



**HASKILL MOUNTAIN RETREAT**  
KILA, MONTANA







## HASKILL MOUNTAIN RETREAT

KILA, MONTANA

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\$7,500,000 | 2,133± ACRES

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## TRUSTED *by* GENERATIONS, *for* GENERATIONS

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | MANAGEMENT

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## EXECUTIVE SUMMARY

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*Nestled on the southern flank of the highest peak in the region lies the 2,134± acre Haskill Mountain Retreat in Flathead County, Montana. Recreational opportunities abound with healthy populations of deer, elk, and bear situated in Hunting District 120, an over-the-counter tag district. Offering a 3.5± mile boundary with Flathead National Forest, the property is an ideal staging point to access thousands of additional acres of public ground to the north. For the development-minded, the property has been subdivided into multiple parcels with a quality road system throughout and grid power to the eastern boundary. Each tract would enjoy expansive views of several mountain ranges and Brown's Meadow Valley below. Topographically, the property occupies a long ridge, oriented east to west with four smaller ridges coming off the main spine, providing a number of quality potential homesites. Included in the deeded acreage is the top of Haskill Mountain itself at an elevation of roughly 6,200± feet. Access is by way of the paved Brown's Meadow Road, behind a code-locked gate, 19 miles from Kalispell and 30 miles from Whitefish. Privacy, solitude, and unparalleled views in one of the fastest growing regions in Montana are hallmarks of this blank-slate recreational holding.*



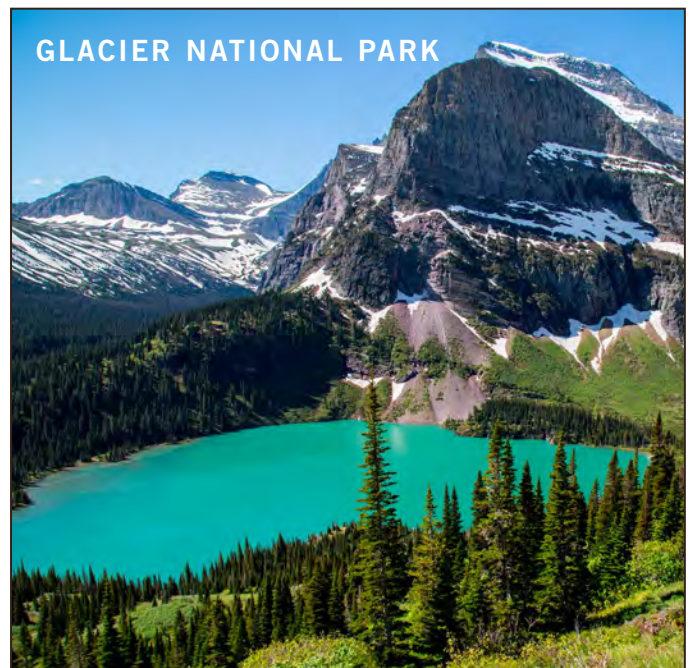
## LOCATION

Haskill Mountain Retreat is located 19 miles (30 minutes) to the west from either Kalispell or 30 miles (45 minutes) from Whitefish via Highway 2. Access to the property is paved all the way to the eastern boundary. The region is serviced by Glacier Park International Airport, offering both commercial air service from a multitude of national hubs as well as an FBO for private travelers. The property itself occupies the entirety of Haskill Mountain's southern flank, providing sun potential for 365 days a year as well as offering birds-eye views of the nearby mountains and valleys from nearly every vantage point, improving as elevation increases. Rare is such a feeling of remoteness and solitude found so close to full-service communities.



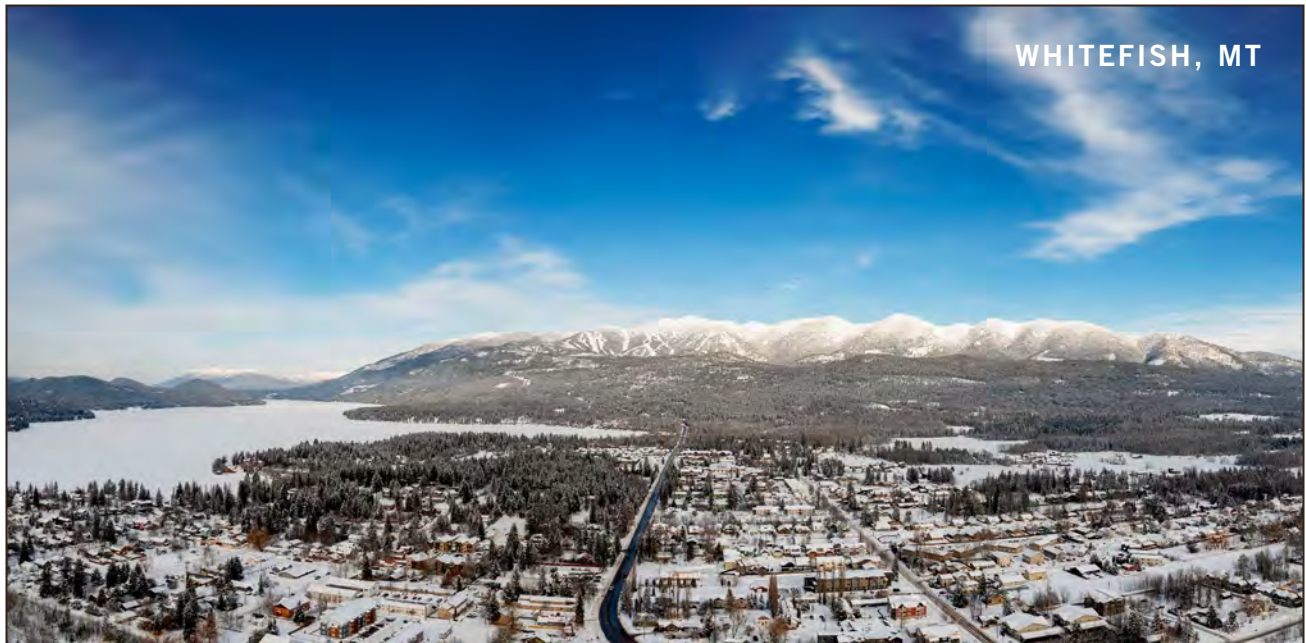
## LOCALE

Haskill Mountain Retreat is fortunate to be situated in a sparsely populated part of Montana and is surrounded primarily by larger ranches, public ground and a small, large-lot subdivision to the east. Thousands of acres of Flathead National Forest abut the property to the north with one state section to the south. Flathead Ridge Ranch to the east, a private holding, literally spans tens of thousands of acres, providing a significant privacy buffer. Browns Meadow Road, which is the primary access point for residents of this enclave, is dotted with small farms and personal residences.





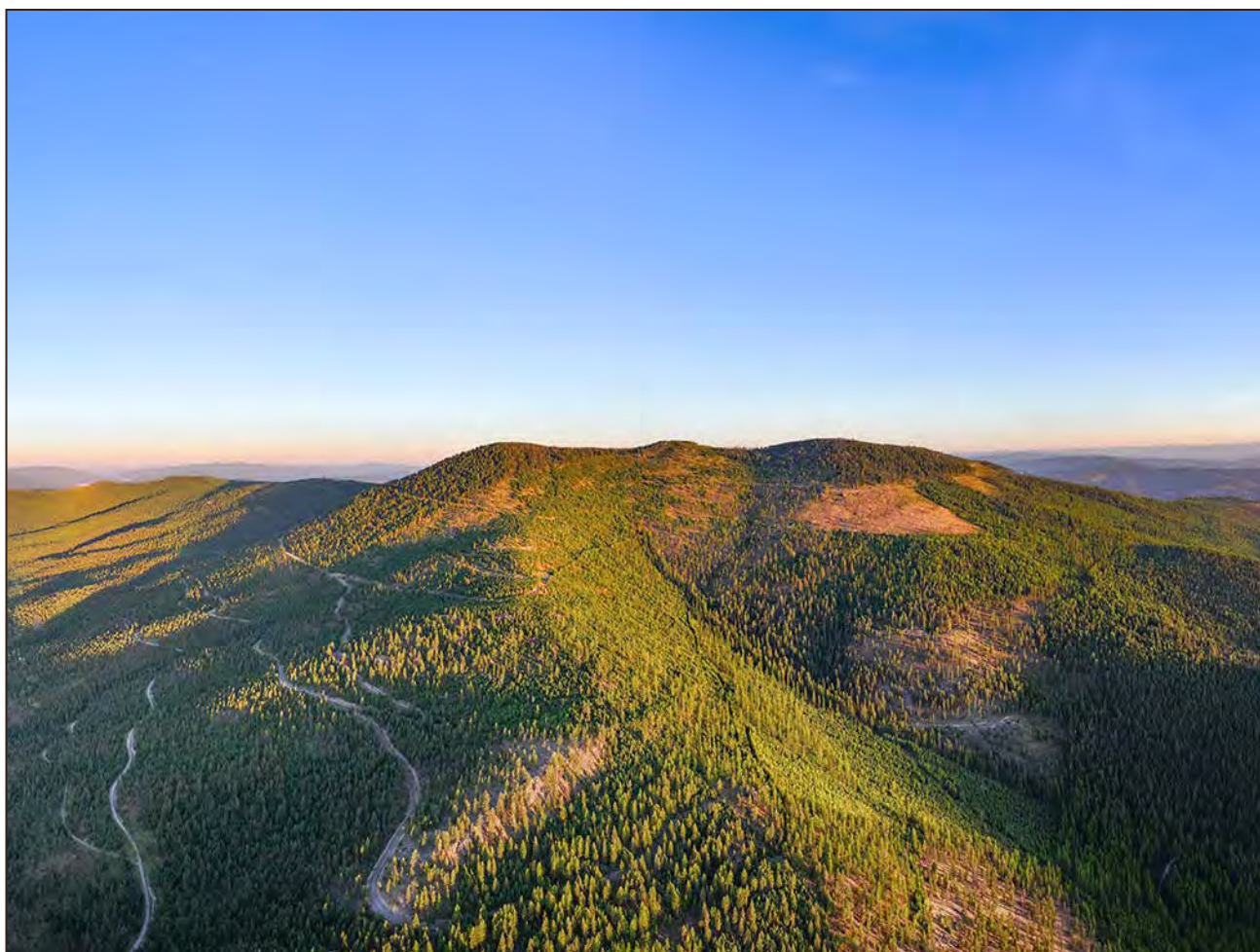
The Flathead locale of Montana is one of the fastest growing regions in Montana- and for good reason. Kalispell, a city of approximately 25,000 people, is a full-service community with a national airport, world-class medical facilities, shopping, fine dining and a myriad of recreational amenities locally and in the surrounding areas like Glacier National Park. Whitefish, a resort community of roughly 8,000 residents, is best known for anchoring Whitefish Mountain Ski Resort. Whitefish Lake is the centerpiece of this internationally renowned destination, with some of the most coveted real estate in the state surrounding its picturesque shores. The 191 square mile Flathead Lake, the largest natural body of fresh water by surface area in the western United States and arguably one of the cleanest, is a top regional destination in the summer.



With its low population density, modern conveniences, spectacular scenery and proximity to some of the best recreation the state has to offer, it is understandable why many are flocking to this pristine locale.

## GENERAL DESCRIPTION

This recreational offering is a unique opportunity to own the top of the highest privately held mountain in the immediate region. Upon entering through the coded, automatic gate, the route to the retreat begins as one meanders through a varied mix of aspen groves and both deciduous and evergreen stands. As elevation increases, the southern flank of Haskill Mountain comes into view and shows its broad expanse to the west, gently curving to the south, creating an intimate and private bowl. Upon crossing the property boundary from the east, the perspective widens, providing expanded views of Brown's Meadow Valley and the lesser peaks in the distance. From the highest points on the property, distant views of several mountain ranges are possible, including Whitefish Mountain Ski Resort, the lauded Mission Range and Crown of the Continent, Glacier National Park.



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Approximately eight miles of quality road system provides exceptional access to nearly every corner of the property from the draws that spill out into the valley below to the rocky precipice of Haskill Mountain itself. While clearly a mountainous recreation-centric holding, the topography is varied and surprisingly gentle, providing a multitude of building options across the breadth of this south-facing property. From the ridges which provide views and recreational opportunities to the forested benches and ravines below, Haskill Mountain Retreat is a varied and impressive blank canvas for the recreationalist, developer or someone just looking for a large piece of Montana to call their own.



If elevation is a concern, it should be noted that despite its location in the Rocky Mountain region, Haskill Mountain Retreat boasts an elevation considerably lower than many other comparable locales. With an elevation of approximately 4,000 feet at its southern boundary, much of the most usable portion of the property lies at a comfortable 4,000- 5,000 feet above sea level with the peak of Haskill Mountain topping out at roughly 6,200 feet. The total elevation gain is just over 2,000 feet.



## **IMPROVEMENTS**

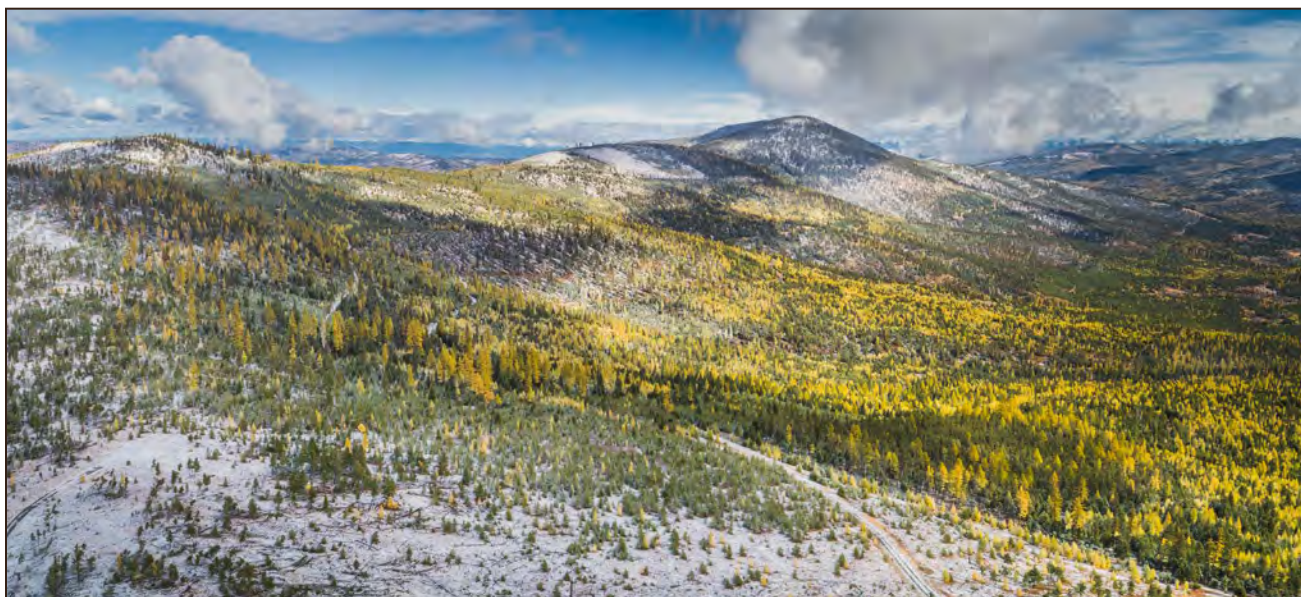
Haskill Mountain Retreat is unimproved and provides a blank slate for various development and recreational options. Underground power (up to 440 volts) and phone have been delivered to the eastern property line. Additionally, an extra empty conduit is installed should the need for future technology (such as fiber) be desired.



## CLIMATE

The Flathead region of Montana experiences a classic continental climate characterized by four distinct seasons. Winters are cold and snowy, with temperatures frequently dropping into the mid-twenties on average with occasional spells of cooler weather. The snowfall, averaging around 55 inches annually, transforms the region, attracting snow sports enthusiasts to the area from around the world.

As spring emerges, temperatures gradually rise, and the landscape awakens with vibrant meadows of native grasses and cultivated crops. Summers are mild and pleasant, featuring warm days and comfortably cool nights with relatively low humidity. With an average high temperature in the mid-70s Fahrenheit, it's an ideal time for outdoor activities like hiking, fishing, and exploring the nearby Glacier National Park. However, occasional afternoon thunderstorms can punctuate the summer months with explosive rain events.







Fall brings a spectacular show of colors as foliage transforms into a rich tapestry of reds, oranges, and yellows. Temperatures begin to cool again, creating a crisp and refreshing atmosphere. The yearly rainfall in Kalispell is moderate, averaging around 15 inches, contributing to the lush greenery of the surrounding landscape.

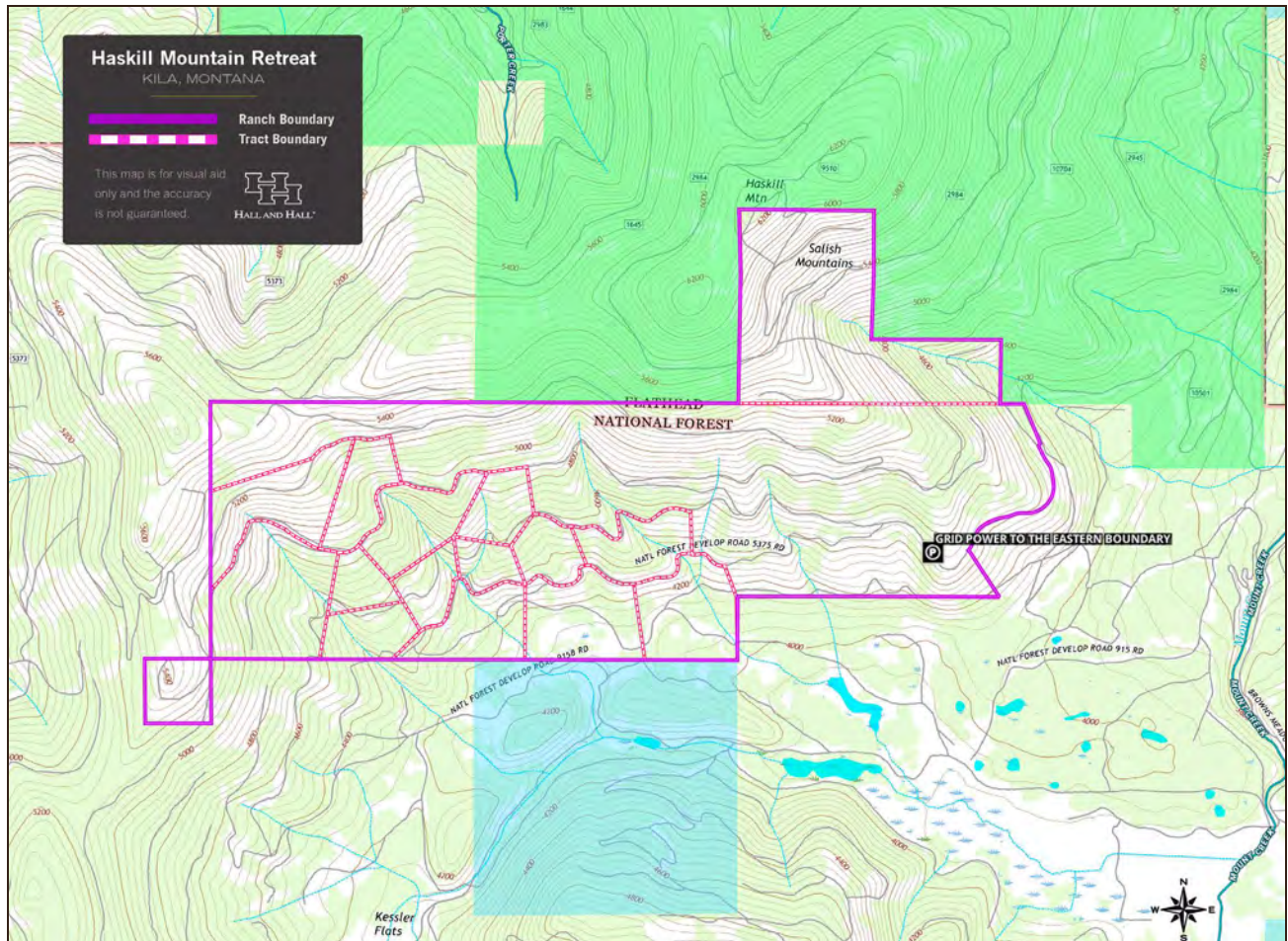


This diverse climate, influenced by the nearby Rocky Mountains and Continental Divide, provides residents and visitors with a varied and enjoyable outdoor experience throughout the year, from winter sports to summer adventures and the stunning transitions of autumn.



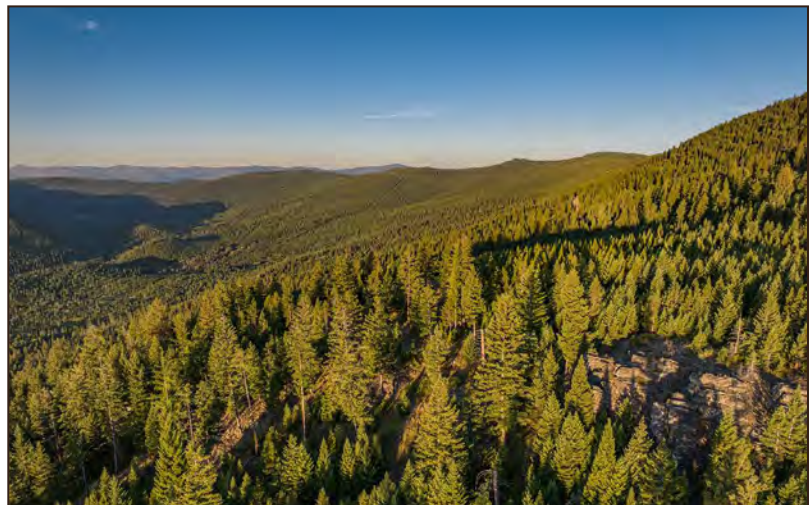
## DEVELOPMENT CONSIDERATIONS

For the development-minded, Haskill Mountain Retreat has all the ingredients of a world-class shared ranch concept or large tract subdivision. The property is unencumbered by a conservation easement, paving the way for a wild, recreational community with very few limitations. The 2,134± acres have already been subdivided into 17 parcels with the potential for more or less depending on the development model. Boundary line relocations are feasible and relatively cost-effective should the existing layout not meet the new owner's needs.



One 12-gallon-per-minute well has been drilled and is located on the western half of the property. Additional design and concept information curated by the current owners is available upon request.

Haskill Mountain Retreat would provide the raw materials for a lifestyle community within 30 minutes of one of Montana's most vibrant population centers.





## GENERAL OPERATION

There are currently no ongoing operations on the property. With the addition of fencing and water infrastructure, low intensity summer grazing could be beneficial and provide some income.



## WATER RESOURCE

There is one 12 gallon-per-minute well located on the western half of the property . The well log is available upon request.





## **WILDLIFE RESOURCES**

The retreat is home to a variety of game species, including deer, elk, bear, and mountain lion, as well as most non-game woodland residents and a variety of raptors who enjoy catching thermal updrafts along Haskill Mountain's rocky ridges. With thousands of acres of both contiguous and non-contiguous public ground in the immediate area, the opportunity to view wildlife is exceptional both on and off the property.

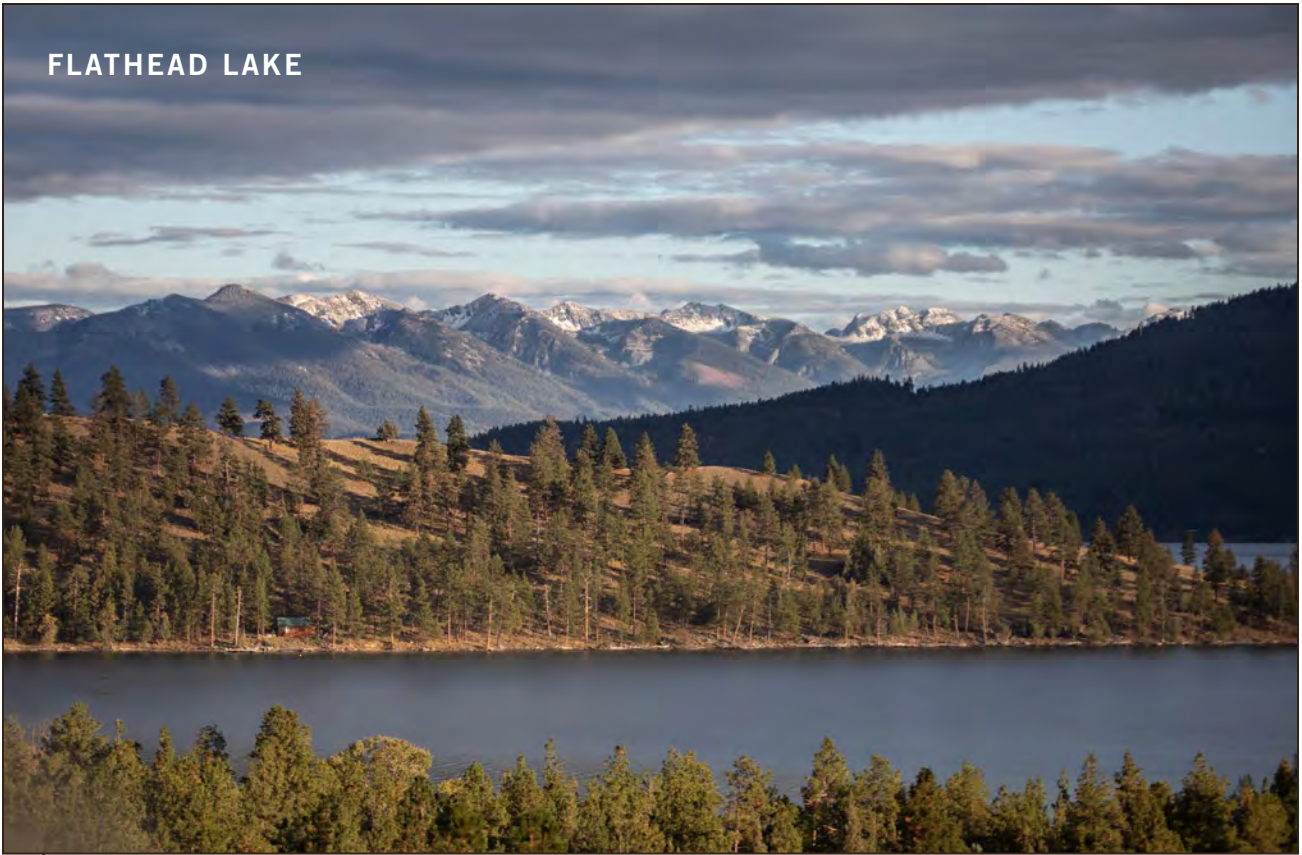


## **RECREATIONAL CONSIDERATIONS**

Haskill Mountain Retreat is best described as a recreational paradise with miles of roads and trails to explore over the 2,100+ deeded acres and adjacent public ground. From hiking in the late spring and summer to hunting big game in the fall to snowmobiling and cross-country skiing in the winter, the property offers a full complement of recreational activities on and around the deeded ground.



## FLATHEAD LAKE



Recreational amenities further afield are the hallmark of the Flathead region of Montana and compare favorably to some of the most coveted outdoor recreation destinations in the country.

Flathead Lake is arguably one of the cleanest lakes in the country. The 191 square-mile natural wonder is the largest body of fresh water in the western United States by area. Its cool and clean water offers endless opportunities for fishing, boating and camping along its pristine shores. Flathead Lake's north shore is less than one hour from the property.

Glacier National Park, known as the Crown of the Continent, boasts over one million acres of some of the most intact subalpine ecosystems on the planet. With its abundant populations of grizzly bears, bighorn sheep and mountain goats, it's a favorite among locals and visitors from around the world. Apgar is home to Glacier's most frequented visitor center and is just over one hour from the gate.

Whitefish Mountain Resort is located minutes from the famed resort community of Whitefish. This world-class snow sports destination offers over 2,300 feet of vertical and over 3,000 acres of skiable terrain making it one of the largest resorts by area in North America. With an adult lift ticket priced under \$100, the mountain is serviced by several high-speed lifts, lodge facilities and one terrain park. With its 25 feet of dry, powdery snowfall annually, Whitefish Mountain Resort will impress even the most seasoned snow sports enthusiasts.



## TAXES

The annual estimated taxes are \$1,763 based on previous years' taxes.



## MINERAL RIGHTS

Sellers will convey any mineral estate they own, if any. Buyers are to confirm any mineral estate during due diligence.

## ADDITIONAL INFORMATION

The property is not encumbered by a conservation easement but would be a good candidate for protection.





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## **BROKER'S COMMENT**

*This wild and scenic enclave, mere minutes from one of Montana's fastest growing population centers, offers a wide range of use profiles running the gamut from pure recreation to sophisticated lifestyle development. Sited in the midst of some of Montana's best recreational opportunities, Haskill Mountain Retreat is ready for its next phase.*

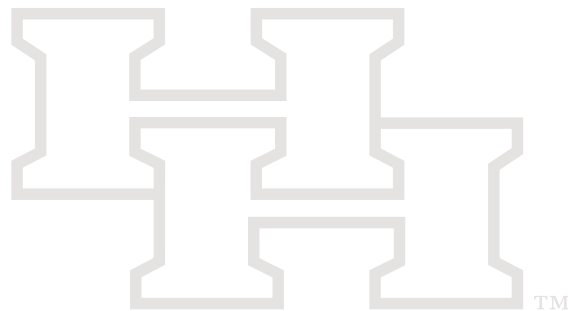




*Click on map above for link to MapRight map of property.*

## PRICE

**\$7,500,000**



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.



## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882



## UNDERSTANDING WHOM REAL ESTATE AGENTS REPRESENT

Montana law requires that BUYER's and SELLER's be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

**SELLER's Agent:** exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only, and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

**BUYER's Agent:** exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only, and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

**Dual Agent:** does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

**Statutory Broker:** is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

**In-House SELLER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be.

**In-House BUYER Agent Designate:** is a licensee designated by the broker- owner/ manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

**Subagent:** is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

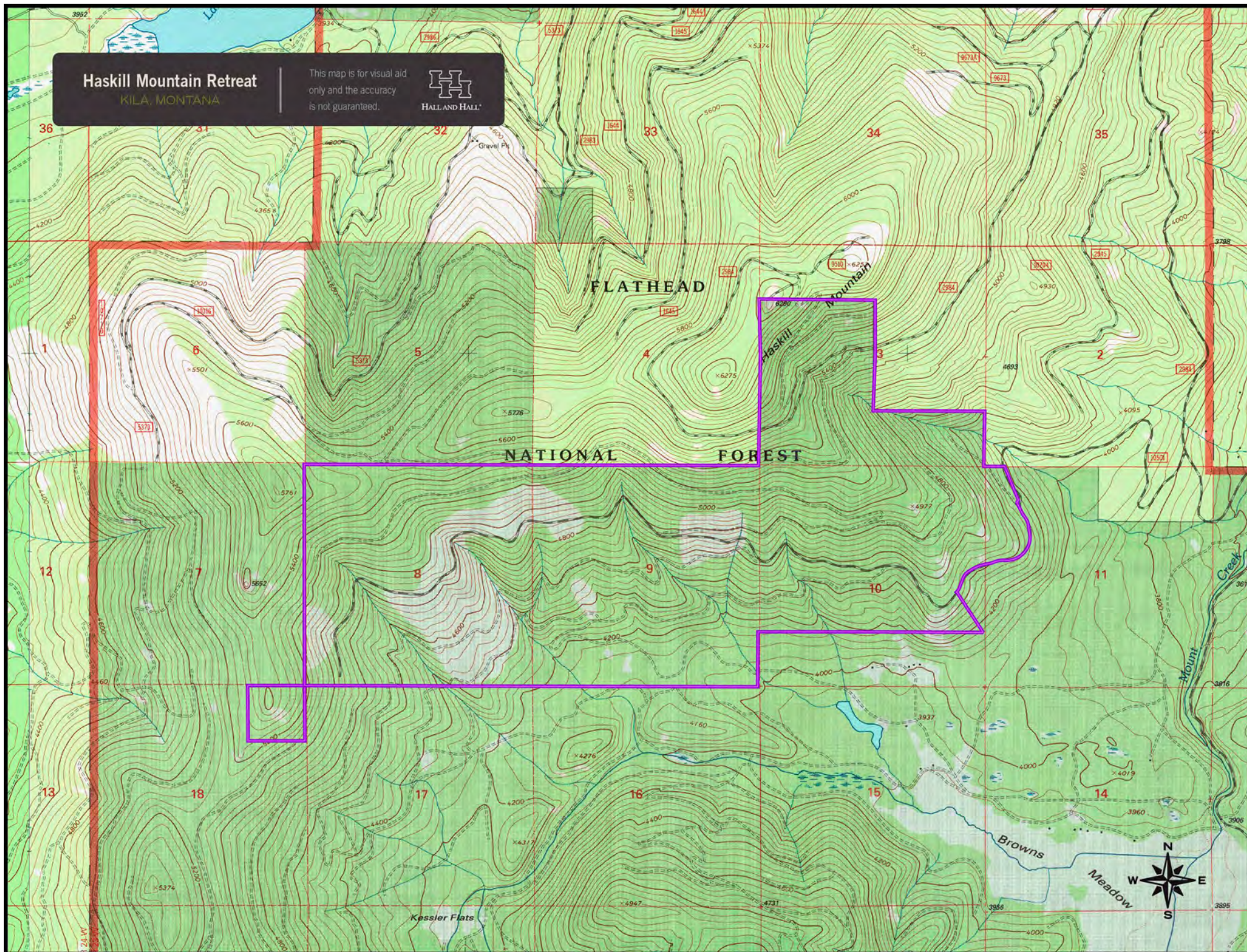
*Deke Tidwell of Hall and Hall is the exclusive agent of the Seller.*



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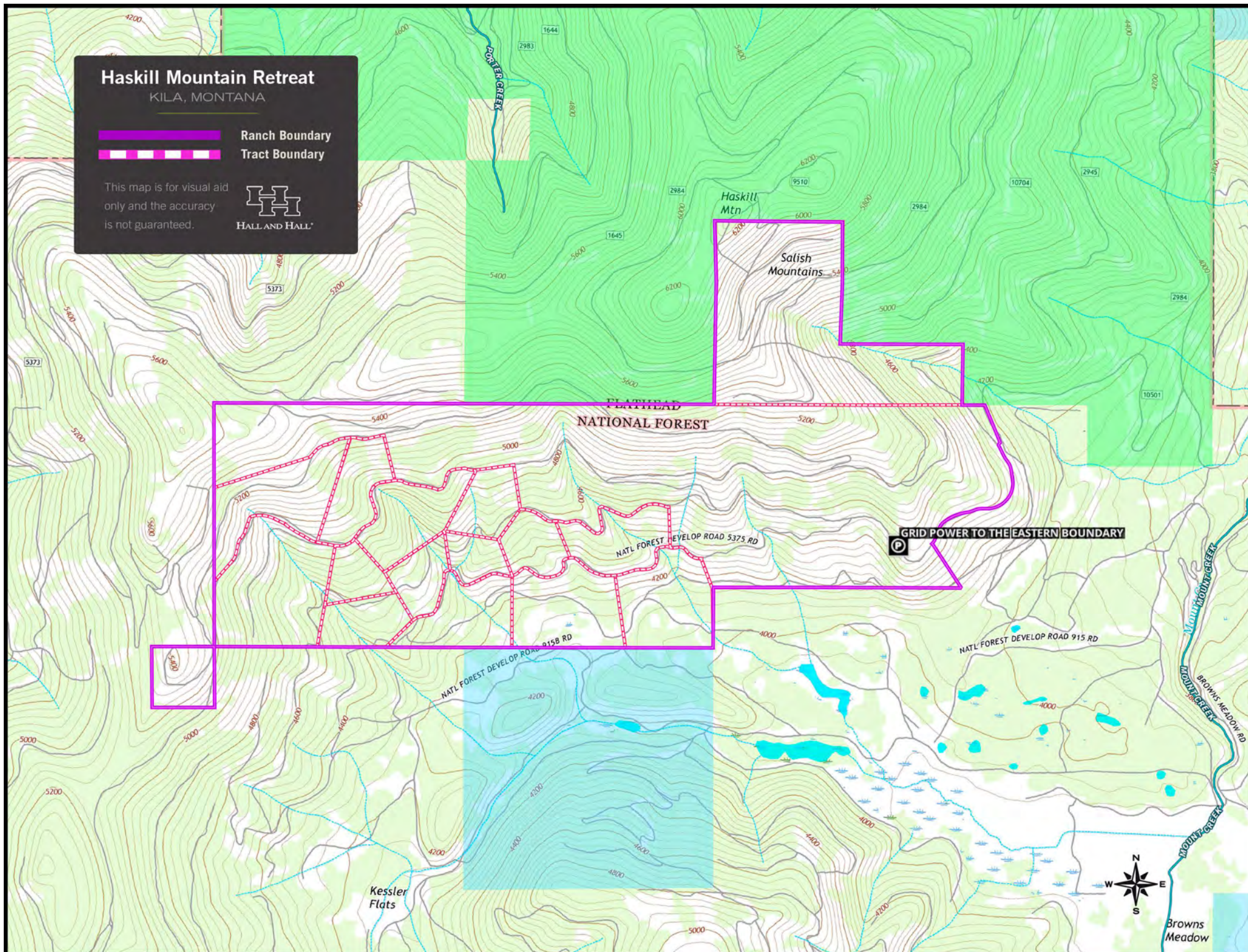
Ranch Boundary

Tract Boundary

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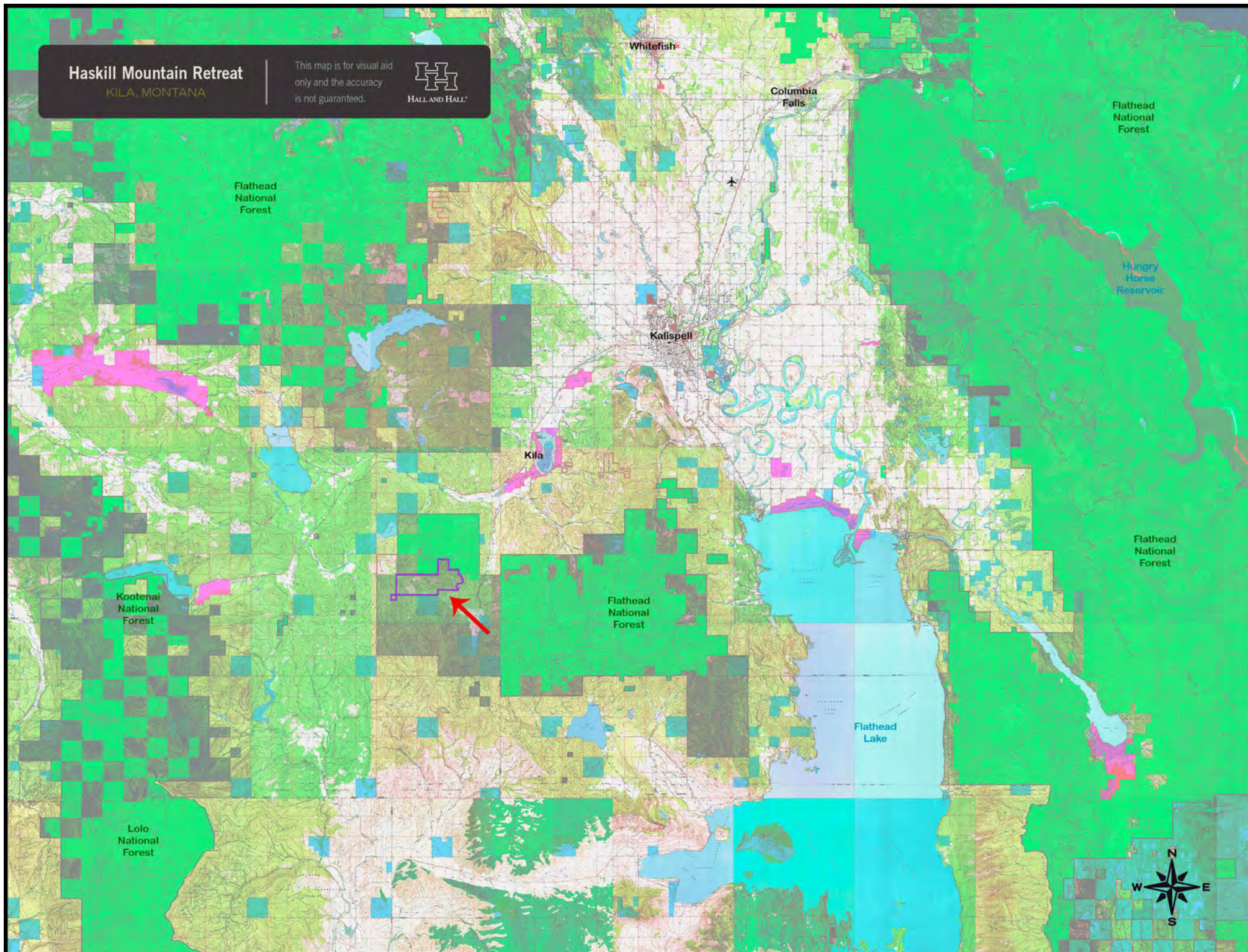




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