

CORDER

AND ASSOCIATES, LLC



Transcending Duck Lake Frontage

Lot 18 W. Shore Duck Rd, Babb, MT 59411

Offered at \$220,000



*Presented
Exclusively by*
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REALTOR®, ABR®**



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Broker/REALTOR®**



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Property Information

Lot Size: 0.332 acres

Taxes: \$2,160.37 (2023)

Legal: DUCK LAKE EST W SHORE SEC 1, S19, T36 N, R13 W,
BLOCK 001, 350 #234721 PARCEL A

Year Built: 2000

Bed/Bath: 2 Bed/1 Bath

Square Footage: 784

HVAC: Gas forced air

Water/Sewer: Well; Septic

Appliances: Dishwasher, stove/oven, microwave

Garage: Detached garage

Fencing: Yes

Outbuildings: 10' x 15' Storage shed; Pumphouse

Executive Summary

Serene lake life beckons in one of the nation's most stunning locations just outside of Glacier National Park! This charming 2-bedroom, 1-bathroom manufactured home offers a valuable opportunity, whether as a VRBO investment or a recreational escape, boasting frontage on Duck Lake. Indulge in activities like boating, kayaking, swimming, or year-round fishing for prize-winning Rainbow and Brown Trout. Unwind on the spacious wooden deck while taking in the breathtaking views of the turquoise waters gently lapping the shore. Many Glacier is a short 30-minute drive from the property. Saint Mary has an entrance to GNP and is 12.4 miles away. This property transcends mere retreat status; it serves as a gateway to both relaxation and exhilarating adventures!



Experience this
property virtually!



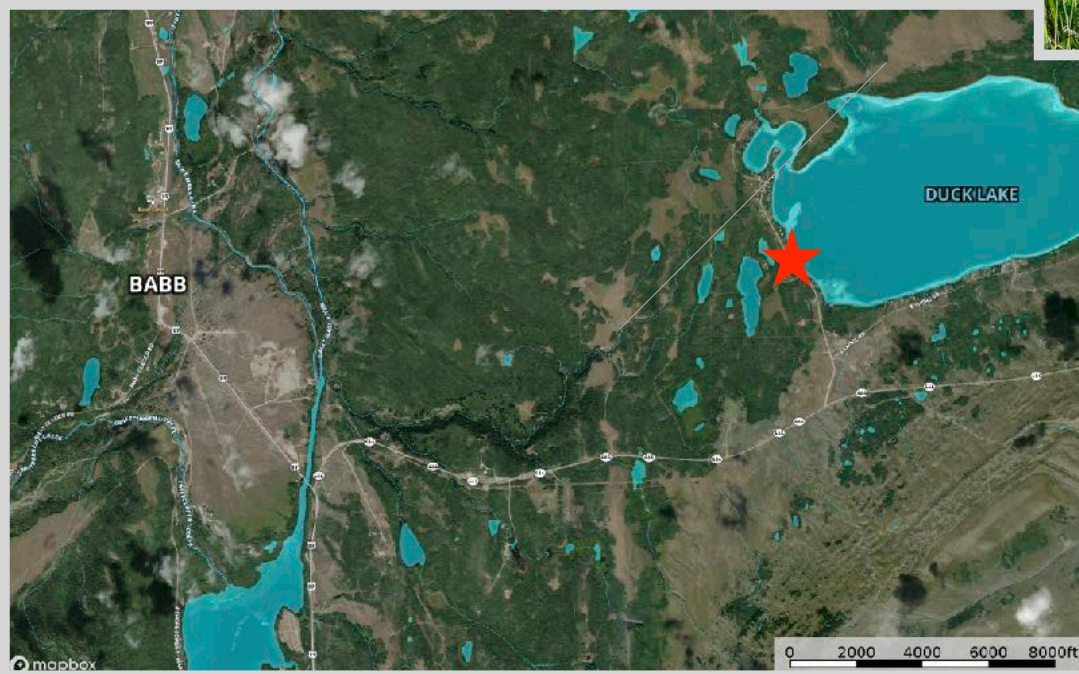


Local Area

Just on the edge of the world-renowned Glacier National Park, Babb, Montana is a small farming and ranching community in Glacier County. A recreational haven, many activities illuminate the wonder of the landscape and scenery here. The community accommodates those passing through to the park. Fishing, camping, and hiking are popular routines and easy ways to surround yourself with the beauty of nature.

Saint Mary, Montana lies between Lower Saint Mary Lake and Upper Saint Mary Lake on the eastern border of Glacier National Park. The community is an ideal starting point for exploring the park or taking a scenic drive up to Many Glacier. There are legendary hiking trails along the park's eastern side and in Many Glacier. In the winter, Saint Mary provides a launching point for cross-country skiers. In the spring and summer months, witness a vibrant display of wildflowers including Indian paintbrush, blanket flowers, and lupine.

Aerial Fly Over



Virtual Home Tour



Area Attractions

Glacier National Park

The coveted area nicknamed the “Crown of the Continent” for obvious reasons offers exclusive views and activities in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged and tenacious mountains, and spectacular sparkling lakes. Visit the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier-carved peaks and valleys, set your binoculars on a diverse range of wildlife of bighorn sheep, mountain goats, deer, elk, ptarmigan, and both black and grizzly bears. This highway to heaven is a tough one to ever forget.



Glacier National Park



Lake Sherburne

Lake Sherburne is a manmade reservoir located just outside of the entrance at Many Glacier. The reservoir was created to help regulate the flows of the Swiftcurrent Creek with an earth-fill dam built in 1914 and 1921. The lake is situated in a scenic area with unparalleled views. It is six miles in length with lots of shorelines to bask in the sun or explore. Fish, boat, view wildlife, or hike. The water is calm and serene for fishing or kayaking. Expect to reel in Brook Trout or Northern Pike. Wildlife that can be seen here include moose, bears, bighorn sheep, and Trumpeter Swans.



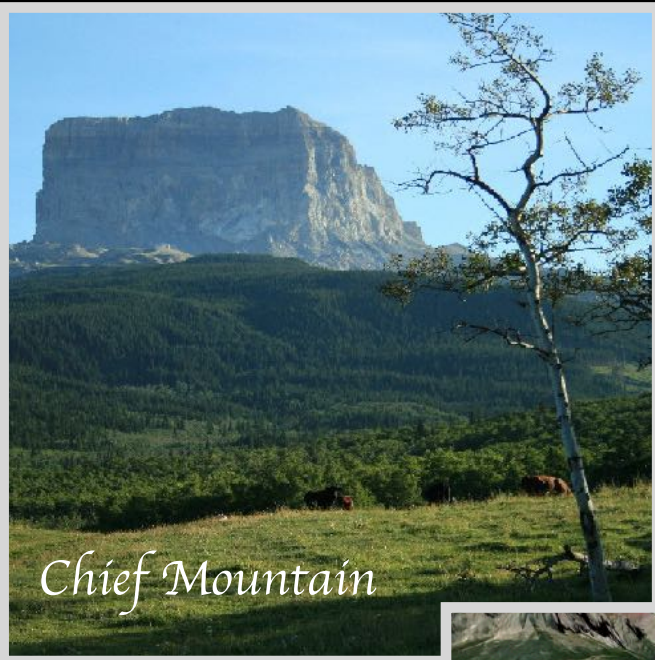
Lake Sherburne

Duck Lake

East of Babb, Duck Lake offers a fishing experience unlike any other. The lake is stocked and produces rainbow trout that average 8 pounds! The large fish raised in these waters attract anglers from all over the world. Duck Lake is 1,446 acres at an elevation of 5,015 feet. A reservation license and a Montana fishing license are all you need to start reeling in plump Rainbow and Brown Trout.

Lower Saint Mary Lake

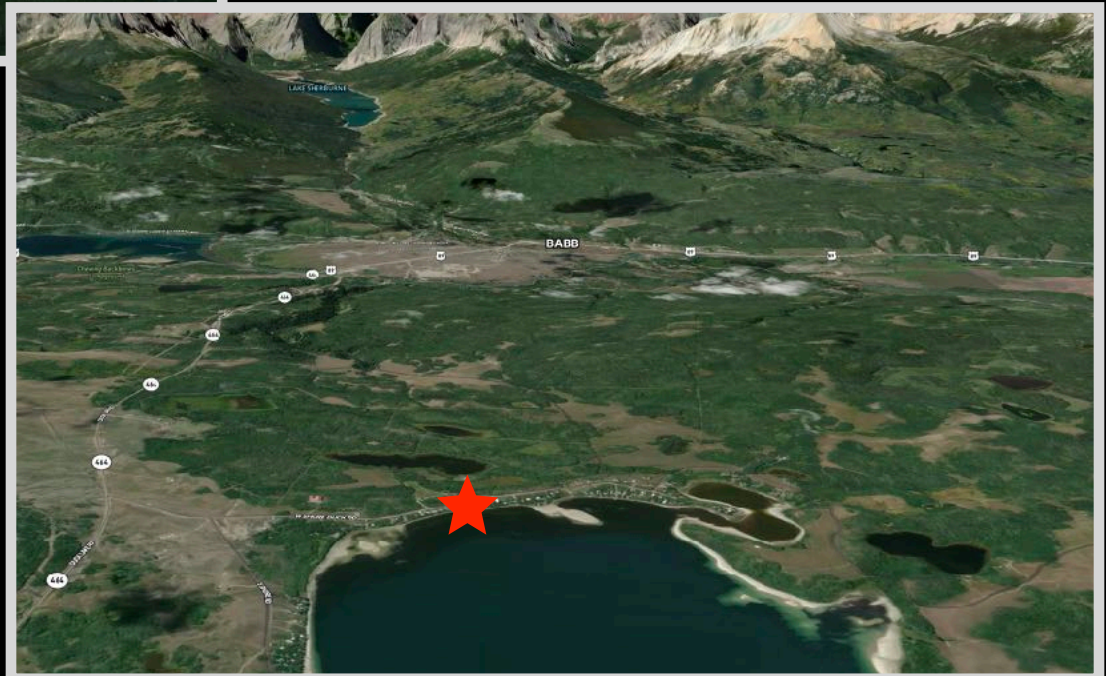
At an elevation of 4,477 feet, this mountain lake holds Brook, Bull, Lake, Rainbow, and Westslope Cutthroat Trout along with Northern Pike and Lake Whitefish. Outdoor enthusiasts can marvel at the crystal-clear waters and enjoy lake activities that offer up stunning views in every direction.



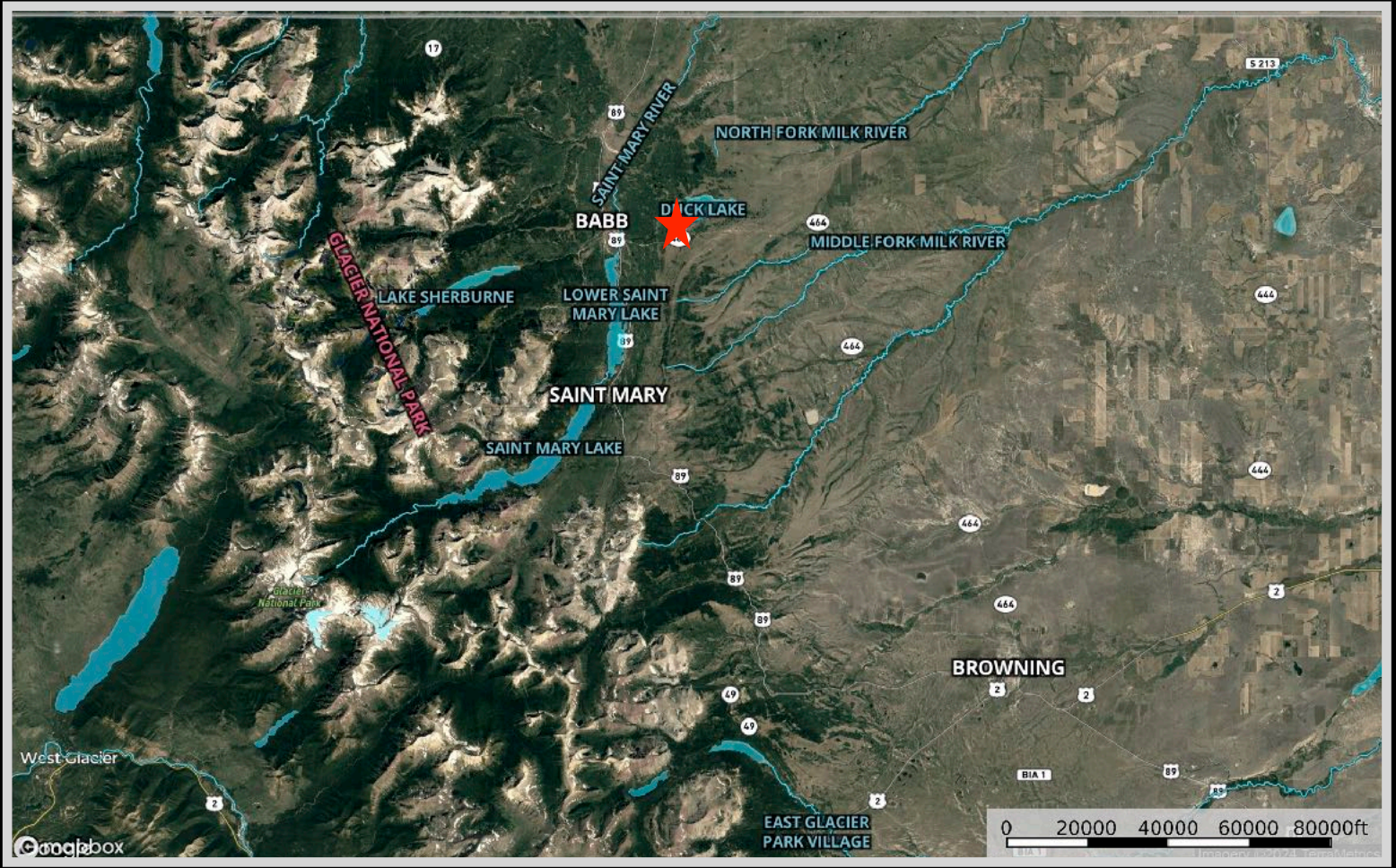
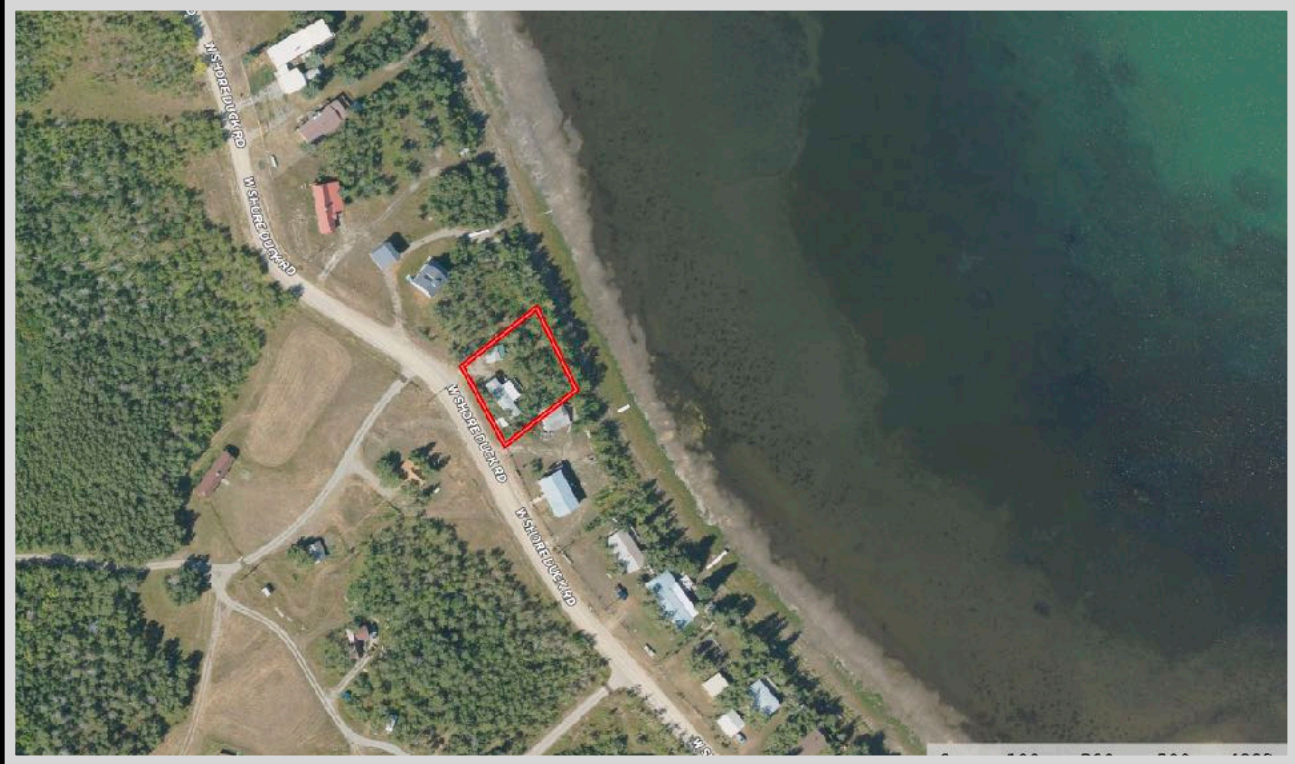
Chief Mountain

Chief Mountain

Prepare to be captivated by the sheer size and formation of this peak which is among the highest in Glacier National Park at 9,080 feet! The peaks tower over the Cut Bank plains. Majestic and mighty, Chief Mountain can be seen from over 100 miles away! The mountain lies on the boundary between Glacier National Park and the Blackfeet Reservation. The prominent peak has served as guidance, shelter, and a landmark for travelers. The sacred area is rich with the history of the native people to this area.



Property Maps



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