

# CORDER

AND ASSOCIATES, LLC



## *Harlow Road Horse Haven*

*178 Harlow Rd., Thompson Falls, MT 59873*

*Offered at \$785,000*

*Presented Exclusively by*

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EXCLUSIVE PARTNER OF  
**LANDLEADER.**



# Property Information

**Lot Size:** 10 acres

**Taxes:** \$624.89 (2021 at reduced rate)

**Legal:** Lots 4 and 5 of COS 3027, BIG FIR ESTATES. 10.00+- acres located in S31/T22N/R29W.

**Bed/Bath:** 2 Bed/2 Bath (Both bathrooms are 3/4)

**Year Built:** 2019

**Square Footage:** 1,187

**HVAC:** Electric forced air; Air Conditioning; Wood Stove

**Water:** Well @ 7 GPM; 2,500 gal. cistern

**Appliances/Personal Property:** Range, refrigerator, microwave, washer & dryer, chicken coop, small welding table

**Garage:** Insulated, attached, oversized 2-car with an attached lean-to

**Outbuildings:** 12' x 24' storage shed; 32' x 30' heated and insulated shop with bathroom; 2 lean-to's; 24' x 48' two-stall barn with tack room and hay storage;

**Special Enhancements/Extras:** Seamless metal roof; Hardi plank siding; Luxury vinyl plank flooring; 2 RV hookups

**Fencing:** Wood and wire fence and cross fencing; Fenced yard for dogs and chickens

**Covenants:** Yes

**HOAs:** None

**Elevation:** 2,500'

**Hunting District:** 121



Take a virtual tour of the home!



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

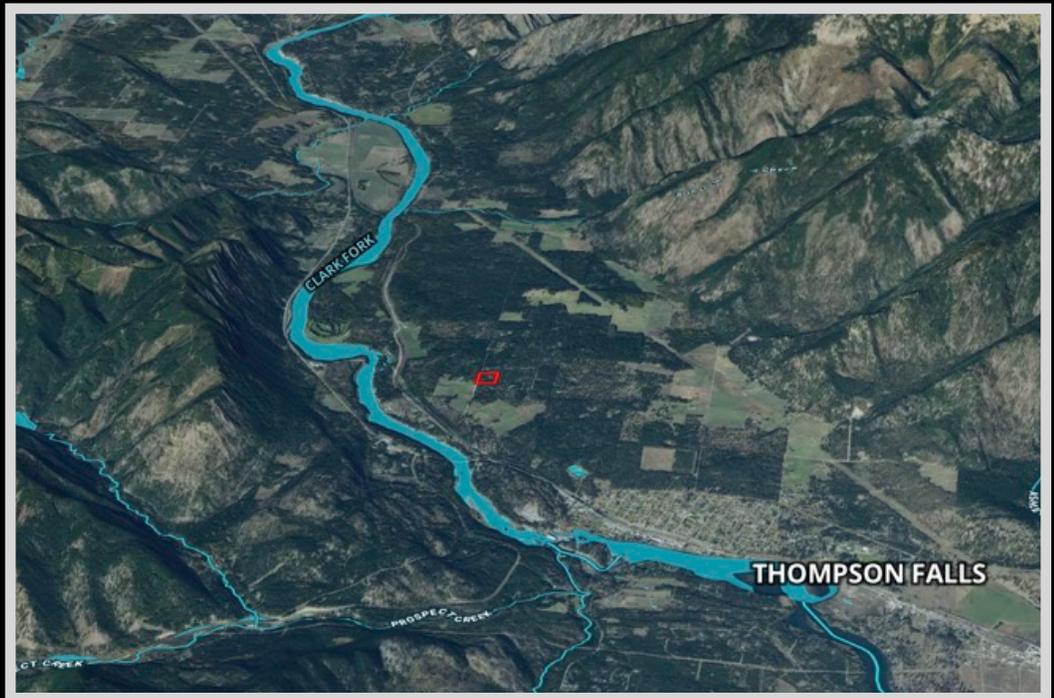


# Executive Summary

Among the teetering trees and the majestic mountains of Western Montana, an immaculate, single-level home is situated on 10 luscious acres.

The property beckons you to bring your beloved animals, dogs, horses, and chickens alike! There is ample space and storage for boats, RVs, ATVs, and more! A horse barn comfortably houses your steed, and there is a lovely chicken coop for your hens. You'll be grateful for the heated and insulated shop that is complete with a bathroom.

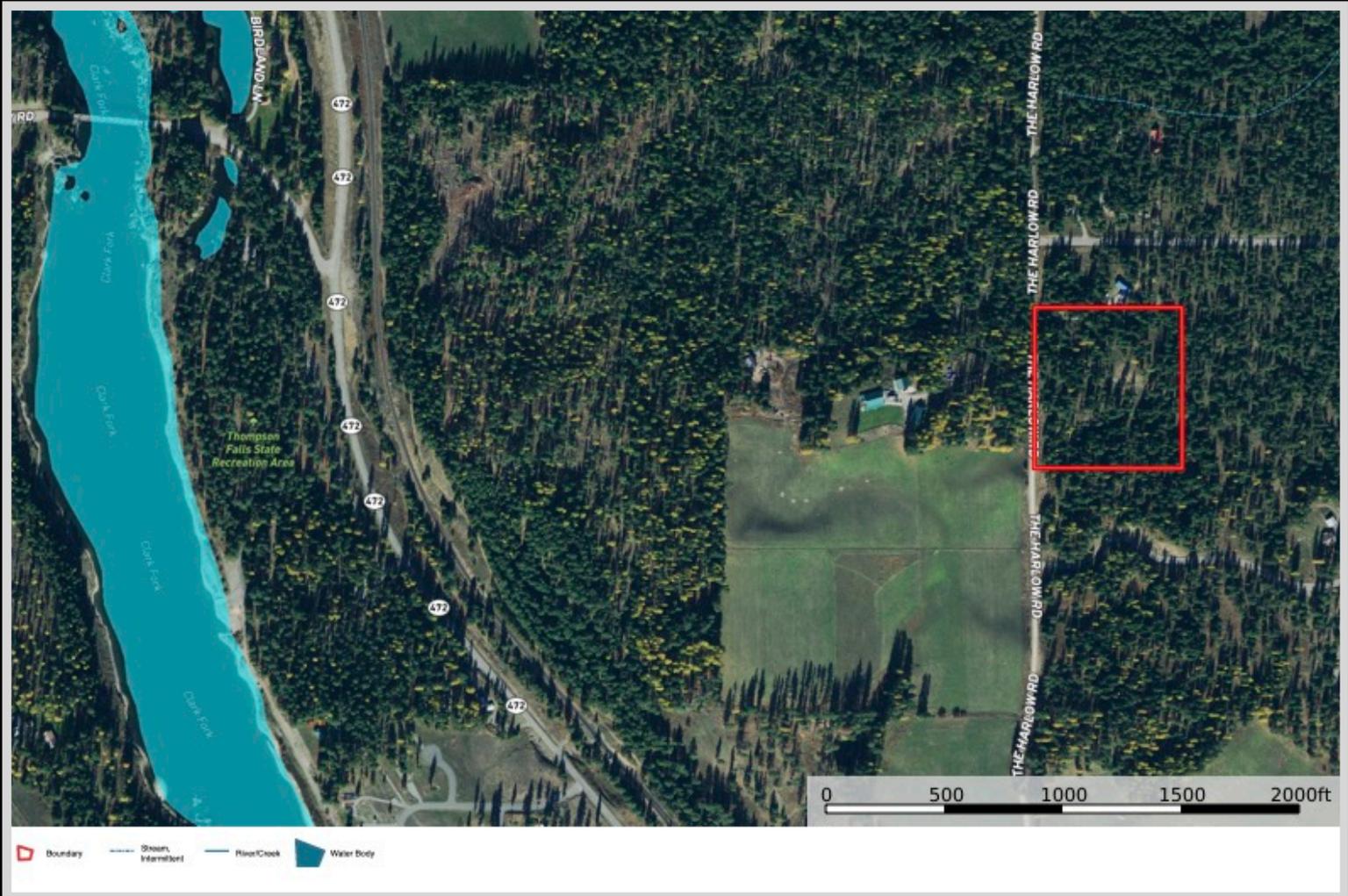
Several lean-to's keep things covered and protected when the snow flies. A covered and screened-in porch makes for a spectacular spot to rock in a chair and sip on freshly brewed coffee while watching the wandering wildlife go by. This property is well-maintained and taken care of. Everything is in quality condition; the location boasts rivers and streams, mountains, forests, wildlife, hiking, horseback riding, and more. Enjoy the tranquility of home and start living the peaceful life!



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## Local Area

Thompson Falls, Montana is an unspoiled paradise hidden away in the northwestern part of the state. With friendly and welcoming locals, you'll never be bored with the recreational opportunities flowing abundantly like the waters of the Clark Fork River. Thompson Falls was named after a fur trader and is surrounded by pristine wilderness of the Lolo and Kootenai National Forests. The vibrant area offers golf, fishing, boating, swimming, hiking, and much more!



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## *Area Attractions*

### **The Clark Fork River**

The Clark Fork River is one of the longest rivers in Montana meandering more than 280 miles paralleling I-90. There are many access points, and its diverse terrain makes certain that no two trips down its waters are the same. It originates in the Silver Bow Mountains with many tributaries contributing to its reputation as one of the most popular destinations for fly fishing in the United States. The river offers recreation such as floating, rafting, kayaking, river surfing in addition to its epic fishing. The best fishing waters are found between the origin and the confluence with the Flathead River near the Paradise-Plains area. Fish caught in these waters range in size but some can be from 14-20 inches. Northern Pike can be 40 inches or more! Species thriving here include the Clark Fork native Westslope Cutthroat and world class brown and rainbow trout as well as small mouth bass.



### **Thompson Falls State Park**

Enjoy the falls while fishing the youth fishing pond. Campsites are available as well as boat ramps and several trails for a nice family hike!

### **Non-motorized Trail Systems**

Several trails are available around the town of Thompson Falls for exploring and hiking such as: Powerhouse Loop Trail, Mule Pasture Trail and the State Park Trail.

### **Hiking/Snowshoeing/Cross-Country Skiing**

Travel towards Thompson Pass for trails that lead to Blossom and Pear Lakes. There are several gulches and logging roads that make perfect paths for cross-country skiers and snowshoers.

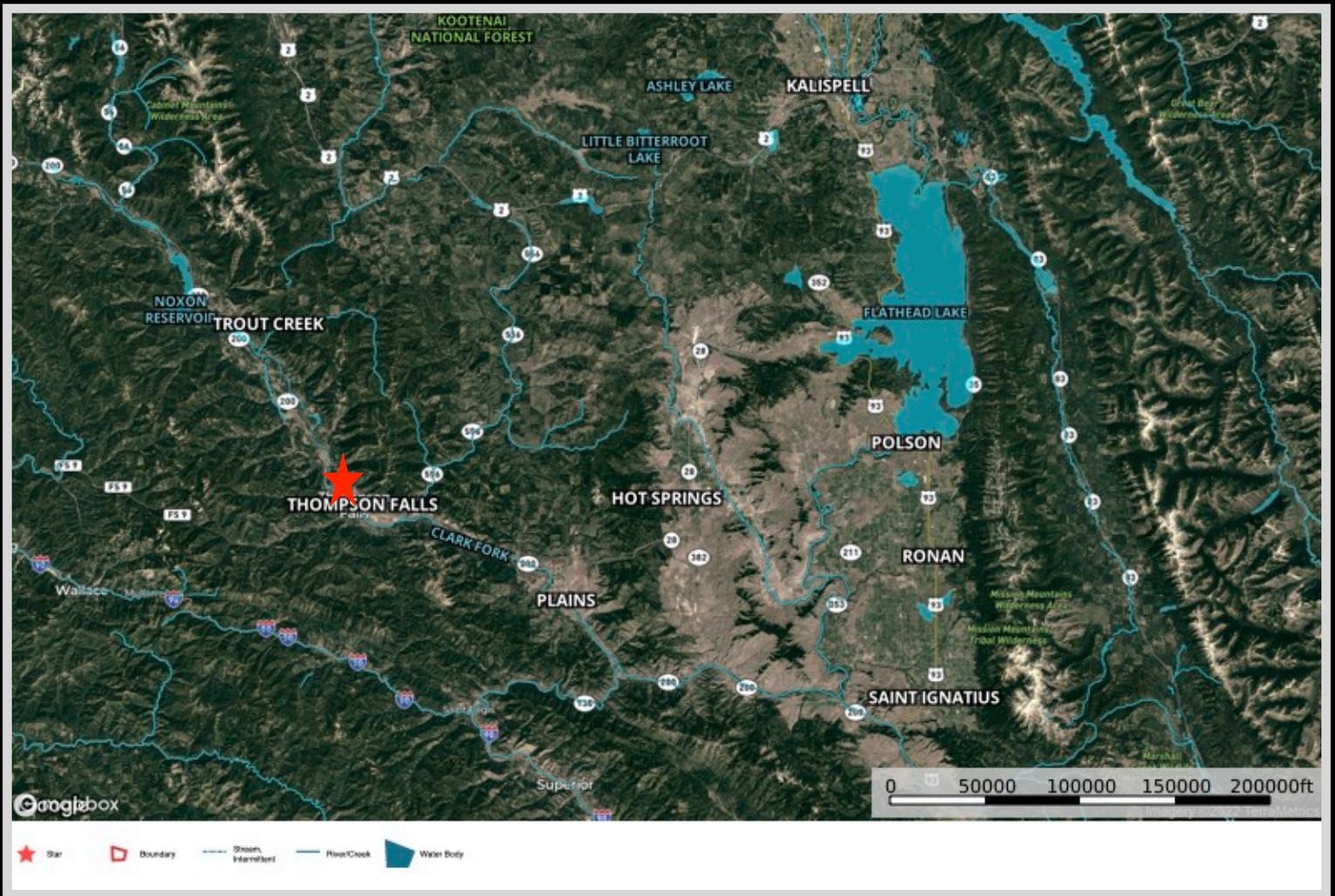
### **Wildlife Management Area**

The wildlife management area is an area with hiking and overlooks of the Clark Fork Valley. The wintering elk are protected from December 1 through May 15 when the area is closed.

### **Thompson Reservoir**

Boat, fish, swim, and play! Try your hand at catching Northern Pike, Smallmouth Bass, and Brown and Rainbow Trout while enjoying the sunshine and the beautiful scenery.

# Property Map



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