



PRIVATE WOODED ACREAGE NEAR KALISPELL

SPRING HILL FOREST

320.00± ACRES · FLATHEAD COUNTY, MONTANA

\$4,576,000 \$14,300 / ACRE

Mike Elliott CEO | Managing Broker · 406.599.0466 · mike.elliott@erescompanies.com

SECTION 01

EXECUTIVE SUMMARY

Spring Hill Forest is a 320.00 +/- acre working-forest tract in the Spring Hill area of Flathead County, west of Kalispell. It is classified by the Montana Department of Revenue as forest land (Class Code 1901) and assessed on timber-growing productivity within Forest Valuation, Timber Zone 1.

Set among the recreational parks, lakes and trails of the Kila and Kalispell area, the tract suits buyers seeking a working-forest or recreational landholding within easy reach of Kalispell, Whitefish and the broader Flathead Valley. It can stand on its own or be combined with the adjacent 40.00 +/- acre parcel to form a contiguous 360.00 +/- acre Spring Hill block under single ownership.

Portfolio materials describe the broader ownership as mostly rural and undeveloped, with a long stewardship history, sustainable-forestry positioning, and a mix of land types supporting forestry, conservation, development, or recreation. Buyer to independently verify all parcel-specific details.

KEY FACTS

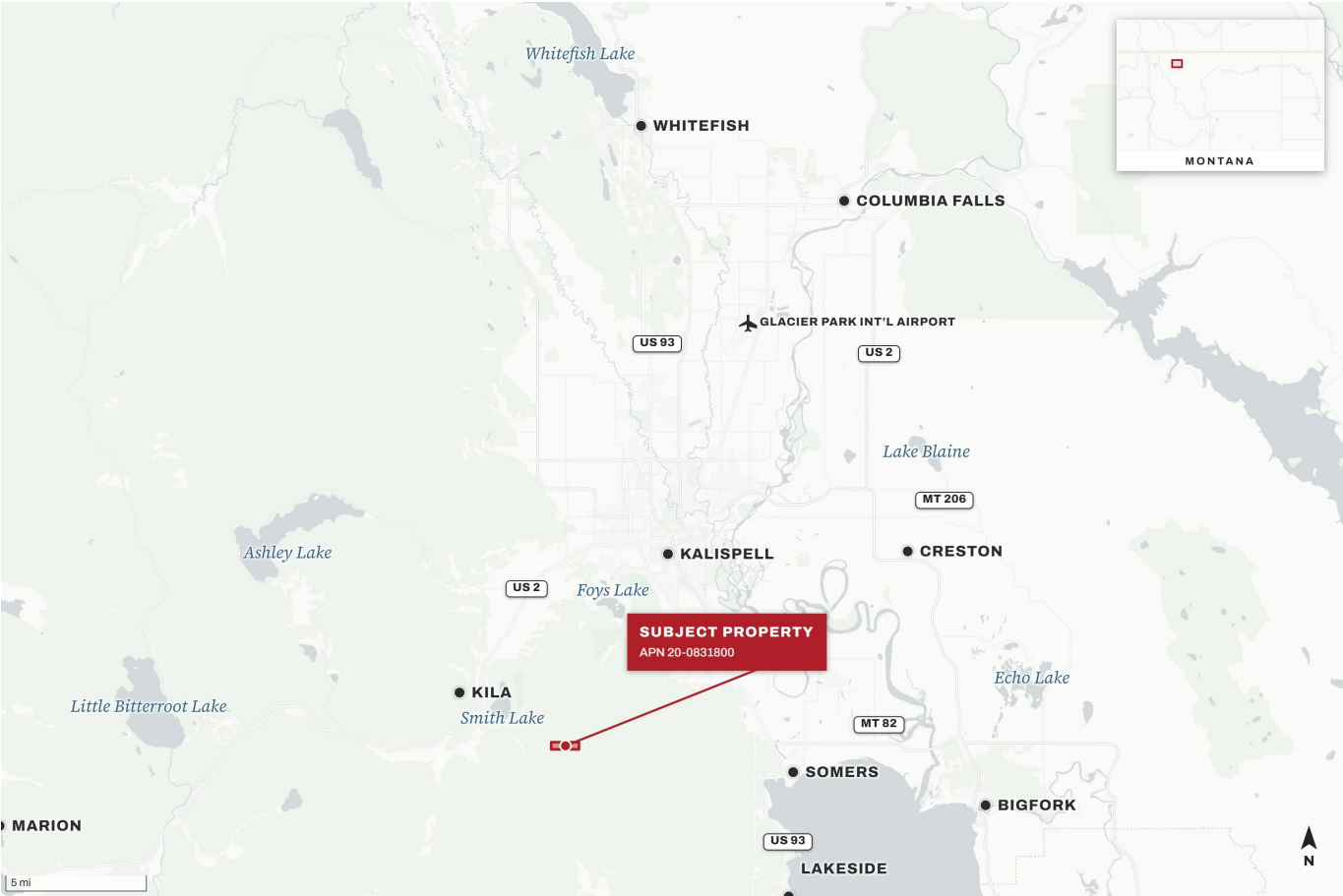
Offering Price	\$4,576,000
Price Per Acre	\$14,300
Total Acreage	320.00± acres
County	Flathead County, MT
Zoning	Buyer to verify
Parcel / APN	20-0831800
Setting	Spring Hill area, W of Kalispell
Assemblage	+40.00± ac available
Utilities	Buyer to verify

WHY THIS PROPERTY?

- 320.00± acres of private forested land near Kalispell
- Assembles into a 360.00± acre block with the adjacent parcel
- DOR forest land (Class 1901); Timber Zone 1 valuation*
- Four-season recreation: HD 170 & BMU 170 hunting, lakes & skiing
- Working-forest character; long stewardship history
- Privacy & rural lifestyle near Kalispell & Whitefish
- Potential income & timber value across the tract*
- Limited comparable acreage; strong NW Montana land market

SECTION 02

LOCATION & ACCESS



The Spring Hill area west of Kalispell, near Highway 2 and Highway 93, in the Flathead Valley.

DRIVE TIMES

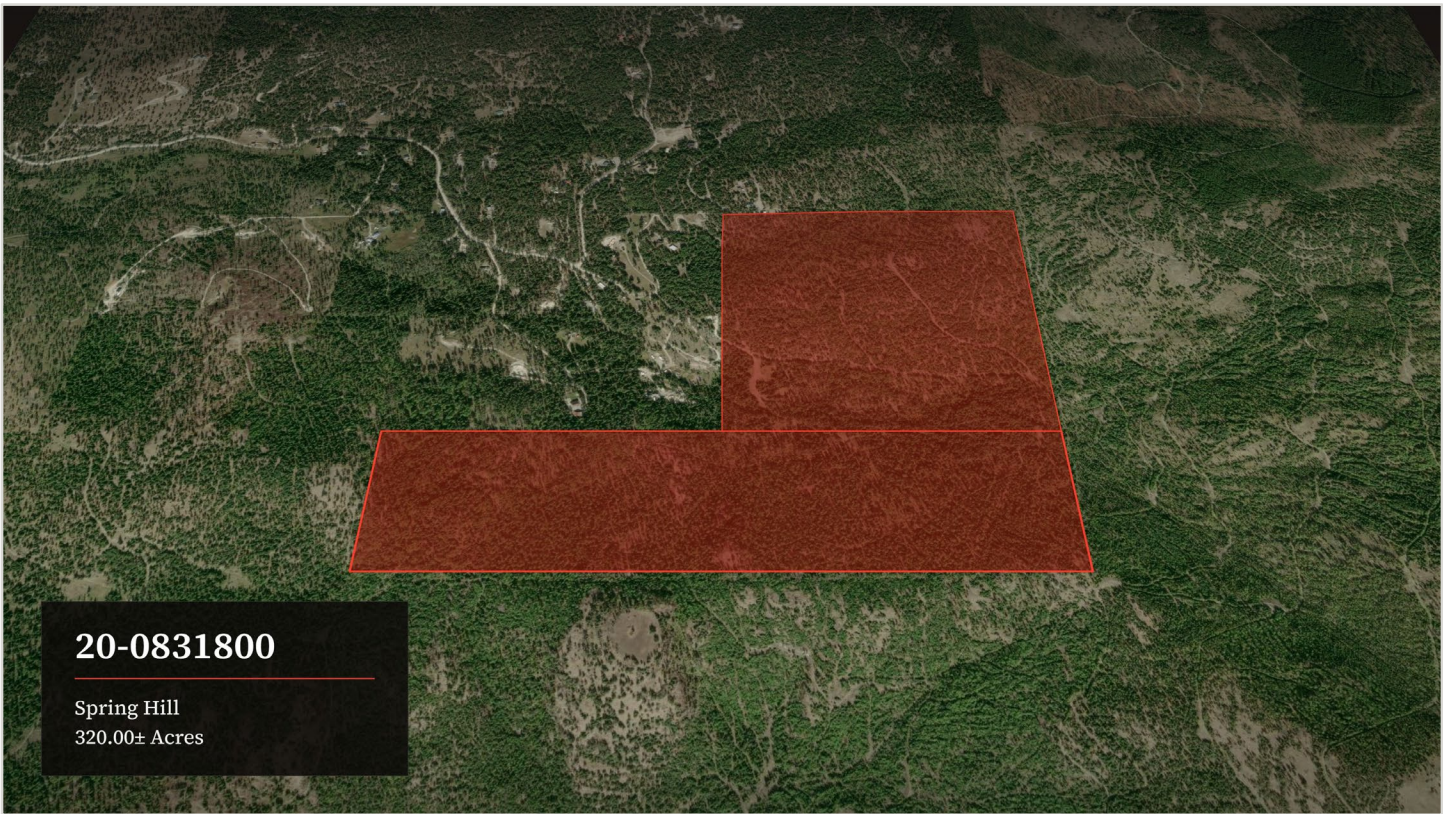
Kalispell	FCA Airport	Bigfork	Flathead Lake	Glacier N.P.
15–20 min	30–35 min	30–35 min	30–35 min	1–1.25 hr

AIR SERVICE

Glacier Park International Airport (FCA) in Kalispell offers 20+ daily summer departures on Delta, Alaska & United, with nonstop service to Seattle, Denver, Minneapolis, Salt Lake City & Las Vegas. Passenger traffic grew ~11.6% in 2025 amid a major terminal expansion.

SECTION 03

THE LAND



Aerial: subject parcel outlined in red.

TERRAIN	Rolling, timbered land in the Spring Hill area west of Kalispell, with a working-forest character.
SETTING	Spring Hill area west of Kalispell; near Highway 2 and Highway 93. Buyer to verify parcel boundaries.
ZONING & USES	Zoning to be confirmed with Flathead County Planning & Zoning; buyer to verify district and permitted uses.
TIMBER	Classified by the Montana Department of Revenue as forest land (Class Code 1901); assessed on timber-growing productivity within Forest Valuation, Timber Zone 1.
WATER	Buyer to verify on-parcel water features, water rights and seasonal flows.
ACCESS	Buyer to verify legal and physical access, road agreements, and easements of record.
UTILITIES	Buyer to verify power, septic feasibility, and service to the parcel.

SECTION 04

UTILITIES, WELL & SEPTIC

Power: Available in the surrounding area; verify the nearest service point, capacity, easements, and line-extension costs with Flathead Electric Cooperative.

Wells: Flathead County records show a median drilled depth of approximately 191 feet, with many wells in the 102–300 foot range.

Septic: Site-specific; subject to Flathead County review of soils, slope, groundwater, setbacks, and permitting requirements.

Buyer to verify all utility, well, septic, access, and development considerations during due diligence.

Source: Montana Ground Water Information Center / MBMG, Flathead County dataset. County-level reference only; not parcel-specific.



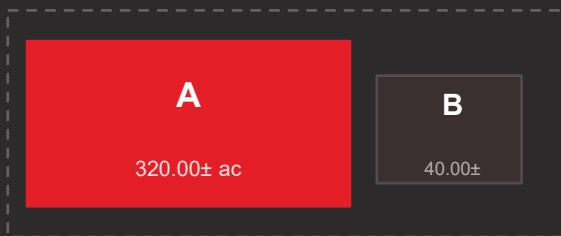
Representative imagery of the property and surrounding area; may not depict the subject parcel.

SECTION 05

THE ASSEMBLAGE OPPORTUNITY

This tract is one of two adjacent, commonly-owned parcels in the Spring Hill area. Acquired together, the 320.00± acre and 40.00± acre offerings form a single contiguous 360.00 +/- acre Spring Hill block, adding scale, privacy and flexibility, while keeping the option to purchase either tract individually.

THE 360.00± ACRE BLOCK



► **THIS LISTING: 320.00± AC OFFERING**

Both parcels are commonly owned and individually available.

COMBINED BLOCK

Combined Acreage

360.00± acres

Combined Price

\$5,148,000

Price Per Acre

\$14,300

Parcels

20-0831800 + 20-0981617

Zoning

Buyer to verify

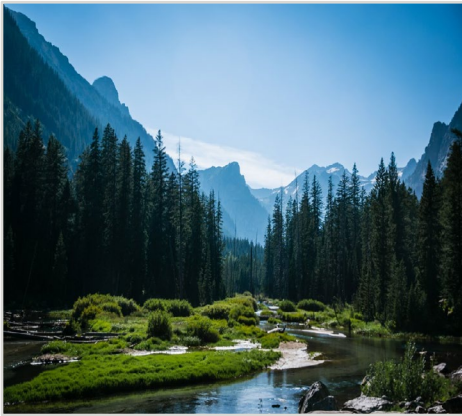
WHY ASSEMBLE

- One contiguous block under single ownership
- Greater scale, privacy & natural buffer
- Greater combined acreage near Kalispell*
- Flexibility to hold, develop, or convey separately
- A single, efficient transaction

Combined pricing reflects \$14,300 per acre. Acreages approximate (±); buyer to verify.

SECTION 06

THE AREA & LIFESTYLE



RECREATION & LIFESTYLE

- Smith Lake (Kila), Lone Pine State Park, Foys Lake & Herron Park and the Kila Crags all nearby
- HD 170: general-season deer & elk, over-the-counter; antlerless whitetail B (170-00) available
- BMU 170: general-season black bear, over-the-counter, no quota or draw
- World-class skiing at Whitefish Mountain Resort
- Mountain lion (HD 170, district quota), wolf (Region 1), spring & fall turkey (Region 1)
- Gateway to Glacier National Park & Flathead Lake
- Upland birds & webless migratory birds (dove, snipe): over-the-counter, no draw

THE SETTING

Few places in the American West pair working land with lifestyle the way the Flathead Valley does. The tract sits within a short drive of Whitefish (a nationally known mountain-resort town), the recreation hub of Flathead Lake, and the west entrance to Glacier National Park, while Kalispell anchors the valley with full services and commercial air travel.

It is a region where a buyer can hold and steward Montana land without giving up access to skiing, water, and a thriving four-season community.

NORTHWEST MONTANA BY THE NUMBERS

~3.1M

Annual visitors to Glacier National Park (2025)

~115,400

Flathead County residents, among Montana's fastest-growing

+11.6%

Glacier Park Int'l Airport passenger growth (2025)

~94%

Of Flathead County is public, forest & timber land

Sources: NPS; U.S. Census Bureau; Glacier Park Int'l Airport; Flathead County (2025). Figures approximate. Photography is representative of the region and may not depict the subject property; buyer to verify all details.

SECTION 07

OFFERING & DUE DILIGENCE

PRICING & TERMS

Offering Price

\$4,576,000

Price Per Acre

\$14,300

Total Acreage

320.00± acres

Zoning

Buyer to verify

Parcel / APN

20-0831800

Conservation Easements

None of record*

Legal Description

S14, T27 N, R22 W, TR 2 & TR 4

DUE DILIGENCE

This material is for informational purposes only and does not constitute an offer, representation, or warranty. All acreages are approximate (±) and offered subject to verification.

Buyer to independently verify, without limitation:

- Access, road agreements & easements
- Utilities, power & septic feasibility
- Zoning, land use & buildability
- Timber inventory, volumes & stocking
- Water rights & on-parcel water features
- Mineral rights, taxes & assessments

SCHEDULE A PROPERTY TOUR

Contact Mike Elliott at 406.599.0466 to arrange a private property tour, request additional due diligence materials, or discuss purchasing one parcel or both Spring Hill offerings.

MIKE ELLIOTT

CEO | Managing Broker

406.599.0466

mike.elliott@erescompanies.com · erescompanies.com

7 West Main St., Suite 202, Bozeman, MT



All information herein is from sources deemed reliable but is not guaranteed. Photography is representative of the region and may not depict the subject property. Buyer to independently verify. © ERES.