



Dedicated to Land and Landowners Since 1946
SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

SALMON PRAIRIE RANCH | BIGFORK, MONTANA | \$2,950,000



EXECUTIVE SUMMARY

Nothing can prepare you for the Rocky Mountain splendor found at Salmon Prairie Ranch. This compact yet entirely private enclave sits directly on the banks of the Swan River. There's no need to build as there is a custom timber frame home pulled off the top shelf and positioned riverside in the exact spot where anyone would ever dream of building on this 125± acre parcel. The land is comprised of entirely usable terrain with a mix of meadows and timber. The fly fishing is superb in an idyllic setting and wildlife is your closest neighbor.

The main home was featured in *Log Home Living* and has a large deck perched over the bank to allow for a grand view of the river. There are four bedrooms and four full baths on two stories with a walkout basement below. There is a total of 4,347± square feet that is heated/cooled. Two fireplaces insure the place is cozy at all times of the year. This home is built to minimize maintenance obligations so you can shut the door, travel and not worry about a thing. Other improvements include a detached garage and a manager's home and compound at the entrance. For Rocky Mountain views, Salmon Prairie Ranch has one of the best seats in the house.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



Dedicated to Land and Landowners Since 1946
SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

JUST THE FACTS

- 125± deeded acres
- Approximately 1/2 mile of frontage on the Swan River
- Healthy and wild freestone fishery
- Large, timber frame home overlooking the river
- Snowcapped views of both the Swan and Mission Mountain Ranges
- USFS boundary
- Desirable western Montana location



BILL McDAVID | mcdavid@hallandhall.com
901 SOUTH HIGGINS AVENUE, STE. 103 | MISSOULA, MT 59801
(O) 406-542-3762 | (M) 406-360-3141

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.

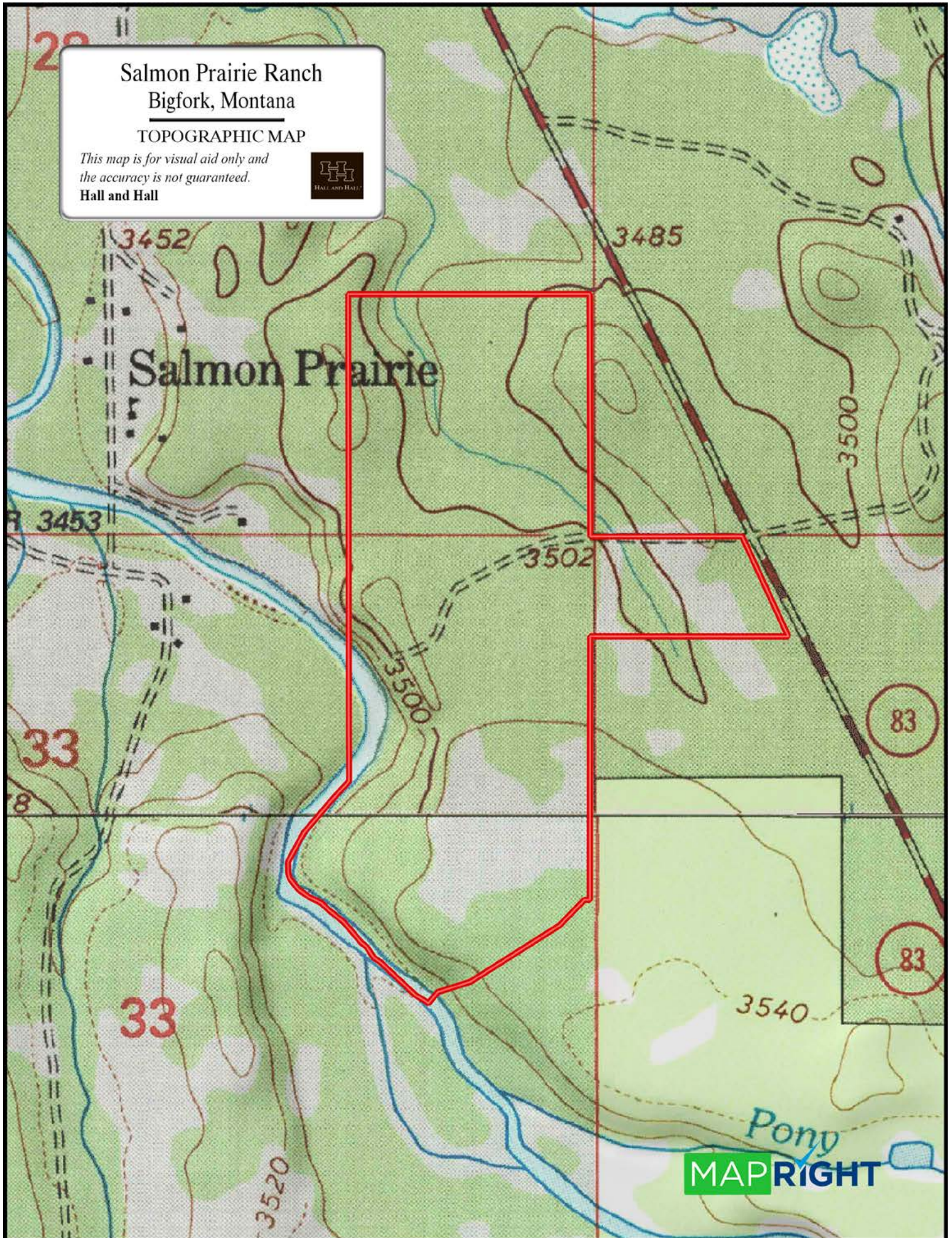
HALLANDHALL.COM | INFO@HALLANDHALL.COM

Salmon Prairie Ranch
Bigfork, Montana

TOPOGRAPHIC MAP

*This map is for visual aid only and
the accuracy is not guaranteed.*

Hall and Hall



Salmon Prairie Ranch Bigfork, Montana

PUBLIC LANDS MAP

*This map is for visual aid only and
the accuracy is not guaranteed.*

Hall and Hall



Bigfork

Subject
Property

Missoula

MAPRIGHT

Salmon Prairie Ranch Bigfork, Montana

AERIAL MAP

*This map is for visual aid only and
the accuracy is not guaranteed.*

Hall and Hall



MAPRIGHT