

# CORDER

AND ASSOCIATES, LLC



## *Gondon Cottage and Sawmill*

142 Hollopeter Rd., Condon, MT 59826

*Offered at \$649,000*



*Presented Exclusively by*  
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# Property Information

**Lot Size:** 5 Deeded Acres

**Taxes:** \$1,535.68 (2023)

**Legal:** S25, T21 N, R17 W, C.O.S. 754, IN SW4 NW4

**Year Built:** 1974

**Bed/Bath:** 2 Bed/1 Bath

**Square Footage:** 832

**HVAC:** Propane heater unit with a blower

**Water/Sewer:** Well; Septic

**Appliances/Personal Property:** Refrigerator, range, woodstove

**Special Enhancements/Extras:** Electric and plumbing all updated; Sawmill on property is included in sale but can be removed if seller would like, logs and timber are not included

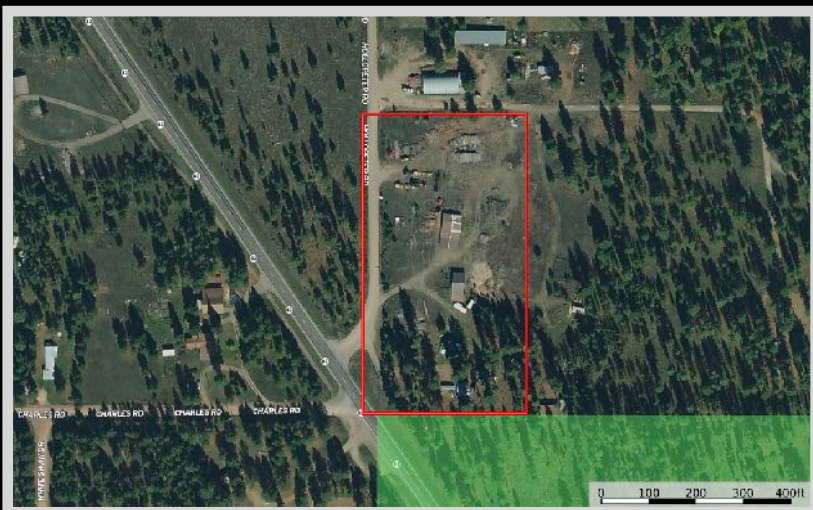
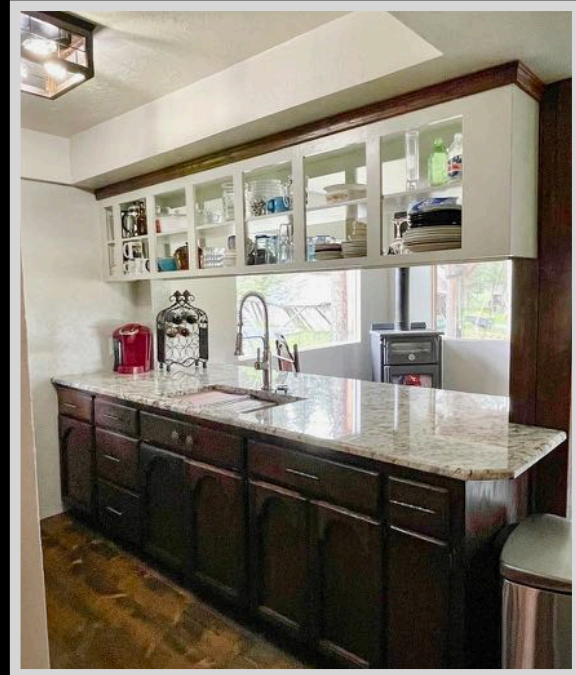
**Garage:** Detached 2 car

**Outbuildings:** Mill building; Mills storage building; Play house; Pole barn

**Access:** Legal access via highway

**Elevation:** 3,400 ft.

**Hunting District:** 130



*Experience this property virtually!*

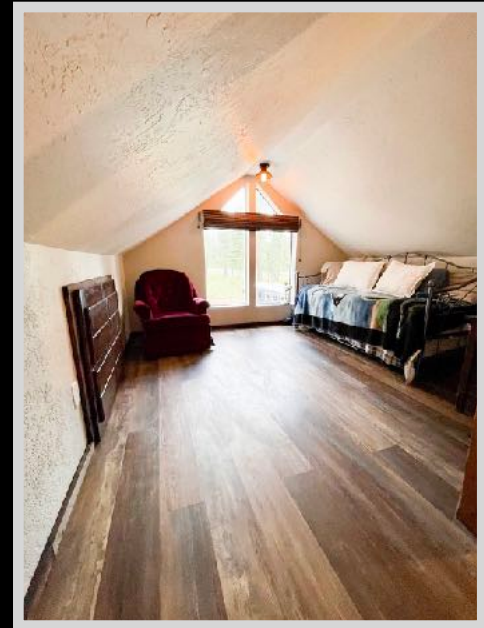




## *Executive Summary*

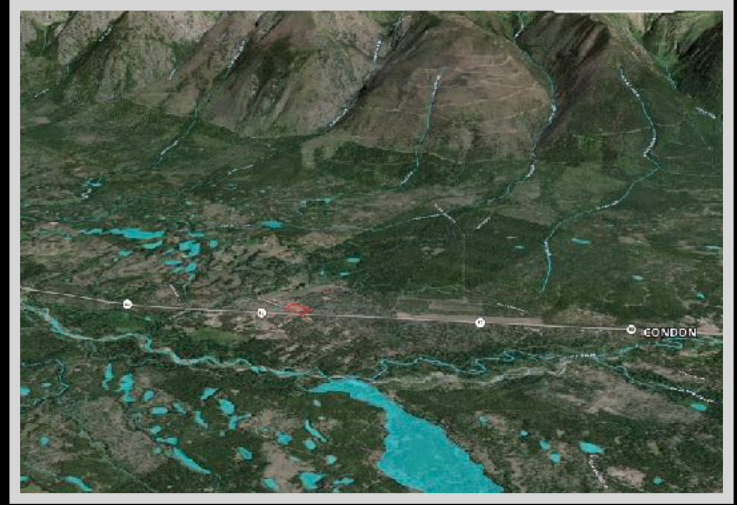
Enveloped by the gorgeous peaks of the Mission and Swan Mountain ranges, this charming cottage sits among the aromatic Ponderosa Pines on 5 acres. The ideal hideaway offers the perfect balance of seclusion and easy Highway 83 accessibility. Bring your animals to wander the 5 acres and enjoy the space to seed a bountiful garden. This two-bedroom, one-bathroom residence spans 832 square feet, exuding a warm, inviting ambiance with its wood-burning stove and propane heating unit. Admire the rich hardwood floors

underfoot and take note of the numerous updates that enhance this home's appeal - a new roof, refreshed siding, updated plumbing, and electrical wiring. The purchase price includes a sawmill, however, any logs and timber are not included. The sawmill presents a unique opportunity to continue business or lease out to a woodworker. The residence itself can be transformed into a source of income, as a rental property in the sought-after Swan Valley vacation destination. The property's prime location offers easy access to various lakes and rivers, enticing you with recreational activities like hunting, fishing, hiking, and boating. Experience the rich culture of Kalispell, Bigfork, or Missoula, each just a 1.5-hour drive away. As winter blankets the valley, a snowy playground emerges, ideal for snowmobiling, snowshoeing, and cross-country skiing. The Swan Valley paints a picturesque backdrop of breathtaking views, waiting for you to capture. This property's rare year-round access enhances the allure, promising a spectrum of experiences to relish in every season!



## Local Area

Nestled along the Swan River in Montana's northwest, Condon is like a cozy hug between the towering Swan Mountain Range and the majestic Mission Mountains, with peaks reaching over 9,000 feet! This scenic spot is a nature lover's dream, bordered by the pristine Bob Marshall and Mission Mountains Wilderness Areas, sprinkled with picturesque alpine lakes. And if that's not enough, the stunning Holland Lake is just a short nine-mile jaunt to the southeast in the Flathead National Forest.



## Area Attractions

### 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 Ninepipes Museum of Early Montana

The museum invites visitors to discover the livelihood of early Montana. The exhibits include weaponry, spurs and saddlery, beadwork, an old cabin, and a wagon. The museum is 7 miles southwest of Charlo.

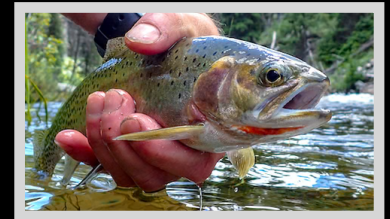


### The National Bison Range

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.

### Swan River

The Swan River starts at Gray Wolf Lake in the Mission Mountains, nestled at an elevation of 6,650 feet above sea level. Originating from the meltwater of the Gray Wolf Glacier, it descends swiftly through a short, steep canyon to Lindbergh Lake, located at the foot of the Mission Mountains. Continuing its journey, the river briefly heads east before turning north, passing the town of Condon, and meandering approximately 75 miles to the northern tip of the valley where it joins Swan Lake. At Swan Lake's northern edge, the river enters the Flathead Valley, taking a sharp westward turn through a canyon until it merges with Flathead Lake near the town of Bigfork. Through Flathead Lake, it eventually connects with the Flathead River, a significant tributary in the Columbia River system. The Swan River is nourished by various streams cascading down from the mountains flanking both sides of its valley.



## **The Rattlesnake National Recreation Area**

*The Rattlesnake is one of three designated National Recreation Areas that border Missoula. This scenic and rugged portion of the Missoula Valley offers hiking, biking, horseback riding, and trail running.*



### **Mission Mountains**

*The Mission Mountains are a sight to behold, captivating all who gaze at their rugged, snow-covered peaks that rise abruptly from the valley below. This majestic range is adorned with numerous alpine lakes, small glaciers, wooded slopes, and sheer cliffs. Situated between Missoula and Kalispell, the Mission Mountains are accessible via Highway 93 or Highway 83 through forest service roads. Just 80 miles from Missoula, they offer a tranquil retreat from the city's hustle and bustle. Unbound by borders, the Mission Mountains are shared between federal and tribal lands, overseen by both the Flathead National Forest and the Confederated Salish and*

*Kootenai Tribal Recreation Department. Designated as a wilderness area in 1975, the Mission Mountain Wilderness Area boasts stunning scenery where all wilderness regulations must be observed. While no permits are required for activities in the national forest, a permit is necessary for recreational pursuits on tribal lands. Embark on adventures like hiking, camping, horseback riding, fishing, and hunting to fully immerse yourself in the beauty of the Missions.*

### **Swan Range**

*Nestled in the westernmost part of the US state of Montana, the Swan Range is a collection of 126 named mountains, the highest and most prominent of which is Holland Peak (9,331ft/). Bordered by the South Flathead River on its eastern edge, the Flathead River to the north, and the Swan River and Mission Range to the west, the Swan Range is a 99-mile-long north-south running range just south of Glacier National Park.*

### **Flathead Lake Alpine Coaster**



*Established in June 2023, this fresh entertaining attraction brings families together in a beautiful setting. The alpine coaster is open all year to experience different seasons. The coaster is approximately 4,000 feet in length. A line brings up riders 1,000 feet and the other 3,000 feet is experienced at the rider's leisure or speed! Velocities can reach up to 27 mph.*



