadow View
- Radiant Floor Heating
- Vaulted Ceilings with Open, Light-Filled Layout



2503 Wild Bill Road

Exterior



2503 Wild Bill Road

1st Level



2503 Wild Bill Road

1st Level



2503 Wild Bill Road

2nd Level



2503 Wild Bill Road

Lower Level



2503 Wild Bill Road

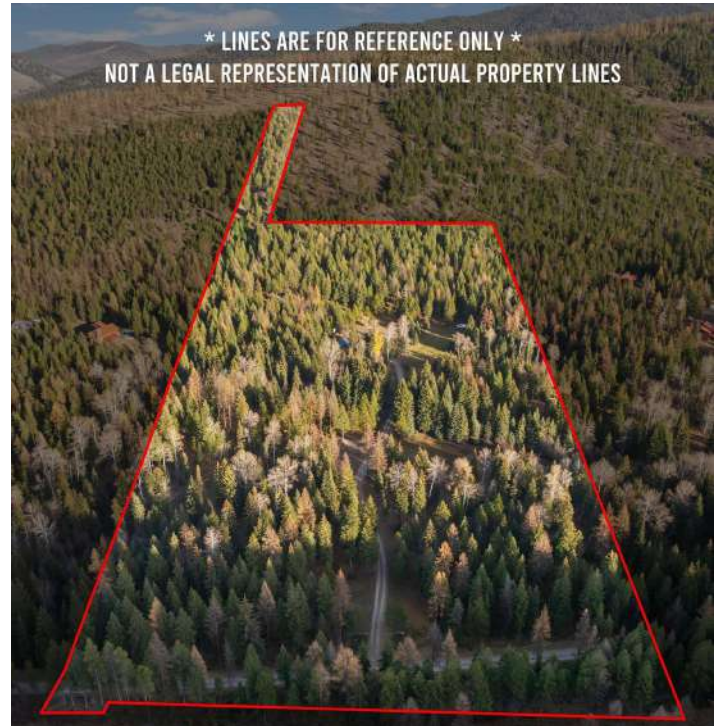
Lower Level



2503 Wild Bill Road

Land

- +/-21.18 Acres
- Borders Thousands of Acres of National Forest
- Fenced Pastures
- Year-Round Creek Through Property
- Mix of Timber and Meadow



2503 Wild Bill Road

Land



2503 Wild Bill Road

Garage / Barn



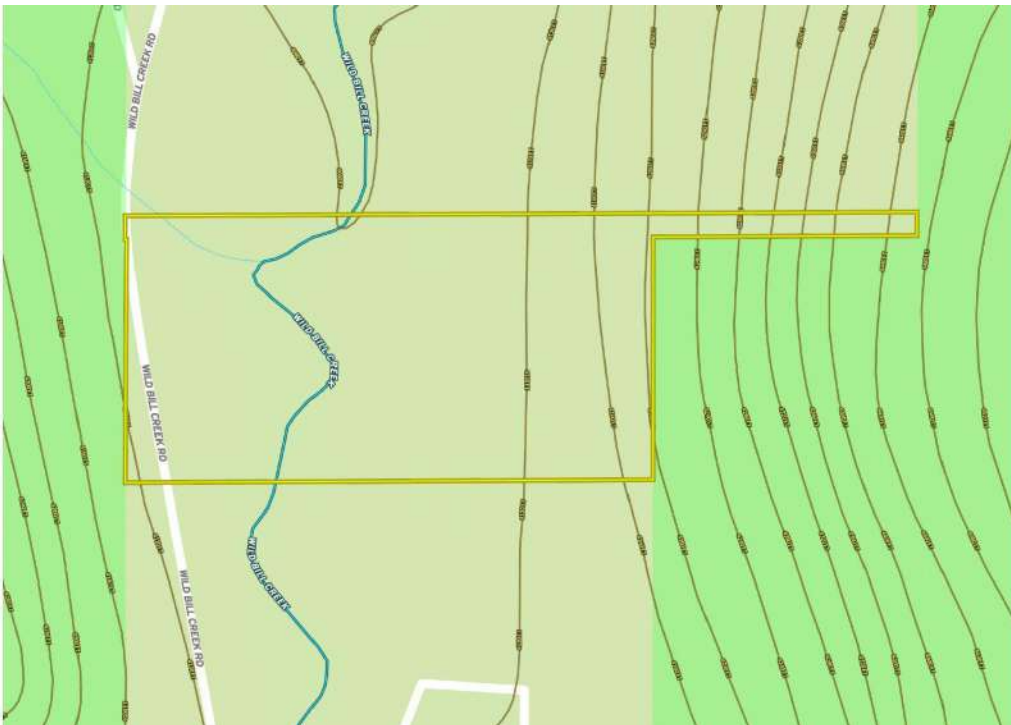
- +/- 2,000 Sq Ft Barn
- Heated and Insulated
- Space for Vehicles, Equipment & Storage
- Barn with Covered Exterior Stalls



2503 Wild Bill Road

Maps

Aerial

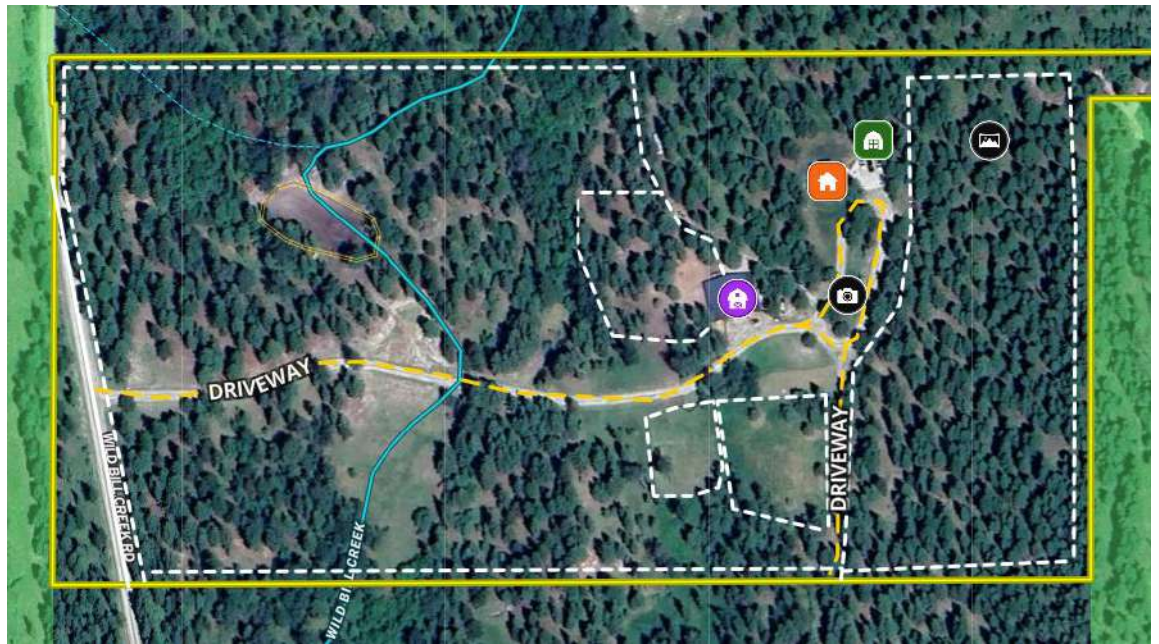


Topography

2503 Wild Bill Road

Maps

Detailed
Aerial



Surrounding
Forest Service
with Wild Bill
Trail System

2503 Wild Bill Road

Locale / Local Amenities

Located in a quiet, protected valley less than 30 minutes from Kalispell, the property offers an ideal balance of privacy and convenience. The surrounding area is a mix of forested foothills and rural homesteads with immediate access to National Forest for year-round recreation. Kalispell provides full services, including shopping, dining, medical facilities, and supplies, while the Glacier Park International Airport—approximately 40 minutes away—offers effortless regional and national travel. Whitefish Mountain Resort, about 45 minutes from the property, provides acclaimed skiing and four-season recreation. Nearby lakes such as Flathead Lake, Little Bitterroot Lake, the Thompson Chain of Lakes, McGregor Lake, and Smith Lake offer exceptional fishing, boating, and water activities. This location blends the quiet of a forested mountain setting with convenient access to the Flathead Valley's amenities and outdoor opportunities.



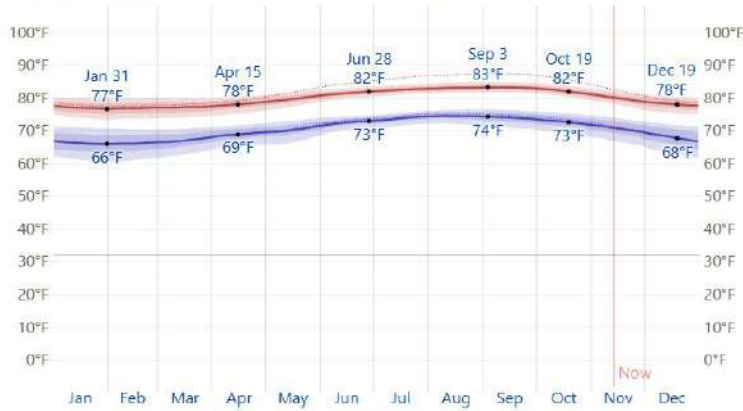
2503 Wild Bill Road

AVERAGE CLIMATE

*Based on data obtained from
weatherspark.com*

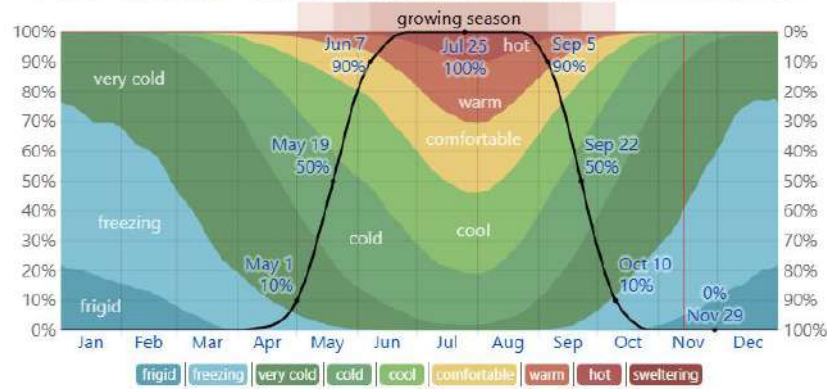
Average High and Low Temperature in Kilauea

[Link](#) [Download](#) [Compare](#) [History: 2025 2024 2023 2022 2021 2020 2019 2018 2017](#)



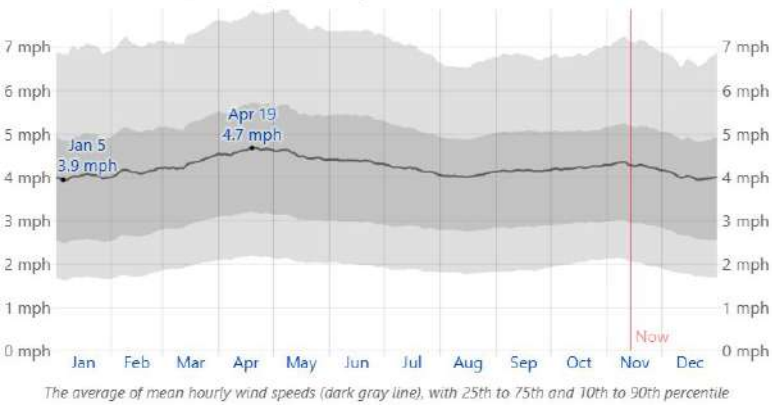
Time Spent in Various Temperature Bands and the Growing Season in Kalispell

[Link](#) [Download](#) [Compare](#) [History: 2025 2024 2023 2022 2021 2020 2019 2018 2017](#)



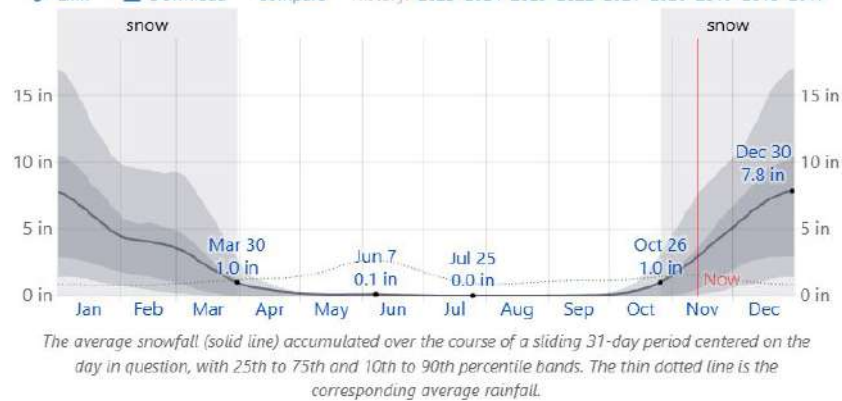
Average Wind Speed in Kalispell

[Link](#) [Download](#) [Compare](#) [History: 2025 2024 2023 2022 2021 2020 2019 2018 2017](#)



Average Monthly Snowfall in Kalispell

[Link](#) [Download](#) [Compare](#) [History: 2025 2024 2023 2022 2021 2020 2019 2018 2017](#)



LAND INVESTMENT

PORTFOLIO MANAGEMENT

LAND SALES

COMPASS LAND PARTNERS



TAILORED LAND STRATEGY

Building on 30 years of collective networking and relationships built on trust, we cater to TIMOs, REITs, Trust Managers, and other investment fiduciaries:

Portfolio Review: Our team frequently conducts comprehensive portfolio reviews to help clients realize and enhance real estate value. We leverage our deep understanding of current land market dynamics to identify profitable opportunities.

Acquisition Due Diligence Support: Our team acts as your trusted "boots on the ground," providing field verification and insights into timberland acquisition by identifying potential issues and opportunities. This ensures you remain competitive in your investment pursuits.

Disposition Strategy: We focus on crafting effective disposition strategies to meet your investment objectives. Our integrated land sales platforms, Compass South Land Sales and Compass West Land Sales, deliver regionally focused expertise for both marketed or off-market sales. We provide solutions ranging from broad advertising exposure to direct buyer outreach, meticulously planning each transaction for maximum impact.

[DISCUSS PORTFOLIO MANAGEMENT](#)



THE ACREAGE EXPERTS

With over 30 years of combined experience, networking, and relationships built on trust, Compass Land Partners provides expert guidance in land investments and sales for institutional clients, direct investors, and private landowners. We support TIMOs, REITs, and trust managers with portfolio reviews, acquisitions, and strategic dispositions through our Compass South and Compass West Land Sales divisions.

For high-net-worth individuals, family offices, and pension funds, we offer a full-service approach — from acquisition analysis and timber marketing to property management. From valuation to closing, we manage every detail, delivering strategic solutions for successful land investments and sales.

SOLUTIONS FOR DIRECT LAND INVESTORS

Direct investors, including high-net-worth individuals, family offices, and pension funds, benefit from our full-service, detail-oriented approach. We handle the details that matter — thorough acquisition analysis, active timber marketing through Compass South Forestry, and comprehensive property management. With experience spanning timberland tracts, recreational retreats, luxury rural estates and ranches, and multi-state investment packages, CLP delivers strategic solutions adapted to evolving market conditions. Our comprehensive approach ensures seamless execution across all phases of the land investment lifecycle and provides clients with the expertise necessary to succeed in the real estate marketplace.

[LAND INVESTORS](#)[CONTACT US TODAY](#)

EXCEPTIONAL LAND BROKERAGE FOR BUYERS AND SELLERS

Compass Land Partners, partners with buyers and sellers to deliver a full-service, detail-driven approach to timberland, recreational properties, and rural estates. We handle every aspect of the transaction. From valuation and marketing to negotiation and closing, ensuring clients receive expert guidance and exceptional results.

With experience spanning diverse property types and markets, our team crafts tailored strategies for institutional investors, family offices, and individual landowners alike. Compass Land Partners provides seamless execution throughout every stage of the sales process, empowering clients with the insights and resources needed to navigate the land market with confidence.

[ABOUT LAND SALES](#)[VIEW ALL PROPERTIES](#)



The buyer is responsible for performing their own due diligence. Buyer and buyer's agent to verify all information. All information is from sources deemed reliable but not guaranteed by Compass West Land sales or its agents. Information subject to change without notice. All prospective purchasers and agents should check for accuracy regarding all statements contained herein to their satisfaction. If the Buyer has any questions concerning this transaction, they should seek representation or counsel at their own expense. Listing agent/broker does not warrant or guarantee information provided, subject to change at any time.

RANCHES | FARMS | LUXURY ESTATES

WWW.COMPASSWESTLAND.COM