



A 1.50± ACRE OFFERING · JOHNSON CREEK / SWAN LAKE

CREEKSIDE AT SWAN SITES

1.50± ACRES · LAKE COUNTY, MONTANA

\$260,000 LOT 88 · SWAN SITES NO 1

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SECTION 01

EXECUTIVE SUMMARY

Ownership is offering a 1.50 +/- acre lot in the Johnson Creek / Swan Lake area of Lake County, Montana. The lot backs to Johnson Creek, with creek frontage along its rear boundary, and sits in Swan Sites, an established subdivision whose homeowners association maintains the common areas and a shared picnic area for \$50 a year.

The asking price is \$260,000. Swan Lake, a fishing and resort lake roughly eight miles long, lies nearby, with a Forest Service day-use area, boat launch and beach near the town. The lot lies within the recorded Swan Sites No 1 subdivision as Lot 88.

Flathead Electric Cooperative is upgrading the area's grid in 2026, doubling the Bigfork Substation's capacity and reconductoring lines in the Swan area. Buyer to independently verify all parcel-specific details.

KEY FACTS

Asking Price	\$260,000
Water	Johnson Creek frontage*
Total Acreage	1.50± acres
County	Lake County, MT
Subdivision	Swan Sites No 1
Parcel / APN	16401
HOA Dues	\$50 annually
Access	Via Swan Sites subdivision
Utilities / Power	On ownership or ≤ 5 mi*

WHY THIS PROPERTY?

- Johnson Creek frontage along the rear boundary
- Swan Sites HOA is just \$50 a year, with a picnic area
- Near Montana Highway 83 and the town of Swan Lake
- Near Swan Lake: boating, fishing & a FS day-use area
- Bigfork amenities and Flathead Lake within reach
- Platted lot in the Swan Sites No 1 subdivision
- Flathead Electric 2026 Bigfork Substation grid upgrade
- Limited comparable offerings; strong NW Montana land market

SECTION 02

LOCATION & ACCESS



The Swan Valley, anchored by Bigfork and the town of Swan Lake, between the Swan Range and Flathead Lake, with Glacier National Park to the north.

DRIVE TIMES

Bigfork	Kalispell	FCA Airport	Flathead Lake	Glacier N.P.
15–20 min	35–45 min	45–50 min	15–20 min	1–1.25 hr

AIR SERVICE

Glacier Park International Airport (FCA), the region's primary commercial airport, is roughly an hour north near Kalispell. Buyer to verify current service and schedules.

SECTION 03

THE LAND



Aerial: subject parcel outlined in red.

TERRAIN	Forested parcel in the Johnson Creek / Swan Lake area; buyer to verify site conditions.
SETTING	Near the town of Swan Lake and Montana Highway 83, Lake County.
TIMBER	Ownership describes the parcel as forested; buyer to verify timber and site conditions.
WATER	Johnson Creek frontage along the rear boundary of the lot; buyer to verify water rights and seasonal flows.
ACCESS	Through the Swan Sites subdivision. The homeowners association maintains the common areas and a shared picnic area; dues are \$50 annually.
UTILITIES	Flathead Electric Cooperative is upgrading the Swan-area grid in 2026 (Bigfork Substation). Buyer to verify 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: Site-specific; consult Montana Ground Water Information Center well logs and local drillers for depths typical of the Swan Lake area.

Septic: Site-specific; subject to Lake County review of soils, slope, groundwater, setbacks and permitting requirements.

Buyer to verify all utility, well, septic, access, and development considerations during due diligence.

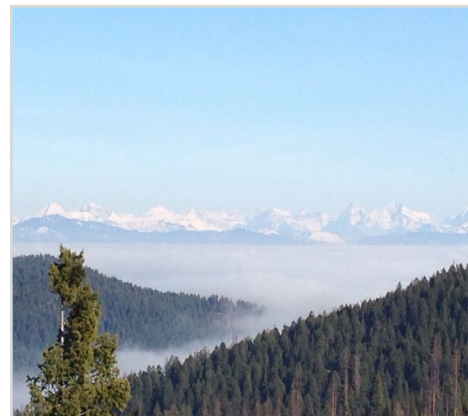
Source: Montana Ground Water Information Center / MBMG. Regional reference only; not parcel-specific.



Swan Sites Picnic Area

SECTION 05

THE AREA & LIFESTYLE



RECREATION & LIFESTYLE

- Upland birds (W of Continental Divide): grouse, partridge & pheasant, over-the-counter, no draw
- Webless migratory birds (Pacific Flyway): dove & snipe, over-the-counter, no draw
- Swan Lake Campground & Day Use Area near the town
- Boating, waterskiing & fishing on Swan Lake; FS day-use area, launch & beach
- Jewel Basin Hiking Area, Holland Falls Trail & the Bob Marshall Wilderness nearby
- Swan River National Wildlife Refuge & Flathead Lake State Parks nearby
- Bigfork dining, galleries & amenities; Glacier National Park within reach

THE SETTING

Few places in the American West pair land with lifestyle the way the Swan Valley does. The parcel sits minutes from Swan Lake, a roughly eight-mile-long fishing and resort lake with a Forest Service day-use area, boat launch and beach near the town, while Bigfork anchors the area with dining, galleries and Flathead Lake access.

It is a region where a buyer can hold Montana land without giving up access to water, wilderness and a thriving four-season community.

NORTHWEST MONTANA BY THE NUMBERS

~8 MI

Swan Lake's approximate length; a popular fishing & boating lake

2×

Bigfork Substation capacity increase in Flathead Electric's 2026 upgrade

US 83

Montana Highway 83 corridor along the Swan Valley

LAKE

Lake County, Montana; buyer to verify all parcel details

Sources: ownership priority-parcel schedule (6/29/2026); Lake County Planning Department (9 July 2026); USFS; Flathead Electric Cooperative. Figures approximate. Photography is representative of the region and does not depict the subject property.

SECTION 06

OFFERING & DUE DILIGENCE

PRICING & TERMS

Offering Price

\$260,000

Water

Johnson Creek frontage*

Total Acreage

1.50± acres

Subdivision

Swan Sites No 1

Parcel / APN

16401

Conservation Easements

None of record*

Legal Description

Lot 88, Swan Sites No 1

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 or request additional due diligence materials for this offering.

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