

**Little Bitterroot Overlook**  
NF-538  
Marion, MT 59925

**\$1,080,000**  
252± Acres  
Flathead County



**Little Bitterroot Overlook**  
**Marion, MT / Flathead County**

**SUMMARY**

**Address**

NF-538 null

**City, State Zip**

Marion, MT 59925

**County**

Flathead County

**Type**

Recreational Land, Undeveloped Land, Hunting Land, Timberland

**Latitude / Longitude**

48.201437 / -114.732333

**Acreage**

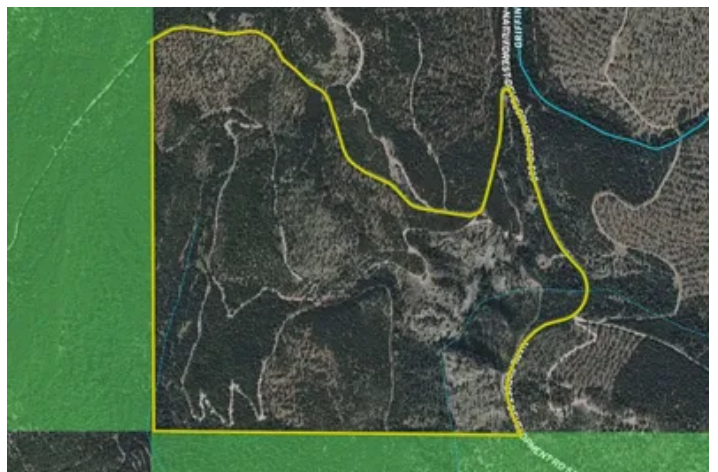
252

**Price**

\$1,080,000

**Property Website**

<https://compasslandpartners.com/property/little-bitterroot-overlook/flathead/montana/91036/>



## Little Bitterroot Overlook Marion, MT / Flathead County

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### **PROPERTY DESCRIPTION**

This OFF-GRID, recreational land tract offers an opportunity to invest in historic Montana timberland BORDERING FLATHEAD NATIONAL FOREST in the mountains near Little Bitterroot Lake. Approximately nine miles from the quaint town of Marion, Montana, portions of the property feature mature, dense forest ideal for privacy, wildlife, and recreation. A small canyon on the property creates a dramatic opening with elevated views of Little Bitterroot Lake and the surrounding landscape. A seasonal creek flows through the land, feeding a small waterfall during peak runoff. Access is via a paved Forest Service road-well maintained but not currently plowed in winter.

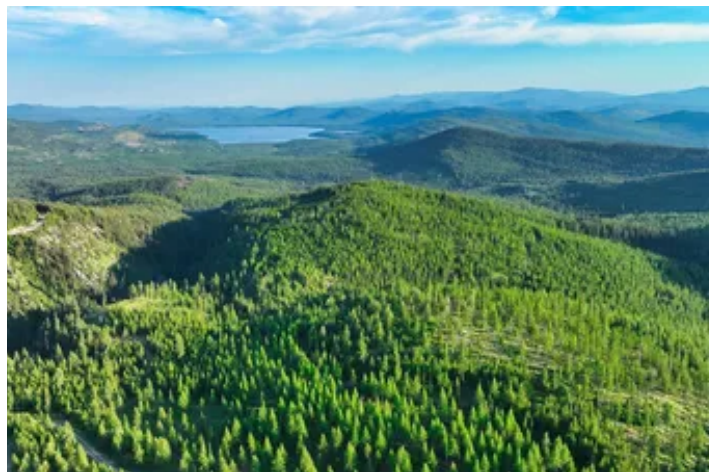
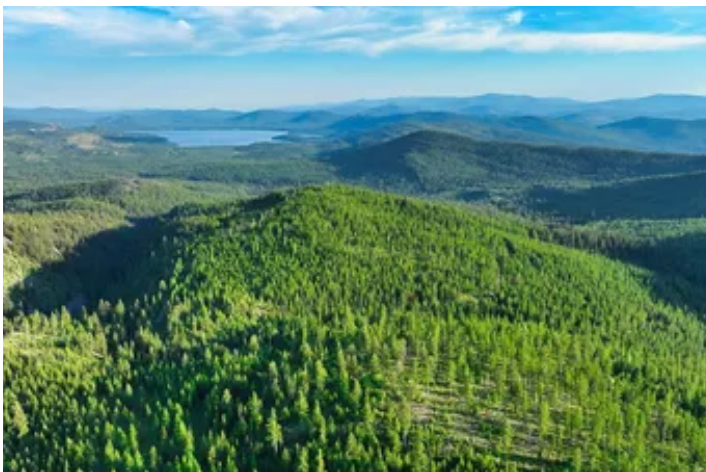
NO HOA, COVENANTS, OR RESTRICTIONS - this is wild Montana! This region lies within FWP Region 1, supporting healthy populations of elk, mule deer, moose, black bear, grizzlies, mountain lions, and upland birds. The nearby lake, just 10 minutes away, offers exceptional kokanee salmon, trout, and bass fishing. Flathead National Forest provides direct access to thousands of acres of public land for year-round adventure.

The property is 40 minutes from Kalispell, where you'll find dining, shopping, medical facilities, and everyday amenities. Glacier Park International Airport lies just under an hour away for easy travel access. Flathead Lake-just 45 minutes south-is the largest natural freshwater lake in the western U.S., known for its boating, fishing, and clear mountain waters.

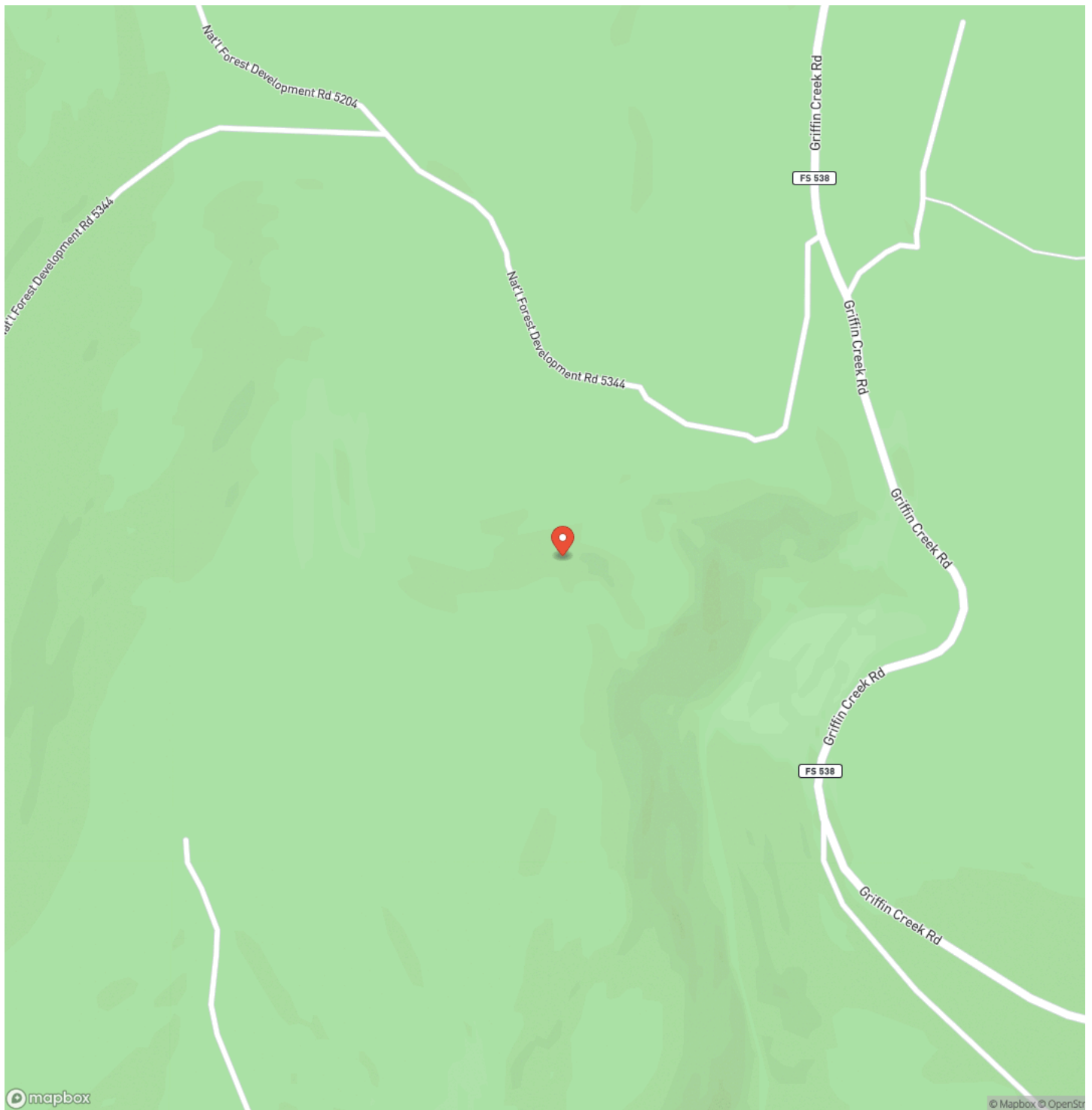
The buyer is responsible for performing their own due diligence. Buyer and buyer's agent to verify all information. Information subject to change without notice. All prospective purchasers and agents should check for accuracy regarding all statements contained herein to their satisfaction. If the Buyer 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.



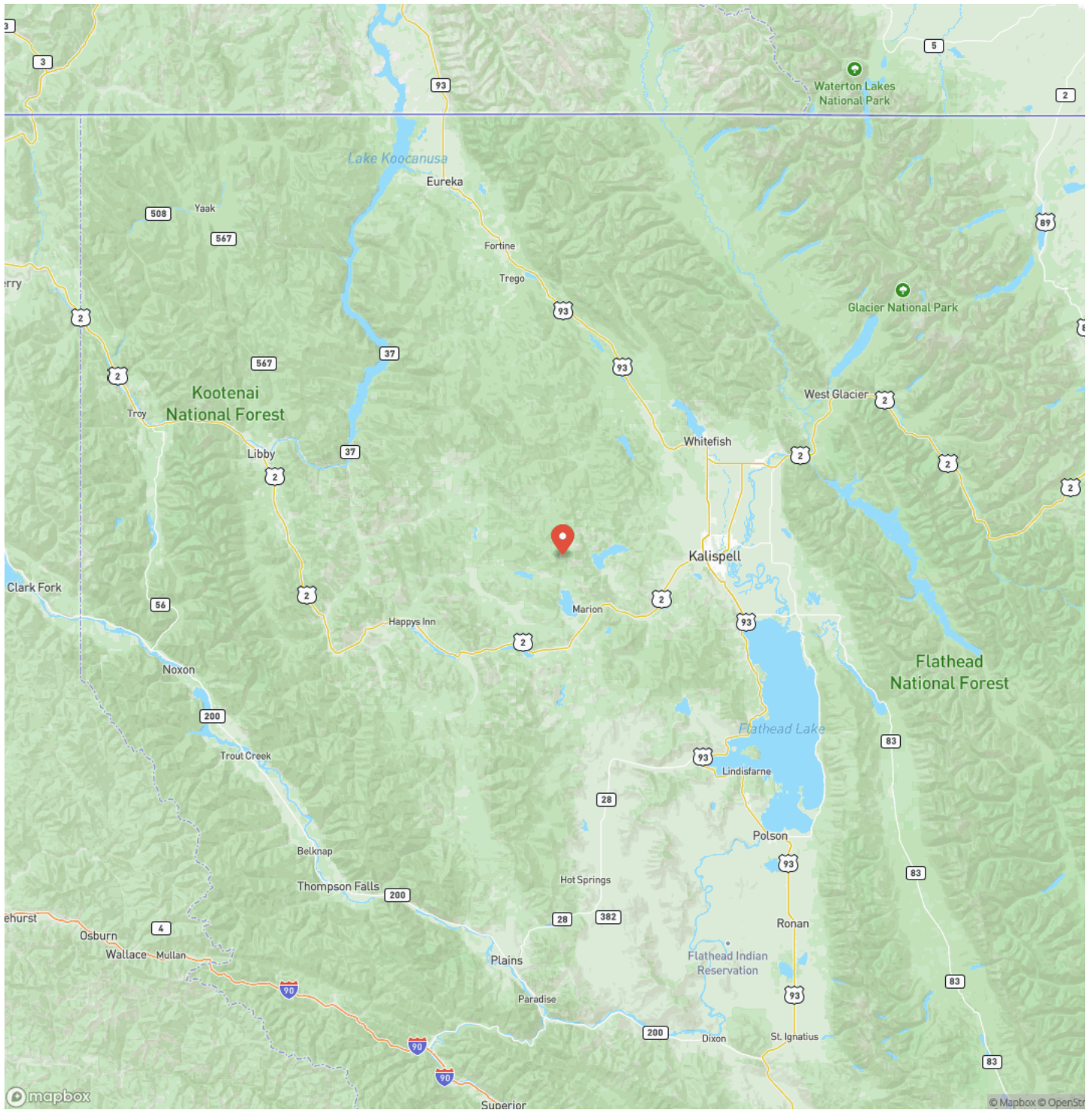
Little Bitterroot Overlook  
Marion, MT / Flathead County



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

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