



ENTRY-LEVEL MONTANA ACREAGE NEAR ASHLEY LAKE

HODGE CREEK ENTRY TRACT

18.62± ACRES · FLATHEAD COUNTY, MONTANA

\$266,266 \$14,300 / ACRE

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SECTION 01

EXECUTIVE SUMMARY

Hodge Creek Entry Tract is an 18.62 +/- acre parcel in Flathead County's Hodge Creek / Ashley Lake area, one of the most accessible individual entry points into the broader Flathead County timberland offering. It suits individual acreage buyers, neighboring landowners, and buyers seeking a foothold in one of northwest Montana's premier recreation regions.

The tract can be owned on its own or assembled with the adjacent 89.69 +/- acre parcel under single ownership to create a contiguous 108.31 +/- acre Hodge Creek block, a compelling option for buyers who want additional scale, privacy, and flexibility.

The broader portfolio story supports timber, recreation, long-term stewardship, and conservation-minded positioning; as a smaller parcel, it should be approached carefully until parcel-specific access, zoning, utility, septic, easement, and buildability details are confirmed. Buyer to independently verify all due-diligence items.

KEY FACTS

Offering Price
\$266,266

Price Per Acre
\$14,300

Total Acreage
18.62± acres

County
Flathead County, MT

Zoning
AL (Ashley Lake)

Parcel / APN
54-0600953

Assemblage
+89.69± ac available

Utilities / Septic
Buyer to verify

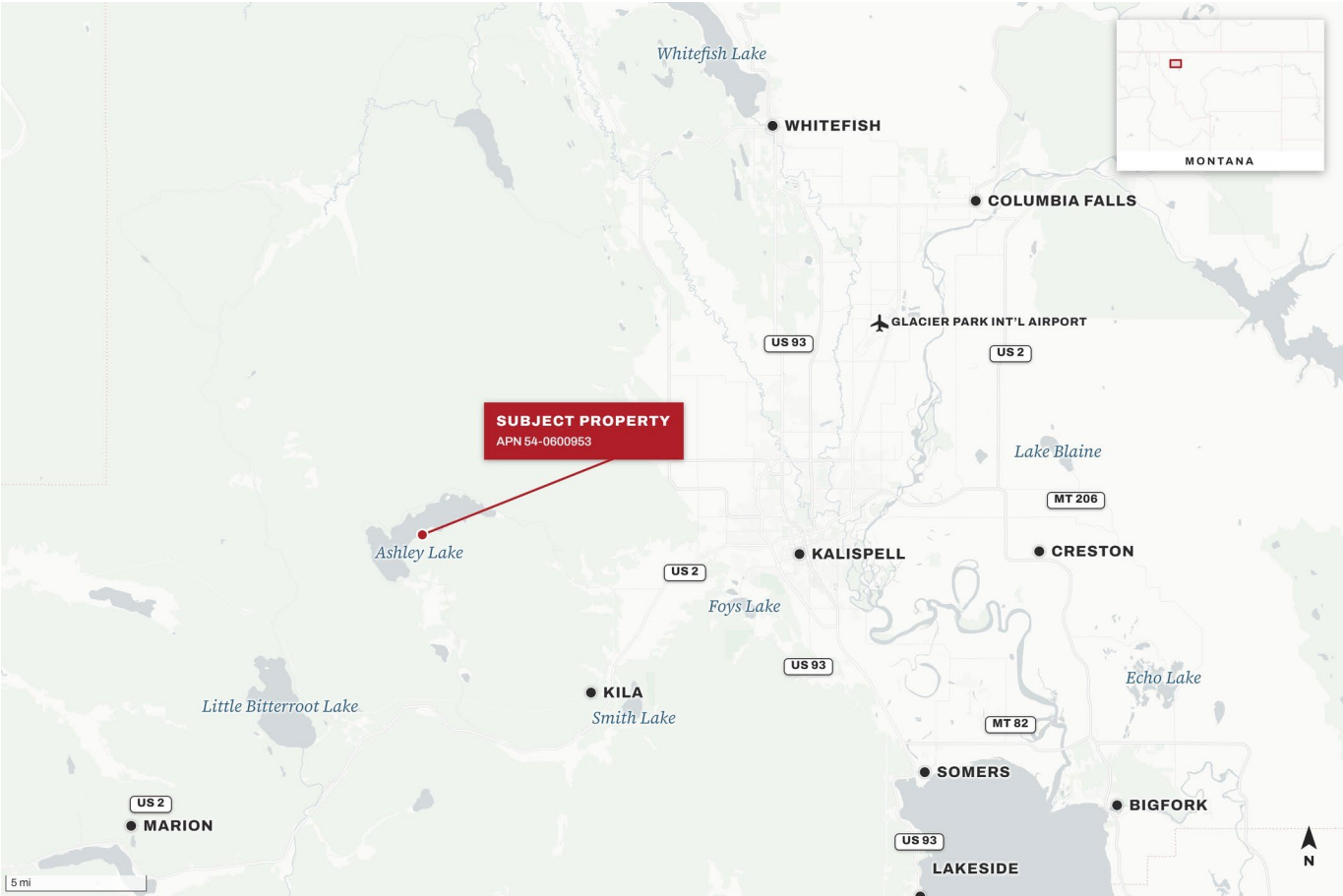
Access
Buyer to verify

WHY THIS PROPERTY?

- Accessible entry into Flathead County land ownership
- 18.62± acres near Ashley Lake recreation
- Assembles into a 108.31± acre block with Parcel A
- Zoned AL: homesite potential & broad permitted uses*
- Four-season recreation: HD 170 hunting, lake & skiing
- Privacy & rural lifestyle near Kalispell & Whitefish
- Strong, growing Northwest Montana land market
- Rarely available smaller tract near Ashley Lake

SECTION 02

LOCATION & ACCESS



Northwest Montana, anchored by Kalispell and the resort town of Whitefish, at the gateway to Glacier National Park and Flathead Lake.

DRIVE TIMES

Kalispell	FCA Airport	Whitefish	Flathead Lake	Glacier N.P.
25–30 min	35–40 min	40–45 min	40–45 min	1.25–1.5 hr

AIR SERVICE

Glacier Park International Airport (FCA) in Kalispell offers ~50 daily flights 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	Rural acreage in the Hodge Creek / Ashley Lake area, well-suited to an individual homesite or recreational use.
SETTING	Near Ashley Lake; buyer to verify proximity, any lake access, and parcel boundaries.
ZONING & USES	AL (Ashley Lake) district. Permitted uses include single-family homes, Class A & B manufactured homes, agriculture/silviculture, and public-utility installations. Buyer to verify.
USE	Potential homesite opportunity*; smaller-parcel due diligence recommended prior to any development.
WATER	Ashley Lake area; buyer to verify on-parcel water and water rights.
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.



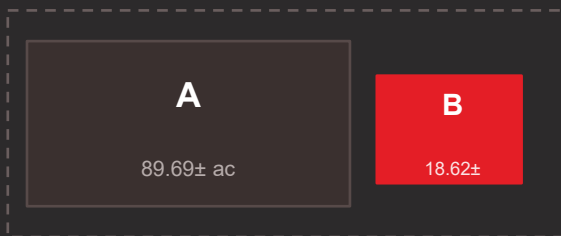
Representative imagery of the property and surrounding area; may not depict the subject parcel.

SECTION 05

THE ASSEMBLAGE OPPORTUNITY

This tract is one of two adjacent, commonly-owned parcels in the Hodge Creek / Ashley Lake area. Acquired together, Parcel A (89.69± ac) and Parcel B (18.62± ac) form a single contiguous 108.31 +/- acre Hodge Creek block, adding scale, privacy, and flexibility, while keeping the option to purchase either tract individually.

THE 108.31± ACRE BLOCK



► **THIS LISTING: PARCEL B**

Both parcels are commonly owned and individually available.

COMBINED BLOCK

Combined Acreage

108.31± acres

Combined Price

\$1,548,833

Price Per Acre

\$14,300

Parcels

54-0600951 + 54-0600953

Zoning

AL (Ashley Lake)

WHY ASSEMBLE

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

Combined pricing reflects \$14,300 per acre, consistent across all three portfolio tracts. Acreages approximate (±); buyer to verify.

SECTION 06

THE AREA & LIFESTYLE



RECREATION & LIFESTYLE

- Ashley Lake nearby, a large, deep recreational lake (~6 mi long, to ~225 ft): boating, fishing & swimming
- HD 170: general-season deer & elk; over-the-counter, no draw
- BMU 103: 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

\$266,266

Price Per Acre

\$14,300

Total Acreage

18.62± acres

Zoning

AL (Ashley Lake)

Parcel / APN

54-0600953

Annual Taxes

Buyer to verify

Legal Description

Buyer to verify

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 the entire portfolio.

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ERES

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