



9415 Lost Prairie Road, Marion, MT 59925

MLS #22010988

2,304 sq. ft. home located on 40 private acres in the Lost Prairie area, north of McGregor Lake, 40 miles west of Kalispell. This is a two story home with living room, kitchen, bedroom and full bath on the main floor. A large master bedroom is on the upper floor with a bathroom and private deck. There is also an unfinished, walk-out basement. This is generator and solar powered with propane appliances. The acreage is level to gently sloping with great views and is nicely timbered with some open areas and a seasonal pond. Property is fenced, gated and bordered on two sides by a corporate timberland company. Call Crawford Dinning at 291-5577 or your real estate professional. By appointment only.

Reports

Property Type	Residential	Listing Office	Libby Troy Realty License #:
Days On Market	114		

Contract Data

Property Sub-Type	Single Family Residence	Listing Date	07/21/2020
List Price	800,000	Sellers Preferred Title Company	First American Title
Agent Owned	No	List Price/SqFt	347.22
REO/Bank Owned	No		

Sold Data

Status	Active	Potential Short Sale	No
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General Property Description

Fin. Sq. Ft. Est.	2000 - 2500	Total Sq. Ft.	2,304
Finished Sq Ft Basement (B)	0	Total Sq Ft Basement (B)	768
Sq Ft Main Level (M)	768	Sq Ft 2nd Level (2)	768
Sq Ft 3rd Level (3)	0	Sq Ft Main Dwelling	1,536
Sq. Ft. Source	Public Records	Year Built	2001
Remodel/Updates	Remodeled/Updated	Style	1.5-2 Stories
Lot Size Estimate	20.1-40.0	Lot Acres	40
Lot SqFt	1,742,400	Total Bedrooms	2
Total Bathrooms	2	Total Full Baths	1
Total 3/4 Baths	1	Total Half Baths	0
Garage Type	None	Garage Stall	0
Waterfront	Non-Navigable	Waterfront Name	Pond
Waterfront Footage	Unknown	HOA	None
HOA Dues Amount	0		

Legal and Taxes

Covenant	No	Zoning	Residential
Taxes	1,496.33	Tax Year	2018
Assessor Number	0000957150	Legal	Parcel B of COS #12347 also known as Tr 6 in E2 SE4 of S 4, T 27N, R 26W

Location

County	Flathead	City Limits	No	
Directions	Take US Hwy 2 to Lost Prairie Road (87 mile marker across from McGregor Lake). Turn onto Lost Prairie Rd and drive 4.8 miles past Carson Airfield to intersection. Take a left at intersection, drive 2.3 miles to next road intersection. Take a left, go 2.7 miles. Turn left, drive 0.5 miles to gated driveway.		Geocode	07382804401010000

Details

Basement:	Full; Unfinished; Walkout	Heating Type:	Baseboard
Terms Of Sale:	Cash; Conventional; FHA	Roof:	Composition
Possession:	Closing	Foundation:	Poured Concrete

Utilities:	Septic System; Well: Well Log Available; Other: Propane	App./Equip. Included:	Range; Refrigerator; Other: Propane stoves
Road Surface:	Gravel	Interior Features:	Smoke Detector
Road Frontage:	Private; Other: Corporate Timberland	Exterior Features:	Deck; Fence; Other(1): Generator; Other(2): Solar Panels
Views:	Meadow(s); Mountains; Trees	Outbuildings:	Shed(s); Well House
Surface Water:	Pond(s)	Fencing:	Barbed Wire; Partial
Terrain:	Level	Trees:	Heavily Wooded; Meadow/Tree Mix
Construction:	Site Built; Wood/Frame	Adjacent Owners:	Private
Siding:	Wood		
Fuel Source:	Propane		

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