

HOG HEAVEN RANCH

7000 BROWNS MEADOW ROAD, NIARADA MT

THE LAND: 50 enchanting acres of rolling terrain, a perfect balance of forestland and open meadows. Abundant wildlife includes frequent visiting herds of Elk, Deer and Wild Turkey. Fencing and gates are in place for horses or cattle including tack shed and hay shelter. The property infrastructure offers separate power meters to all dwellings and 100'X200' horse arena, deep (400 ft.) water well services domestic water to all dwellings plus (8) outdoor frost-free yard hydrants, large capacity septic system, easy access driveway to the main home and cabins with roadway paths and trails throughout. The magical mountain and prairie views in every direction make this special place one of the most serene and peaceful places I have ever experienced, the rare kind of place that calms your soul.

THE DWELLINGS & OUTBUILDINGS:

The Main Ranch House is a 2022, 1800 sq. ft manufactured., 3-bedroom, 2-bathroom home featuring a spacious primary bedroom suite w/walk-in closet, large step-in shower, double sink vanity and beautiful infrared spa sauna. The wrap around (ranch house style) deck spans 90 feet of the home with 60 feet being covered w/custom-made raised flower/herb beds.

The Green Cabin is 704 sq. ft. w/loft. 1 bedroom, 1 spacious full bathroom, complete kitchen & dining area, living area, laundry and A/C! This cabin features an expansive covered front deck facing the mountain views and custom-built raised garden. In addition, there is a separate storage shed w/double barn doors and window that's included with this cabin.

The Blue Cabin is 704 sq. ft. w/loft. 1 bedroom, 1 spacious full bathroom, complete kitchen & dining area, living area, laundry and A/C! This cabin features an expansive covered front deck facing the mountain views and custom-built raised garden. There is a separate Bunkhouse and generator

storage shed w/double barn doors, all located within a fenced back yard. In addition, this cabin features a 24X24 post & concrete double stall 3-sided garage with power and RV plug-in.

(2) Copper & Black Cabins: *Each of these cabins features a covered front entry, 448 sq. ft. w/loft, 1 bedroom, ¾ bathroom, laundry and complete kitchen, dining, living area.*

Brand New (never used) Portable Bath House: *Features 2 separate private bathrooms. Each w/step-in showers, single sink vanity, toilet and tankless water heater.*

Large Hot Tub (Bullfrog Spa) *in a separate custom-built pavilion.*

3-Sided Hay Storage Building and Tack Shed *(near the arena)*

THE LOCATION: *Niarada is a very small, rural census-designated place split across Flathead and Sanders counties in northwestern Montana, sitting along Montana Highway 28 west of Flathead Lake. It has a tiny population of roughly 30 to 40 permanent residents. About 8 miles east of Lonepine and 30 miles east of Hot Springs, 12 miles west of Elmo, and roughly 20 miles west of Flathead Lake's Big Arm and a quick 45-minute drive to Kalispell or Polson.*

THE POTENTIAL – LIMITLESS OPTIONS: *Note; there are many side-by-side, horse riding and trail biking clubs that travel the Browns Meadow Road from Kila to Niarada during the summer months. Hog Heaven Camp is great place to offer summertime BBQs and lodging. With the camp being surrounded by state lands, the same will be true in the fall and winter months with hunters and snowmobile clubs. This property can be a multi-family dream! Imagine a unique and peaceful Retreat, Horse Facility, Hobby Ranch (plenty of room for livestock of all kinds), and so many more ideas and possibilities.*