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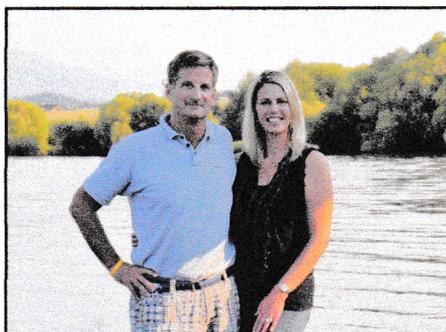
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Finley Point Breeze

Winter Issue 2014 Volume XVII

July 4th 2014 Special Edition



WELCOME TO THE
 JULY 4TH 2014
 SPECIAL EDITION
 OF THE
 FINLEY POINT BREEZE

How great is this? Summer on Finley Point and Flathead Lake is one of life's best pleasures. We are not sure if we enjoy the early mornings or evenings more. Each has its own unique characteristics.

As you probably know, the road has been patched. And while not perfect, it is certainly better than it was. Speaking of the road, please drive carefully and slowly. The Point is now full of walkers, cyclists, and runners, all ages. Share the road. You will see in this issue an article from the Valley Journal about bears in our neighborhood. Be bear-aware at all times, and make sure your garbage is either in bear-proof garbage cans, or properly secured in some other fashion. And finally, fawns are bedding down in grass this time of year...please be careful when mowing!

We received many compliments on the Tom Bansk Flathead Lake fisheries article in the spring issue. We are pleased to have Part II in this issue. Thank you Tom, for enriching our publication so much.

And lastly, the 4th of July on Finley Point is perhaps our favorite day of the year...whether or not it is yours, enjoy the magic of this special holiday.

Oh, and have a great summer!

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*A special thanks
 to all who make
 the Breeze
 possible!*

Fishes of Flathead Lake (Part 2): What Now?

By: Tom Bansak

Research Scientist, Flathead Lake Biological Station

In the previous installment, we examined how Flathead Lake's aquatic community was changed dramatically by species introductions. The Lake is now dominated by nonnatives, particularly lake trout, lake whitefish and *Mysis* shrimp, which has put our native fishes like bull and cutthroat trout in jeopardy. So the question is: What do we do now?

First I need to point out that despite strong desire and significant efforts (incl. commercial harvest for aquarium fish food in Lake Pend Oreille, ID) no one has ever gotten rid of *Mysis* shrimp from a large water body. They are here to stay, and subsequently many of the lake food web changes they caused may be irreversible.

So now we ask: What should we do about the nonnative fishes? To address this question, we need to take a look at societal values. During the first half of the 1900s introducing nonnative species was considered a viable and effective management tool. Unfortunately too effective. By the 1960s and 1970s data showed that introduced species were taking a toll on native species across the nation. As native species became increasingly threatened (and in some cases lost), more value was placed on them in part due to adaptations and genetic diversity they had developed in order to survive in challenging environments like the Flathead.

Also in the '60s and '70s environmental laws were passed, including the Endangered Species Act, which legislated protection for native species and consideration of effects of introduced species. In essence there was a paradigm shift in ecological management, away from widespread nonnative stocking towards the protection and enhancement of natives. Subsequently, many state and federal agencies no longer stock nonnative fish species in water bodies from which they can spread.

So what do you do in a lake like Flathead where the balance has shifted to dominance by nonnatives? Well, that depends who you ask. If you were to ask the fisheries managers from the Confederated Salish and Kootenai Tribes (who manage the south half of Flathead Lake), they would likely answer that they are concerned about native bull trout which are currently outnumbered by predatory nonnative lake trout roughly 1 million to 20,000. Recent tribal actions reflect this concern. To reduce lake trout numbers and give bull trout a better chance of survival, they have been sponsoring fishing derbies like Mack Days (mackinaw is another name for lake trout). Utilizing angler pressure to reduce targeted fish species is a common fisheries management technique. However tribal biologists do not think the derbies have removed enough lake trout and recently embarked upon a controversial lake trout gill netting effort.

Continued on next page

Fishes of Flathead Lake (Part 2): What Now? Continued

If you were to ask fisheries managers from FWP (who manage the north half of Flathead Lake, and have the responsibility of sustaining both native fishes and recreational fishing opportunities), they would likely answer that they are also concerned about bull trout, but think that large-scale lake trout removal would impact the recreational and economic benefits associated with the trophy lake trout fishery in Flathead Lake (the state record lake trout of over 42 lbs was caught in Flathead Lake in 2004).

Although controversial in Flathead Lake, netting to remove lake trout is a management tool being used elsewhere in Montana and even the Flathead. National Park Service (NPS) and U.S. Geological Survey (USGS) research has shown that lake trout radiating from Flathead Lake have colonized 9 of the 12 lakes in Glacier National Park connected to the Flathead Lake-River system, greatly impacting and even eradicating native bull trout populations in those lakes. Subsequently the NPS and USGS are netting lake trout from lakes in Glacier National Park (Quartz and Logging), and the NPS is doing the same in Yellowstone Lake. Additionally a coalition of management agencies including the U.S. Forest Service and FWP has been netting lake trout from Swan Lake for the past 5 years. The U.S. Fish and Wildlife Service, which is charged with recovering bull trout, views lake trout as the biggest risk to bull trout and endorses lake trout removal in the Flathead ecosystem.

From my personal experience, if I were to ask ten different anglers their opinion on this issue, I would get ten different answers. And if you were to ask FLBS Research Faculty, Dr. Bonnie Ellis (likely the leading authority on Flathead Lake ecology), she would likely respond “right now we just don’t know what effects lake trout removal may have on Flathead Lake’s aquatic community”. Therefore, Bonnie and other FLBS researchers are currently working on a predictive model to help determine the possible effects of lake trout removal and other potential changes in the lake’s conditions and food web.

To me it isn’t really an ecological question anymore. It is a societal values question. Do we take action to protect a native fish from a million hungry predators? Or do we accept abundant lake trout because we like to catch and eat them? I just have to trust that the professionals charged with managing the fishes of the Flathead continue to do their best to figure this dilemma out.

Because I am most concerned about the arrival of NEW invaders (intentional and unintentional). Illegal stocking of new fish species could have profound effects on the aquatic community of Flathead Lake. And illegal stocking is occurring. At times referred to as “bucket biology” or “Johnny Applefish”, people continue to relocate their favorite fishes. In fact FWP Region 1 (NW Montana) has seen more illegal stocking than the rest of the state combined.

And then there are the mussels! Zebra and quagga mussels are marching towards Montana, and these abundant filter feeders have profound impacts on ecosystems. They can consume the majority of food available in a water body, causing fish population crashes. In fact, if we were to get these mussels in Flathead Lake this whole discussion about bull trout and lake trout might be moot. We might just be hoping for any fish to catch in Flathead Lake.

So, in the next issue of the Breeze we will examine the significant threats posed to Flathead Lake by the arrival of new Aquatic Invasive Species.

Lake Agent Tour

By: Ric Smith

During the last two weeks of May, the Realtors host a lake wide tour. The West Shore is one week and East Shore the next week. Smith Team Real Estate had all of our lake places open and ready to go. We had a great turn out with lots of agents. We feel that this tour is an excellent way to obtain additional exposure that our selling clients deserve. According to 2013 NAR survey data, 1/3 of all home buyers cite working w/ a buyer's agent as the way they found their home (second only to the Internet). Our team prides itself on having excellent working relationships with the realtors in NW Montana. When a cooperating agent calls or emails on one of listings, we respond right away with whatever information they request and make sure they have a clear understanding of the property about which they are inquiring.

2014 Ecology Summer Seminar Series

Flathead Lake Biological Station, Elrod Lecture Hall

Call for more information 406-982-3301

Sunday, June 15, 7-8 pm: Ecology Summer Seminar Series #1: Adventures of a Field Ecologist **Dr. Jack Stanford**

Monday, June 16, 12-1 pm: Ecology Summer Seminar Series #2: Limnology of Flathead Lake **Dr. Bonnie Ellis**

Thursday, July 3, 6-7 pm: Ecology Summer Seminar Series #3: The Not So Flat, Flathead Lake **Dr. Mark Lorang**

Friday, July 11, 12-1: Ecology Summer Seminar Series #4: Aquatic Invasive Species in Flathead Lake-The Next Great Threat **Tom Bansak**



Finley Point Lane

Smuggler's Cove lakefront! Private, protected cove off of Skidoo Bay is a lovely setting for your new lake home. Property is comprised of 4 separate lots totaling 4.86 acres. Plenty of foliage to assure privacy. Gravel beach. Many beautiful building sites add to the appeal of this offering. Quiet road, fantastic location.

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406-883-5387

WHY USE SMITH TEAM REAL ESTATE

By: Ric Smith

When you hire Smith Team Real Estate, you have a full team committed to helping you achieve your goals. In addition to Ric and Sarah, you have Liz, our licensed personal assistant. The three of us meet every morning and conduct a status meeting. We review everything in our business from pending sales to listings, to buyers and sellers with whom we are working, to miscellaneous action items and marketing strategies. If time and schedules permit, we meet again at the end of the day for a wrap up.

We get the Point. We live and work here. Our business model is to deliver a very personal level of service that exceeds our clients' expectations, and to concentrate our business in neighborhoods we know best....somewhat of a boutique style of business. During the wind storm last fall, we spent the next day taking pictures of our out of town friends' and clients' properties showing any damage. We also make sure make sure your "for sale" sign is properly posted and neat and clean. A little action that goes a long way. Services such as this set us apart from our competition.

We are available. The Finley Point market can move very fast. We cannot even guess the number of times a visitor calls us from a sign, wanting to take a look at a certain property. Often times these calls come after hours, when we are at home on Finley Point. If the buyer appears qualified, we are able to meet them in a timely fashion and offer that additional exposure to your property.

Give us a try! Call Smith Team Real Estate if you have any real estate needs, are curious about the value of your home, or wish to hear about our marketing details.



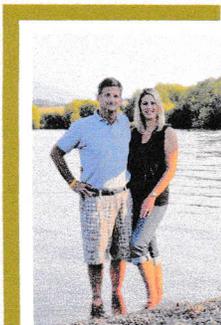
FINLEY POINT SKIDOO BAY

Located in the heart of Skidoo Bay on Finley Point sits this very special 4 bedroom/4 bath home with 97.85' of walkout Flathead Lake frontage. Home features stunning stone exterior in fantastic condition. Also offered is a chef's dream kitchen, plenty of decking, picturesque views of bay and mountains. Call Ric and Sarah today for your private showing!

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\$1,927,000



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East Shore Living

By: Katrina Chernikoff

My husband, Ken, and I have lived out on the East Shore for over 30 years now. We were transplanted from, dare I say, Laguna Beach, California. We came over the hill on Hwy 93 in 1981 and knew we were home. I grew up by the Pacific Ocean. It was beautiful too, but not like this part of the country. The Montana Mountains just take hold as does gorgeous Flathead Lake. It still takes my breath away to this day. The people here are the heart of this dear valley. Just love it.

I'd like to share a story about Boomer, our big yellow lab. We had started our family in our charming old cabin for a number of years by the time this happened. We had our 2 children Michael and Amy. We were pretty much into our wonderful way of life out here. We had neighbors up the road and down below. Our other neighbors were the deer, skunks, raccoon, and of course a few bears now and then. We would hear occasionally about the mountain lions but luckily never had an experience with any.

We've always had 4 or 5 dogs out here. They have kept everything pretty safe. I have had friends ask me if I was ever afraid living out in the woods. I would say "I was more worried about living in town." The first month we had moved out here, I had a feeling I have never had before. I figured it out one day and it was that I felt safe! I just love it so much. So much to see and hear....Anyway back to the story.

One early morning Ken was out running in the woods. It connected with our backyard. He would head up towards Boulder Creek Rd. He always took Boomer- yellow lab, Sasha-golden retriever and Pancho-Pekinese. It was peaceful and quiet. Sasha and Pancho would trail behind Ken with Boomer out front. Boomer was a good size lab, about 120 lbs. Anyway, Ken was enjoying his run when all of a sudden up ahead was a big scuffle. He heard a cat and dog fighting fiercely. Within seconds a big mountain lion jumped out at him. The cat was facing him downhill. Ken's heart jumped in his throat! He remembered not to ever run, and to look big and scary. Ken grabbed a big branch and yelled as loud as he could, "Get the hell out of here!" The cat just looked like he wanted to say "I'll get you one of these days!" Then he growled, turned, and ran off. Ken's next thought was to go over to see what shape Boomer was in. Boomer jumped out as if nothing happened. Just looked and said "what are we gonna do now?" He had bite marks all over his face and one ear split open pretty badly, so they headed down the hill to get home.

When they got home, it was still pretty exciting. We had to call ol' Doc Peterson. Of course it was a Sunday. At that time, his office number was the same as his home number. I don't think he ever got weekends off around here! Doc Peterson was pretty amazed at the injuries Boomer had sustained. He stitched him up, administered a few antibiotic shots, and he was good as new.

Boomer was such a wonderful member of our family. We still talk about him. He was a wonderful dog, and we have fond memories of him.

This is the best place in the world, where man and beast co-habitat. We are just a little careful. But we sure enjoy everything this life has to offer!

Smith Team Lakeshore Sales

Location	Square Footage	Acreage	Lake Frontage	Offered Price
Finley Point Lake Home	3833	0.68	105	\$585,000
Lake Home and Views on Finley Point	400	2.46	150	\$699,000
Remodeled, Year Around Home on Finley Point	2560	1.15	116	\$849,000
Spectacular Finley Point Lake Lot	Land	4	180	\$995,000
Nearly New Custom Home in Lakeside	3848	2.47	114.5	\$1,150,000
Custom Built Home on Finley Point	4327	0.95	162	\$2,195,000
Amazing Estate Property on Finley Point	9410	6.3	330	\$3,950,000
Beautiful Lake Front Lot on White Swan	Land	0.75	108	\$275,000
Lake Cabin on S. Finley Point	810	4.42	218	\$1,300,000
Lakefront land on S. Finley Point, SW exposure	Land	2.46	150	\$900,000
Prime Skidoo Bay Frontage	Land	0.89	135	\$795,000



34547 Three Dock Lane

Spacious, solid year-round lake home on warm sunny gravel beach awaits! Exquisite kitchen w/ granite counters opens into one of three large living areas. Master suite overlooks Flathead Lake w/ custom walk-in closet. Sprawling lower level offers 3 large bedrooms, 2 baths, recreation area & storage.

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Smith Team Lakeshore Sales Cont'd

Location	Square Footage	Acreage	Lake Frontage	Offered Price
Lakefront Land on Hwy 35	Land	1.71	150.3	\$595,000
Home and Cabin on Flathead Lake Hwy 35	1674	7.36	265	\$475,000
Northern Views on Finley Point	648	0.71	125	\$499,700
2 Homes with pristine level frontage on Skidoo Bay	3328	2.64	340	\$1,980,000



119 Timber Shadow Trail

3+ acre lot in the Finley Point Estates, a tasteful, well-planned community in the heart of Finley Point. Enjoy quiet privacy along with easy access, community water, septic approved, paved roads, streetlamps, lighted entryway. Lovely building sites for your dream home nestled in the trees. Community lake access just a few minutes away for boating and swimming.

\$118,000

MLS 307122



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Meet Your Neighbor – Edith Farnum

By: Linda Hewitt

“What can you make more money at and spend less time at then cherries,” Walt Staves told Bruce Farnum back in 1960. Edith Farnum, long time Finley Point resident, laughed as she added, “That turned out to be a big joke, you know.”

The Farnums, who were married in 1941 on Easter Sunday, were living in Missoula, where Bruce worked for Beatrice Food Creamery, and Edith worked at the Northern Pacific Hospital, which is now part of St. Pat’s. Later she went to Beauty College, graduating in 1952. She was working at the Palace Beauty Saloon when she retired.

Bruce’s dad liked to find things for his sons to do and hopefully make some money. His dad asked Bruce if he’d like to buy a place he’d found up at the lake, and in 1955 Bruce and Edith bought their first piece up here – four acres on Finley Point Lane next to the Hern Art Gallery. They came up every weekend, clearing the shore and building a dock.

Then in 1957, Bruce found four more acres for sale up the road, Villa Site 4, and bought it. This land had an old log cabin and an outhouse on it.

Edith’s father, Fred Fite, who had brought his whole family out from Indiana around 1927 in two old model T’s, decided he also wanted to come up to the lake and live. He’d been working for the forest service out of Missoula and was due to retire in 1962. In 1958 he bought four acres, Villa Site 5, next to Bruce and Edith. Originally both Villa Sites were owned by tribal member Leon Carron who had sold them in 1919. These sites passed through many hands before being purchased by the Farnum family.

In 1962 Fred retired, and with his wife moved into the house on the Villa Site 5, adding rooms and making many improvements. This is the house where Edith now lives. Fred built a bird sanctuary where the old outhouse was to keep his birds - including silkies, guinea hens, and parakeets. He built a fence around the old log cabin on Villa Site 4 where he kept his peacocks. People would come from all over with their kids to see the birds.



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Meet Your Neighbor – Edith Farnum

Cont'd

By: Linda Hewitt

Much of the property around the Farnums was owned by Mrs. Hertzell, George's mother. Around 1960 the Farnums bought 20 acres from her across the road from their property. They cleared all the timber and put in 600 cherry trees, mostly Lamberts. They "didn't know a darn thing about growing cherries", but learned a lot from Walt Staves, who at the time was the head of the cherry plant on Finley Point, then called the Skidoo Plant. At first Bruce did all the work, but eventually hired most of it out. They moved up here permanently in 1978 when Bruce retired after 40 years. Edith had her own garden, taking orders for the raspberries and blueberries she grew and picked. She has fond memories of dinners at George Herzels, when he would always serve steak and put a big nail in each baked potatoes to make sure it cooked evenly. They were also close friends with the Amermans, who lived next door.

Edith's grandson, Bryan Zimmerman, has worked in the orchard from the time he was about fifteen, and now has the whole operation. The cherry plant, which had been taken over by Monson fruit growers from Selah, Washington, has been buying the Farnum cherries for years. A few years ago they told local growers they don't want any more Lamberts, they want Lapins or Sweethearts. Since then, Edith says, her grandson has been taking out Lamberts and re-planting, like many other local cherry growers.

At a spry 93 years of age, Edith gets up and exercises every morning, enjoys playing bridge, and working in a vegetable garden for Bryan's family. She is also a long time member of the Montecahto Club. Edith and her family are much a part of the history of Finley Point.



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Developments in Polson

By: Sarah Beck Smith

If you haven't noticed already, there is a lot going on at the "Y" area of Polson (Junction of highways 93 and 35)! Mission Valley Aquatics swimming pool has been up and running (and thriving!) for about a year now, and that seems to have started a nice flurry of additional activity.

Kalispell Regional Medical Center is well underway in constructing a clinic in that same Ridge-water commercial corridor.

The Polson Youth Soccer Association (PYSA) just purchased 20 acres adjacent to the swimming pool to the north, and will begin Phase I of developing a brand new soccer complex this summer, offering breath taking views of the Mission Mountains and in some areas, Flathead Lake.

Walgreens just closed on a parcel of land between Safeway and Eagle Bank. Yay!

Murdoch's Ranch and Home Supply opened a beautiful store in March (where Walmart used to be). If you have not been in there, you really must. You will be blown away at the quality and quantity of offerings!

Finally, Super Walmart has been open and thriving since October of 2013. The parking lot is always packed....even at 11:00 at night.

So, get out and explore some of these cool additions to our community this summer!

Welcome Friends

By: Vinny

Vinny's Specialty Café
Located on 3rd Ave W
Corner of Main and 3rd Ave

We specialize in breakfast burrito's till 11 AM, then switch to grilled sandwiches, soups, salads and our special weapon-yummy sushi!

We are open 9 am to 7 pm Monday through Friday, with later hours available. Weekends are reserved for private parties.

Thank You
Vinny and Lilly

The Montecahto Club 2014

By: Linda Hewitt

The Montecahto Club has been as busy and productive as ever this year. The highlight of the social activities was the Friendship Tea in October, with 75 women attending, many dressing up in the Tea's theme of A Favorite Historical Character. Baskets of prizes were given away and drawings held. In March we hosted a potluck dinner for the volunteers of the Finley Point Fire Department, which was so successful we plan another one next year. Our bimonthly meetings were filled with wonderful conversations, food, games, and prizes. Our thanks go to Journey Be and Good Shepherd Lutheran Church who allowed us to hold meetings in their facilities when snow made it difficult to get up to the clubhouse.

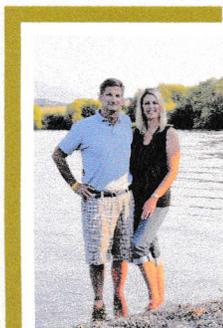
Improvements on the building this year included adding gutters and an overhang extending over the side walk, built by Dave Callahan, and the sealing of our cement floor. Tighe Williamson logged the property next to the clubhouse and in return for using our driveway and parking lot, logged about 20 trees off our property, which we sold to Plum Creek.

The clubhouse is available for rent and this year was rented for a wedding reception, a bible study group, and a graduation party. During the cherry picking season this summer it will be rented out to the Montana Migrant Health workers.

Our fund raising activities included our annual pastie sale in March, when we made and sold 532 of our famous pasties. We are currently selling Rada cutlery – catalogs are available from club members. We're working on a 16 month calendar with the Finley Point Fire Department, which should go on sale at the Cherry Festival in July.

And speaking of the Cherry Festival – club members picked 400 lbs of cherries from Sheridan Orchards on Highway 35. Thanks to their donation we will again be making our delicious pies and turnovers to sell at the Festival, along with aprons and other products with a cherry theme. Be sure to visit our booth.

On June 28 our annual rummage and bake sale was held in conjunction with the Finley Point Fire Departments Open House.



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The Montecahto Club 2014

Cont'd

By: Linda Hewitt

Two potlucks will be offered this summer. The first will be hosted by Dee Dee Cook (many of you knew her parents Lloyd and Betty Cook) on Thursday, July 24 at 6pm. It will be at 31072 Finley Point Lane – one mile past the State Park on your right – look for the 4H sign. The second will be held on Thursday, Aug 24, at 6pm at the clubhouse on Highway 35 across from the Finley Point Grill. Everyone is invited to attend these potlucks – it's a great chance to renew old acquaintances and meet your neighbors.

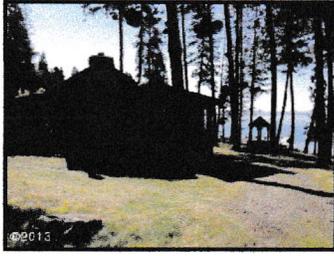
The Montecahto Club awarded a \$1000 scholarship to Polson High graduating senior Ceddrick Smith, who plans on attending MSU in the fall. He stood out above the other 17 applicants because of his volunteer work, his motivation, and his participation in sports. During his high school years he also worked in his dad's shop at Valley Glass.

The Montecahto Club also donated 242 lbs of food to the Polson Loaves and Fish Food Pantry and mailed care packages to local Montana military personnel serving overseas. We also donated coats and hats to the Coats for Kids program. Members volunteer at the Soups On kitchen in Polson and helped with their annual Winter Feast.

Our dedicated and hard working officers who are returning this year are Myrna Du-Charme, President; Chris Nelson, Treasurer, and Susie McNatt, secretary. Our new Vice President is Kari Nelson, who has many ideas and much energy to contribute.

We welcomed seven new members this year, and are always looking for more. So if you're interested in joining, call Susie McNatt at 887-2344. You don't have to live here year round to join, we welcome everyone.

	<p>Smith Team Real Estate</p> <p>Ric Smith—Broker/Owner Sarah Beck-Smith—Broker Liz Smith—Licensed Personal Assistant</p>	<p><i>We Get the Point!</i> <i>Ask for us by name</i> Ric: 406-471-0377 Sarah: 406-261-0641 ricsmith@century21bigsky.com sarah.smith@century21bigsky.com smithteamflatheadlake.com www.facebook.com/smithteamflatheadlake @c21smithteam</p>	 <p>406-883-5387</p>
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NHN S Finley Point

Delightful vintage Finley Point cabin, rich w/ history, sits upon expansive 240'+ gravel beach. Enjoy the retreat feel of approx. 4 acres w/ vegetation for privacy & beauty. 2 bedroom/2 bath cabin has been remodeled (baths & kitchen) and many original architectural accents restored. Sunny enclosed porch is perfect for overflow guests or lake-gazing. Revel in the classic splendor of The Lake.

MLS 323273 \$1,150,000

Visit our website: smithteamflatheadlake.com

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Calendar of Events

July 4th: Arlee Powwow Celebration sponsored by the Confederated Salish & Kootenai Tribal Nation and Yamnecut

July 18th: Ksanka Standing Arrow Powow at Elmo Powwow Grounds

July 19-20th: Main Street Cherry Festival Saturday 9-6 Sunday 10-4

July 25-27th: Flathead Lake 3-on-3 Hoop Shoot For more info call: 883-5255

August 2nd: 6th annual Smokin' on the Water at the KwaTuqNuk from 11-6

August 2nd: 12th Annual Polson Bay's Water Daze Swim visit www.mvaquatics.org for info

August 15th: 4th Annual Flathead Lake Blues Festival at Salish Point Contact David Venters at 885-2377

August 23rd: Polson Rotary Chili Cook Off More info to follow

September 6th: Polson Fly In at Polson Airports. Starts at 8 AM

Just Sayin!!

By: Nila Anderson

Anderson Broadcasting brings you the following. We are involved in a few things that matter to our community.

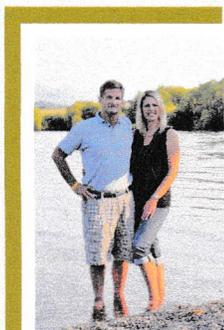
July 4th, Mission Mountain Wood Band. Sacajawea Park, 7 pm.

July 25, 26, 27th. Hoopfest. We call it Flathead Lake 3 on 3 Basketball tournament. All money given to charity.

August 8th 9th & 10th Summerfest. Car show. Fee Bop a Dip concert & so much more. We have taken it over so it will be so much fun.

Info: www.andersonbroadcasting.com or 406-883-5255 or find us on Facebook

The Polson Chamber also has information on what we do.



Smith Team Real Estate

Ric Smith—Broker/Owner
Sarah Beck-Smith—Broker
Liz Smith—Licensed Personal Assistant

We Get the Point!

Ask for us by name

Ric: 406-471-0377

Sarah: 406-261-0641

ricsmith@century21bigsky.com

sarah.smith@century21bigsky.com

smithteamflatheadlake.com

www.facebook.com/smithteamflatheadlake

@c21smithteam



406-883-5387



Spacious, nearly-new home on Finley Point. 3833 sq ft home features 3 bedrooms plus bonus room, 4 baths, two living areas, granite in kitchen, open kitchen/dining/living endless views from master suite, fireplace, decking, attached garage. Beach offers southern exposure (lots of sun!), gentle footpath, new dock, and beautiful views of the Narrows and islands.

\$885,000

MLS 325949

Visit our website: smithteamflatheadlake.com ASK FOR US BY NAME!

REAL ESTATE WRAP UP

By Ric Smith

Flathead Lake residential unit sales are off to a lack-luster start for 2014, down about 42% from last year. In 2013, year to date (at press time) the lake had 24 closings. This year, we are only at 14 closings lake-wide. We believe this data represents a slow start and not a trend. There is no reason to believe 2014 year-end unit lake sales will end up the same or very close to 2013 unit sales (59). Of course this is data that we will track closely throughout the season. At press time, there are 138 active residential listings on Flathead Lake. This means that more than ever, your home needs to be properly priced to stand out in the crowd. Smith Team Real Estate will give you realistic pricing data when considering listing your home.

Some positive news to report is that local residential unit sales (homes priced \$300,000 and under in the Polson area) have rebounded and are almost at pre-recession levels. This is a great indicator of a strong local economy.



Sunset Point Lane

SOLD!

Beautiful, peaceful gravel beach with sunny southern exposure. Property sits a good distance off the highway and has a beautiful building site near water's edge. 150' frontage, 1.71 acres. Endless views south, west, and north. Views look into Skidoo bay and into the expanse of Flathead Lake. Convenient to Polson and Bigfork for shopping.

Offered at \$595,000

MLS 325272

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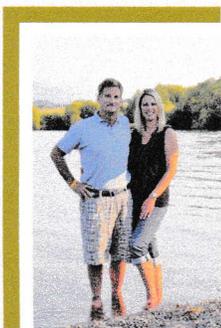
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Century 21
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406-883-5387



Smith Team Real Estate
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Or Current Resident

Smith Team
Real Estate

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Ask for us by name

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Simply drop us an email with name and address, and we will be happy to add them to our mailing list.

Name:
Address:
Phone (optional):
Email (optional):

Send to Sarah Beck Smith, Century 21 Big Sky, 119 Anchor Way, Polson, MT 59860, or call 406-883-5387 or email sarah.smith@century21bigsky.com

Finley Point Homeowners Association

Please check the local papers for upcoming events. If you are interested in joining, please fill out the form below and return to Barry Hansen, FPHA President.

Finley Point Property Owners Association Membership for Annual Dues, \$10.00

Name:
Mailing Address:
Finley Point Address:

Mail (along with \$10) to: Barry Hansen, President
33668 Lilac Hedge LN
Polson MT 59860