



## Half Moon Slough, Flathead County, Montana, 23.62 Acres

**\$885,000**

- Agriculture, Equestrian, Fishing, River Frontage, Stream/River, Waterfowl

This gorgeous 23.62-acre property sits along the picturesque Half Moon Slough and offers a serene and private setting with breathtaking mountain and forest views. As you explore the property, you'll find yourself surrounded by a mixture of lush and fertile farmland, trees, many areas for horse riding, and ample home building sites. One of the standout features of this property is its location which provides direct access to the pristine waters of Flathead River and Flathead Lake. Imagine spending your days fishing, boating, or simply relaxing by the water's edge, taking in the tranquil beauty of the surrounding landscape. New dock permits approved, installation to begin this spring. Whether you're looking to build your dream home or simply enjoy the peace and quiet of the Flathead Valley Montana countryside, this property is a must-see. Contact Wayne Heaton 406.210.1100, Rachelle Grover 406.871.2158, or your real estate professional today!

### Main Info

- Street Address : 200 Siblingud Ln.
- Lot Size Acres : 23.62 Acres
- Postal / Zip Code : 59901
- Dwelling : No
- State / Province : Montana
- County : Flathead
- Closest City : Kalispell

### Taxes

Tax Year : 2022

Estimated Taxes per year are \$190.00

## Broker Info



### **Wayne Heaton**

**Clearwater Properties**

**(P:) 406-897-5100**

**(M:) 406-210-1100**

**Wayne@CMPMontana.com**

**[cmpmontana.com](http://cmpmontana.com)**



**Co-listing with: Clearwater Properties, Rachelle Grover**

Wayne's experience in residential, commercial, ranch, land, leases, along with experience in 1031 exchanges, conservation easements and a true appreciation for Montana, makes Wayne a natural choice. Since relocating to Montana in 1995, Wayne Heaton has put his previous 20+ years of experience in sales and marketing to use in the field. Joining the Clearwater Montana Properties, Inc. team in 2001, Wayne's background in business management, commercial development, residential development, and construction has made him a top successful sales agent. Wayne's willingness to go the distance for his clients and his ability to be a traveling broker has earned him listings and sales throughout the state of Montana. When he is not listing and selling, Wayne is an avid member of the Rocky Mountain Elk Foundation and has spent countless hours fundraising and volunteering both time and knowledge for the benefit of Montana's elk. Wayne is an enthusiastic elk hunter, taking the time and patience to seal the deal, much like his persistence in real estate.

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