

Sapphire Springs Swan Valley, Montana



Details at a Glance

- Location:** Rare 570+acre property located in the upper third of Swan Valley, Montana
- Within 1 ½ miles of Swan Highway, just 8 miles south of Swan Lake nestled between Mission Mountains to the west and the Swan Range and Bob Marshall Wilderness to the east
 - Artist community of Bigfork, 30 minutes north, is known for its summer festivals, fine cuisine, artworks from local painters, sculptors and craftspeople, and the Bigfork Summer Playhouse, one of the top reparatory theaters in the country presenting Broadway shows and musicals
 - Flathead Lake, 30 minutes north, is the largest freshwater lake west of the Mississippi and offers over 180 square miles of open water
 - Major airports are located in Kalispell (50 min. north) and Missoula (1 hour 30 min. south)
 - Train service is available to Seattle and Chicago from Whitefish, 1 hour 15 min. north
- Description:** The property offers stunning vistas, unique natural beauty, a superior location, and convenient access to regional attractions, amenities, and transportation services
- Surrounded on four sides by over 10,000 acres of Swan River State Forest
 - Private 30-acre blue ribbon trophy fishing lake rated one of the best in the United States by *Field and Stream* magazine stocked with 22" – 24" rainbow trout
 - 1-1/4 miles of Woodward Creek and private road access to the Swan River on state land, both rated "outstanding" by the State of Montana for recreational fishing
 - Superior habitat hosts a broad range of wildlife including trophy elk, water fowl, whitetail buck, bull moose, cat and bear
 - Magnificent views of the Mission Mountains and Swan Range mountains, rolling hills and vast meadows including highest point in valley center
 - 2 artesian wells and additional creeks, ponds and springs located throughout the property
 - Close proximity to recreational centers including 9 golf courses and 2 ski resorts
- Easements:**
- 60-foot wide legal easements and rights-of-way for access and utilities on private roads from Highway 83 through to property, and on private roads north and west of property
 - State granted easements across state lands
 - Private easement across private land
- Telephone, Data & Electricity:**
- Fiber optic backbone for Blackfoot Telephone voice and high speed data service with multiple drop points throughout the property has been installed underground from Hwy 83 (2-3/4 miles)
 - Backbone for Missoula Electric service with multiple drop points throughout the property has been installed underground from Hwy 83 (2-1/4 miles)
 - Pedestal boxes have been placed to support subdivision Plat plan
 - Two phone lines are currently in service—at the cabin and a special phone opposite the helipad
- Special Note:** Service installation completed Summer 2008. Received special permit approval from Lake County, Montana Dept. of Natural Resources, US Fish & Wildlife Service and the US Army Corp of Engineers as backbone required boring beneath three rivers along Fatty Creek Road. Upon completion of work, all roads were re-graded from Hwy 83.
- Improved Roads & Helipad Access:**
- Major roads through the property have been improved by grading and landscaping
 - Twenty feet on each side of the road have been thinned, cleared and landscaped with decorative triple level log pole fencing and rockery
 - New access roads have been added and heavy gates installed to secure entry
 - A large helipad has been constructed in the property center for general transportation and emergency evacuation (a telephone is located nearby)
 - Helipad coordinates have been submitted to FAA for maps and "life evacuation" agencies

- Gathering Places:
- Recreational areas and access have been improved throughout the property to support the park-like feel of the property and create easily accessed destinations for everyone's enjoyment
 - Large dock on the lake with canoes
 - Rock steps to lake and rockery viewing area
 - Launch point with canoes on the creek in the meadows
 - Rockery fire pit for up to 50 people and split log view benches
 - Improved trails for walking, biking, horseback riding, Nordic skiing and snowshoeing throughout the property including a 33-acre groomed Nordic and biking trail surrounding beautiful private 30-acre lake
- View Tower & Hilltop Preparation:
- View tower provides panorama of entire property and offers a 360 degree panoramic view of entire valley
 - Tower demonstrates vistas from a 2-story structure
 - Hilltop has been flattened in preparation for home or lodge construction
- Cabin & Separate Garage:
- Solar powered 3 bedroom, 2 bath year-round-use cabin updated with energy efficient appliances including large capacity front loading washer and dryer, ideal for recreational use or land manager's/project manager's quarters
 - Separate 4 vehicle garage designed to house cars, trucks, all terrain vehicles and snow mobiles
- Environmental:
- Complete boundary survey of property
 - Subdivision plat map created and individual parcels surveyed
 - Roads from Hwy 83 through to northern property boundary surveyed and road profile created
 - Aerial photography at 10,000 feet
 - LiDAR topology mapping of entire section
 - Wetland delineation, high water survey, and flood plain model completed and approved by Montana DNRC
 - Wildlife and fisheries inventory completed
 - Wildfire mitigation plan
 - Archeological survey and research
 - Water source and soil studies completed
 - Sanitation report and storm water management plan