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#592

ABSOLUTE AUCTION

**FLATHEAD LAKE ESTATE
BIGFORK, MONTANA**

THURSDAY, AUGUST 6

REGISTRATION: 11 AM • AUCTION: 1 PM

The crystal clear waters of Flathead Lake reflect the majestic beauty of the Rocky Mountains at this 5.5±-acre lakefront estate in Bigfork, Montana, which is listed among the "50 Great Towns of the West." Bordered by 345± feet of eastern shoreline, this captivating property is tucked along East Shore Route 35, one of two scenic highways framing Flathead Lake. A creation of Ice Age glaciers, the fresh-water playground, which plunges to depths of 300 feet, is famous for boating, sailing, scuba diving and fishing.

The property is blanketed in large pines and features a three-bedroom, two-bath home, guest home, a cherry orchard with more than 100 trees and boathouse. Numerous homesites exist on this tranquil piece of land — all with panoramic views of the mountains and lake.

The lure of the Mission and Swan mountains is difficult to resist. Only 25 miles from Glacier National Park, Flathead Lake Estate is less than an hour from Flathead National Forest, the Bob Marshall and Swan Wilderness Areas and Whitefish Mountain and Big Mountain Ski Resorts. South of Whitefish and Kalispell, the trendy art community of Bigfork is home to world-class galleries, a 27-hole golf course, wineries, breweries, fine restaurants and shops.



HIGHLIGHTS

- 3-Bedroom, 2-Bath Home • Guest Home • Cherry Orchard
- Creek • Boathouse • Numerous Homesites

SELLS REGARDLESS OF PRICE! NO MINIMUMS • NO RESERVES

DIRECTIONS

FROM BIGFORK, turn onto Mt-35 South and drive approximately 9 3/10 miles to property located on right — 21505 E Shore Route.

TERMS: Lot 18 — 10% down with \$15,000 being in personal check, business check or certified funds; **Lot 17** — 10% down with \$25,000 being in personal check, business check or certified funds; **ENTIRETY** — 10% down with \$35,000 being in personal check, business check or certified funds. Closing in 30 days. **AUCTION SITE:** The auction will take place at the property — 21505 E Shore Route. **PRE-SALE INSPECTION:** Property is available for viewing daily by appointment from 10 a.m. to 5 p.m. beginning July 24. **BROKER PARTICIPATION:** Broker Participation welcome subject to certain guidelines. Call 1-800-445-6597. **FOR MORE INFORMATION:** Call 1-800-445-6597 or (256) 547-3434. Beginning July 24, call on site, (406) 982-3010; (406) 982-3011; fax (406) 982-3026.