

CORDER

AND ASSOCIATES, LLC



Three Shops, One Address

3 Two Boys Lane, Plains, MT 59859

Offered at \$1,250,000



Presented Exclusively by
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Property Information

Lot Size: 2.498 deeded acres

Taxes: \$4,603.78 (2025)

Legal: T20 N, R26 W, C.O.S. 1729, PARCEL 3A,
ACRES 2.498, TWO BOYS AMD

HVAC: Propane heaters

Water/Sewer: 2 wells; Septic

Personal Property Included: Air compressors

Covenants: Yes



Executive Summary

Tucked just off the highway in Plains, this 2.498-acre property delivers what a lot of buyers spend years searching for: real working space, already built. Three separate shop buildings sit on the lot, each with its own character and use case, giving a contractor, collector, or small business owner room to spread out without compromise.

Shop #1, built in 2010, is the showpiece — a 60' x 100' insulated steel building with heated floors, an office and break room, and its own bathroom. It's the kind of space that works as easily for a full-time operation as it does for equipment storage that still needs to stay comfortable through a Montana winter.

Shop #2 brings even more flexibility. At 54.5' x 80' with a 16' x 68' wing, it's insulated and heated by propane with a wood stove backup, and includes a painting area, office, and bathroom. Attached is a full apartment — kitchen, living room, bedroom, and bath — making it a natural fit for an on-site caretaker, a rental unit, or simply a place to stay while the work gets done.

Shop #3 rounds things out at 24' x 36', insulated and propane-heated, ready for overflow storage, a dedicated workshop, or whatever the next owner needs it to be.

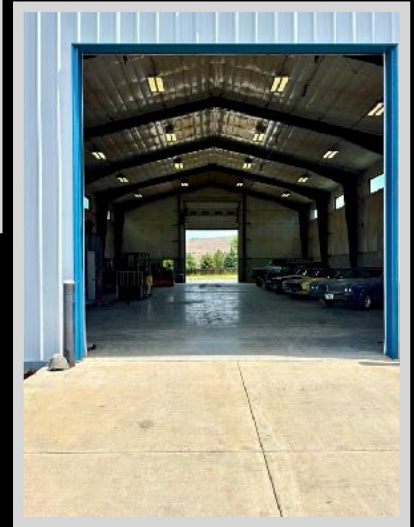
Two wells and a septic system serve the property, air compressors convey with the sale, and the whole compound sits under recorded covenants. Plains sits in the Clark Fork valley, surrounded by National Forest land and within easy reach of some of Montana's best fly fishing, from the Clark Fork itself to the Flathead River nearby. For a buyer who needs space to work and a place to call home while they do it, this one's hard to beat.

Shop #1

Year Built: 2010

Dimensions: 60' x 100'

HVAC: Propane in-floor heating



- Insulated
- Heated floors
- Office/break room
- Bathroom
- Steel building



Shop #2

Year Built: 1995

Dimensions: 54.5' x 80' with a 16' x 68' wing

HVAC: Propane heater; Woodstove



- Insulated
- Propane hanging heater
- Painting Area
- Office
- Bathroom
- Apartment attached



Shop #3

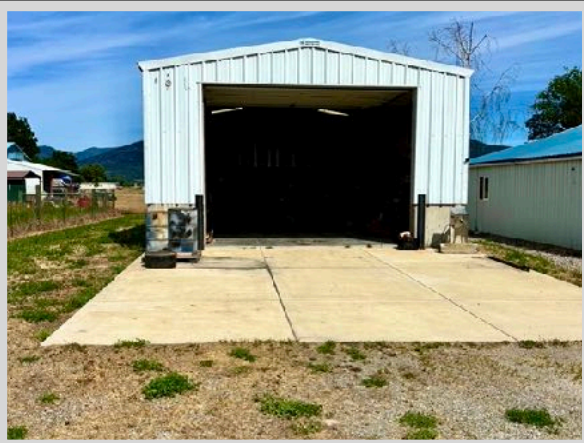
Year Built: 1995

Dimensions: 24' x 36'

HVAC: Propane heater



- Insulated
- Propane hanging heater





Local Area

If you want a genuine Montana experience, the Plains area represents the beautiful mountain majesty well. In 1907, the town was founded as Horse Plains due to locals wintering here and allowing their horses to feed on the grass. National Forest land covers much of the region providing over 2,500 miles of trails specifically in the Lolo National Forest. This valley is a popular spot to view bighorn sheep as there is a Koo-Koo-Sint Bighorn Sheep Viewing Site that provides six interpretive signs about the natural history of the sheep and their habitat.

Area Attractions

Flathead River

This enthusiastic river is made up of three branches: North Fork, South Fork, and Middle Fork. The waters are cold as the river flows uniquely as a glacial river. The Middle Fork is well known for its captivating white waters and originates in the Bob Marshall Wilderness. The Middle Fork brings kayakers, rafters, and anglers seeking the white caps and the low pressure for fishing. The river has a healthy number of Cutthroats up to 16 inches. If you are looking for a scenic area to fish that is quiet and not overcrowded with fishermen, the Flathead River is ideal. Fly fishing is excellent through the deeper pockets and pools along the river.



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 smallmouth bass.



Quinn's Hot Springs Resort

Quinn's Hot Springs Resort features five natural flowing-through hot springs pools ranging in temperatures from 100 to 106 degrees Fahrenheit. Take the cold plunge if you dare at 55 degrees! Also offered are two salt-treated pools available to swimmers of all ages. Even if you are just passing through, call in advance and stop in for a day swim. The resort offers fine dining and entertainment.

Flathead Lake

Flathead Lake is a popular destination in Western Montana with over 200 square miles of water to kayak, boat, paddleboard, canoe, swim, fish and recreate on. The vast lake spans 30 miles and measures a depth of 300 feet. It is the largest natural freshwater lake on this side of the Mississippi! Stop at one of the many roadside stands in the summer months to purchase fresh and locally grown cherries, apples, plums, and other produce. Cabins, campgrounds, vacation rentals, and hotels are scattered along the shoreline offering superb lodging. This hotspot is surrounded by the Mission, Salish, Swan, and Whitefish mountains making it a beautiful vacation destination.

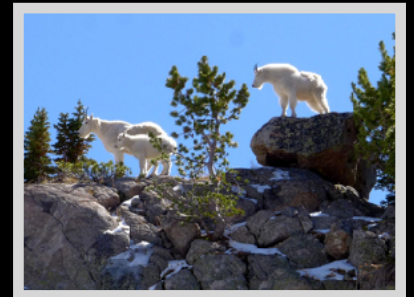
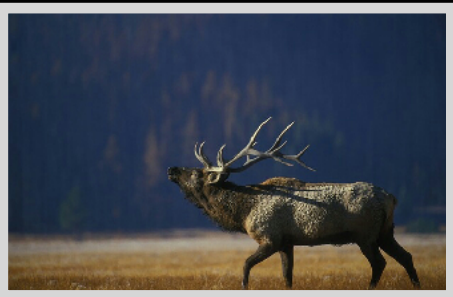


The National Bison Range

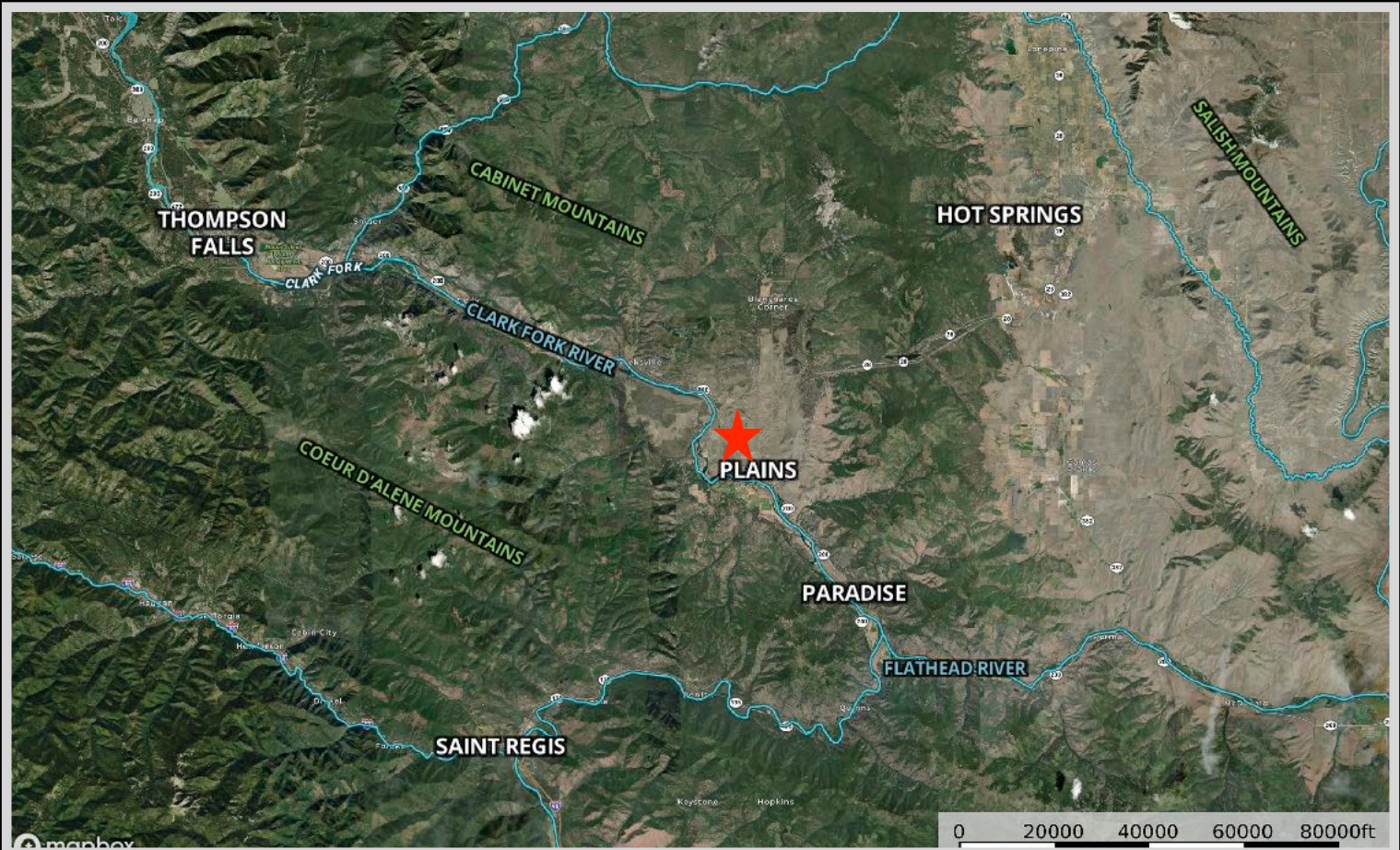
As one of the oldest wildlife refuges in the nation, this spread allows one of the most significant remaining American bison herds to roam safely. It was established in 1908 to protect the bison and sustains nearly 300 to 500 bison across the 19,000 acres of timberland and grassland. The range includes an informative visitor center, an auto tour, and a picnic area. You can also find white-tailed and mule deer, elk, bighorn sheep, pronghorns, and at least 200 species of birds that call the range home.

Hunting

Where the game is as big as the sky, Montana offers hunting as no other state can. This area has a spectacular bighorn sheep population. Whether it is a bow or rifle that you are aiming with, big game ranges from moose, mountain goats, and elk to white-tailed and mule deer. There are also wild turkeys, mountain lions, and bears.



Property Map



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