

CRAMER CREEK ROAD
Cramer Creek Rd
Somers, MT 59932

\$495,000
22± Acres
Flathead County



CRAMER CREEK ROAD
Somers, MT / Flathead County

SUMMARY

Address

Cramer Creek Rd

City, State Zip

Somers, MT 59932

County

Flathead County

Type

Recreational Land, Timberland

Latitude / Longitude

48.04858623 / -114.29637425

Acreage

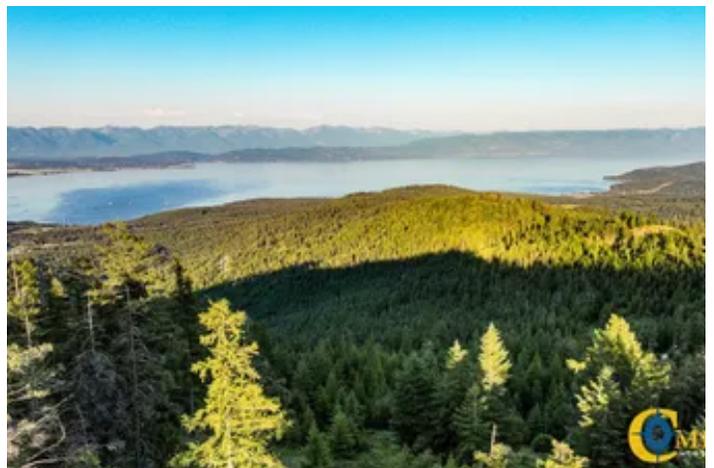
22

Price

\$495,000

Property Website

<https://compasslandpartners.com/property/cramer-creek-road/flathead/montana/91227/>



PROPERTY DESCRIPTION

NO CODES, COVENANTS, OR RESTRICTIONS – PRIVATE MOUNTAIN RETREAT NEAR FLATHEAD LAKE

This raw land parcel sits just outside the charming waterfront community of Lakeside and adjoins miles of Flathead National Forest on two sides. It offers a private building site with gated entry on both ends of the property and a stunning view of Flathead Lake near the western gate. This is a prime spot for a secluded mountain cabin or home just outside of town. Power will be available at the property line (to be installed by the seller, subject to negotiation). The western portion of the land has a gentle slope, while the eastern side becomes steeper as it approaches the private easement along the boundary. For those seeking privacy within 30 minutes of town, this tract is a must-see. Mineral rights included.

The adjoining Flathead National Forest lands are home to elk, mule deer, whitetail, bears, wolves, mountain lions, and a variety of other Montana wildlife. In the summer, pick wild huckleberries and watch the landscape shift as the larch and aspens turn vibrant colors in the fall. Winter in this area offers just as much recreation as summer—two ski resorts are within a reasonable drive, and the extensive public land road networks provide endless opportunities for snowmobiling, cross-country skiing, and UTV riding. Ice fishing on the many nearby lakes yields trout, kokanee salmon, and perch throughout the season.

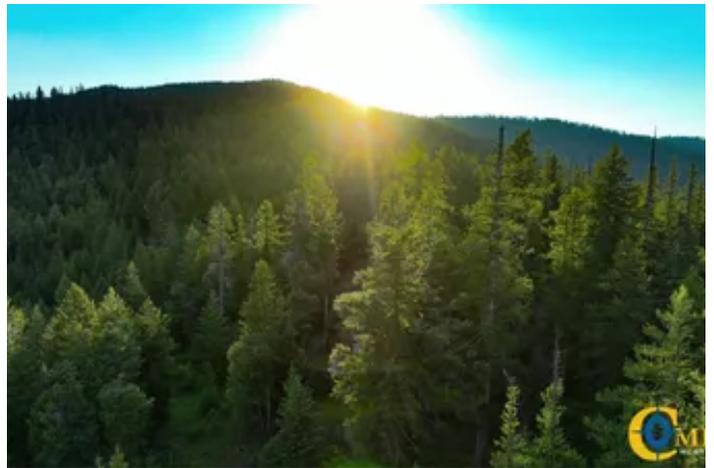
The lower (eastern) portion of the property features a private gate and road easement along its edge. On the western side, access is via a U.S. Forest Service gate under a renewable, transferable long-term lease granted through a special use permit. The maximum elevation on the west end reaches approximately +/- 4,760 ft.

The annual precipitation average in Somers, Montana is approximately 18 inches of rain and 15 inches of snow. The average high temperature in the summer is 82°F, and the average low in the winter is 20°F. Thanks to the moderating lake effect from Flathead Lake, winters here are milder and more manageable than many parts of Montana.

Located in Somers, MT, the property is roughly 21 minutes from Lakeside, where you'll find a grocery store, hardware store, restaurants, and other local services. Glacier International Airport is 45 minutes away, Blacktail Mountain Ski Area is about 52 minutes, and Whitefish Mountain Resort is roughly 58 minutes. A few short miles away, you can access the waters of Flathead Lake for world-class fishing for lake trout, whitefish, perch, smallmouth bass, and pike. During the summer months, enjoy boating and water sports on the +/-198 square miles of turquoise-blue water that make up Flathead Lake—the largest natural freshwater lake west of the Mississippi.



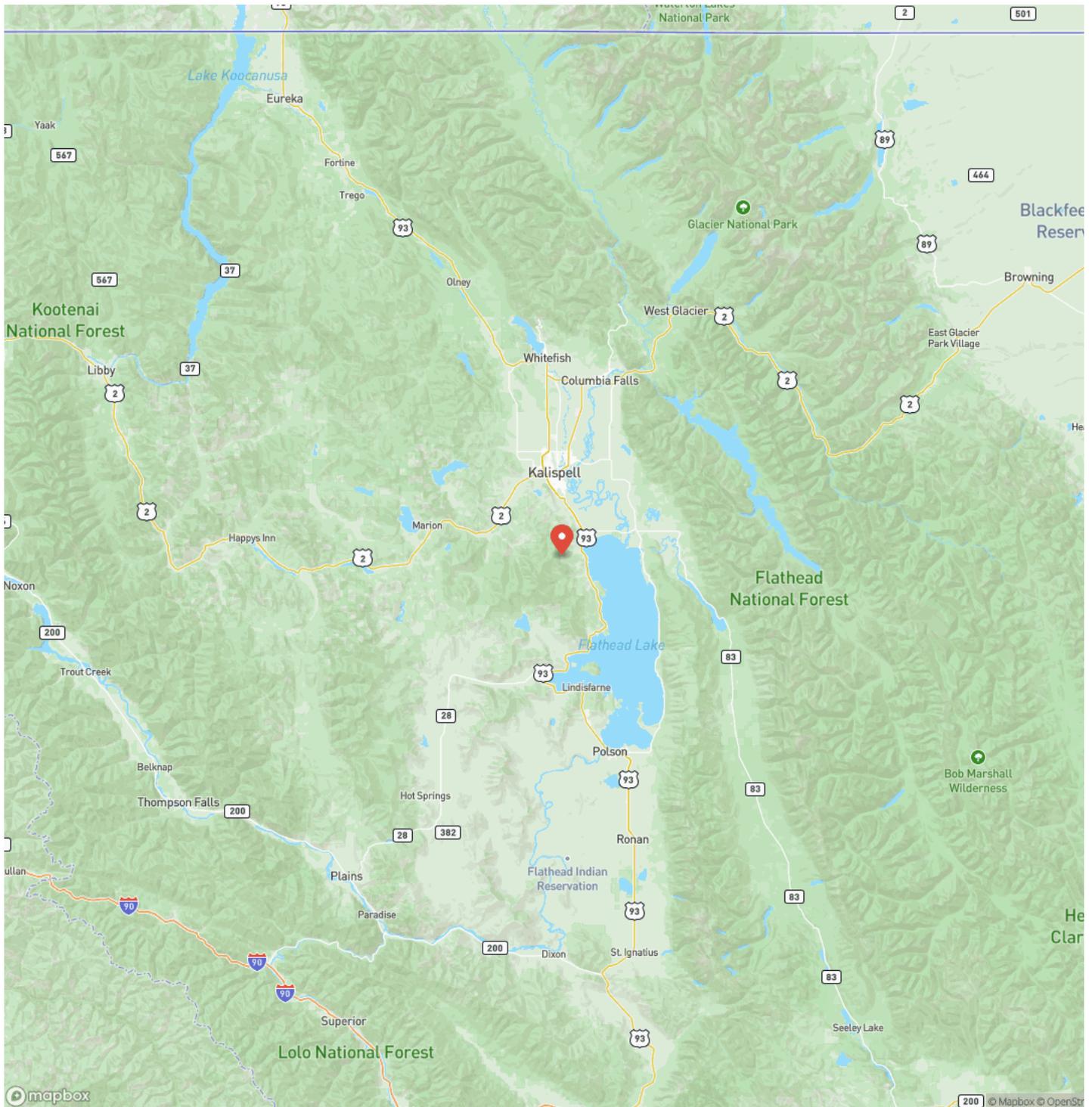
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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