

# FINLEY POINT BREEZE

*We get the Point!*

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Welcome to the fall Finley Point Breeze.

We had another great summer, and I gotta say that September and October are quite possibly the best months here. While the lake can get a bit nippy for swimming (okay, too cold), the weather is simply perfect. Crystal clear skies day and night. The night sky is perhaps my favorite. Stars are brilliant and you can see the Milky Way touch the southern horizon. Of course, watching the moonrise over the Missions is always an experience to be enjoyed.

Lake sales were nuts this season. The demand started in January and is still strong. Smith Team brokered many lake sales with multiple bids. While we have had multi-million dollar lake sales over the years, we were fortunate to broker our most expensive lake sale which was listed for just under six million on Skidoo Bay. We worked with great buyers and sellers, which is always a joy for us.

Enjoy the interview with master farmers Les and Diana Buchmann in this issue. Les's family has a long Finley Point history, and they grows amazing vegetables. When his sweet corn is in, I can't get enough. You know what else? If you know of some interesting folks, let us know and we would love to interview them.

We get the Point...if you have ever considered selling your place, let us know. We will be pleased to provide you with a realistic market evaluation. Reach out to us. Our service will exceed your expectations!

Take some time to sit back, relax and enjoy the Fall Breeze!

Ric Smith  
Owner/Broker  
Century 21 Big Sky

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## NEW ANIMATION

We are really psyched about our short animation we are placing in front of our social media videos. We use the Wendt Agency of Great Falls for our marketing, and they knocked this one out of the park.

### SPOILER ALERT:

This animation pans across the lake to a cool house on the east shore, great music, and you may even spot the Flathead Lake Monster. By the way, is the monster called Flossie or Nessie or both?

Go to Smith Team on Facebook or Instagram to take a look. Let us know what you think, and thanks again, Wendt.

## UFO? UAP?

By Ric Smith

Okay, you may think I am crazy, but has anyone seen the strange light hovering over the Big Fork Area?

It clearly has very bright red, green and white lights in a spherical shape, sort of like a doughnut (colorful on the ring part, dark in the middle). The pulsing lights are very clear and powerful. This object has been out often this summer. It is much lower than airplanes and very large, and it does not move. I notice it about 9 p.m., and if I look around 11 p.m., it is gone by then. I have some friends who are on Melita Island and they see it also. In fact, one night while watching it over Big Fork, they said a larger one appeared over Wildhorse Island.

I live on the south side of Finley Point and this object was over the town of Polson one night. It was huge and only a few thousand feet above the Polson hill. Same thing---bright red, green and white lights in a circle.

If you live on Skidoo, you can have a bird's eye view of the UFO. Simply look to the NE corner of the lake, in the Big Fork area. You can't miss it (if it is out).

I really want to hear from you. Anyone else seeing this. Anyone know what it is?



## **Beautiful Orchard for Sale**

**32624 South Finley Point Road, Polson, MT**

**\$1,670,000**

**Grab your opportunity to own and operate one of the busiest orchards in the valley, located on scenic Finley Point.**

**This 12.25-acre cherry orchard is the 3rd largest in the cherry growers' co-op, and features over 2000 trees (Sweethearts, Lapin, Rainer/White Gold, Pie), 40 gallon per minute underground automated drip system, electric 8ft perimeter fencing for orchard, irrigation rights from the lake. Also featured is newer 50 x 60 shop w/ ¾ bathroom, 14' high doors, commercial kitchen, private septic system. Original shop, located in the orchard, is heated with a kitchenette, ½ bath, cool room w/ single bay garage door.**

**Nestled in the heart of Finley Point, this offering features stunning mountain views, with the potential to open up more panoramic views with tree thinning. There are many homesites around the property if new owner wishes to construct a custom residence among the trees. Truly a treasure with many possibilities! Call the Smith Team at 406 261 0641, or your real estate professional.**

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Flathead Lake is not just the largest freshwater lake west of the Mississippi, it is also among the most pristine. While the size can be credited to Mother Nature, the top-notch water quality is in part thanks to the vigilance of Montana Trout Unlimited (MTU) and local TU chapters.

For more than 50 years, MTU, a statewide, grassroots, conservation organization with 5,000 members and supporters, has been devoted to preserving some of the very aspects of life that make the Flathead watershed such a special place: water quality and ensuring public access for recreationists. If you're an angler, MTU works to conserve, protect and restore Montana's coldwater fisheries too, but the foundation is clean, cold and connected water, which matters to all of us.

A few of the ways MTU has and continues to ensure Flathead Lake and the entire watershed stay healthy include:

- Serving on Montana's Aquatic Invasive Species (AIS) Council and launching a Clean.Drain.Dry. education and outreach initiative to help stop the transport of aquatic invasive species into the Flathead system. Additionally, MTU also provided gift cards to AIS check station workers to thank them for their important role in stopping the spread. The fact that there are no zebra mussels in the Flathead is evidence of the hard work of many, including MTU.
- MTU worked closely with the Confederated Salish and Kootenai Tribes and other stakeholders to usher the CSKT Water Compact through to ratification and federal settlement. This important agreement not only prevents decades of costly litigation, but it also invests millions of dollars in irrigation and other infrastructure, native fish restoration, and instream flow protections on some of the state's most precious rivers and streams.
- Via both an annual overnight camp and statewide day clinics, MTU educates the next generation of conservationists, teaching young people about the importance of water quality as the basis of our Montana ecosystems.



Photo Credit: Bill Pfeiffer

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- MTU's fulltime government affairs staff is constantly finding and creating policy tools to help keep water in streams. He also works to be sure that the Flathead is not overlooked when state and federal funding is available for restoration and watershed management. That includes specific projects within the Flathead basin under Montana's Future Fisheries Improvement Program that aims to restore wild and native fish populations through restoration projects that are win-win for fish, irrigators, and local economies.
- In 2021 MTU was instrumental in moving the Montana Department of Environmental Quality toward establishing a site-specific Selenium standard for Lake Koocanusa and the Kootenai River; after years of data from the Elk River and Lake Koocanusa definitively demonstrating that selenium and nitrates from the Canadian mines are degrading — in Montana — water quality, fish and all life that depends on those waters, MTU took action and was successful. Just upstream of our beloved Flathead.
- Healthy wild and native trout populations are important to the entire ecosystem, not just for anglers and MTU works closely with Montana's Fish and Wildlife Commission, Montana Fish, Wildlife and Parks and the U.S. Forest Service to defend wild and native fish restoration efforts at many scales. From efforts to bring back the natives in the Swan, to helping pass legislation for single-point barbless hooks in the main Flathead and tributaries, MTU knows that eagles, osprey, bears, beavers and humans are all healthier when wild and native trout populations thrive in well-functioning ecosystems.
- Finally, MTU recognizes that Montana's best-in-the-nation stream access law allow all of us to recreate and enjoy our prized rivers and streams, and MTU strives to make sure that public access is the legacy we pass on to the next generation.

If you're interested in learning more about Montana Trout Unlimited, supporting their work or joining the local Flathead Valley Chapter of TU, please visit [www.montanatu.org](http://www.montanatu.org). MTU is one of my philanthropic priorities because I know their work makes our quality of life better in the Flathead; I hope you'll consider joining me and supporting what they do.

#### A message from Diane Long:

The second annual Finley Point Loop Event was held on August 12 at 10:00 am. There was no fanfare this year due to the serious issues of the fire which dominated life on the point the preceding week. Despite that, 28 participants and one dog walked, ran, or cycled the nearly 6.7 mile course which started and ended at Hansen Lane on North Finley Point Rd.

Event organizers, Julie and Paul Hansen are already looking forward to next year's event, likely to be held again in mid-August and another opportunity to get outside, get exercise and bring neighbors together.



#### **Congratulations to Chef Pedro Vera, voted Best Chef in Polson!**

Vera is the chef at Finley Point Grill,  
our neighborhood restaurant that was also voted  
Best Fine Dining,  
Best Fish/Seafood, Best Restaurant,  
and Best Restaurant for a First Date.

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## Boulder Fire Brings Sudden End to FLBS Summer in the Flathead

from Flathead Lake Biological Station

As many of you know, this year has been a challenging wildfire year in Montana and around the west. Many of our valleys have been choked with smoke, and large numbers of people and their homes have been in harm's way. Unfortunately one fire, the Boulder 2700 Fire near Polson, MT, warranted the evacuation of hundreds of people along Flathead Lake's east shore, destroyed more than 30 structures, and greatly disrupted the operations of the University's Flathead Lake Biological Station (FLBS).

The Boulder 2700 Fire started on Saturday, July 31, in the Mission Mountains about eight miles northeast of Polson. The Confederated Salish and Kootenai Tribes (CSKT) Division of Fire responded quickly, and despite severe fire conditions they had the small blaze under control. Then, in the early hours of Sunday morning, everything changed without warning.

Just after midnight on August 1, temperatures spiked into the 90s and a strong wind came out of the northeast. This wind rapidly pushed the fire down the



*A Finley Point/Yellow Bay volunteer firefighter works to protect a home from the Boulder Fire. Photo courtesy the Finley Point/Yellow Bay Fire Department.*

Mission Mountains toward Flathead Lake, and in a matter of hours the fire had swelled to more than 1,000 acres. Residents along a 10 mile stretch of Highway 35, including all residents of Finley Point, were forced to evacuate. Power was shut off to the area to prevent additional fires.

Numerous fire departments from Bigfork to Arlee bravely worked with CSKT to push back against the Boulder blaze. These fire departments included the Finley Point/Yellow Bay Fire Department, in which FLBS maintenance supervisor Eric Anderson serves as fire captain for the Yellow Bay substation located on FLBS property, and the City of Polson Fire Department, where FLBS facilities technician Reggie Heiser serves as a volunteer fireman. Heiser was among the first volunteer fire crews on the scene of the Boulder Fire and played an important role helping to protect homes and structures along Highway 35.

By 3am Sunday morning, as Heiser and others fought the Boulder Fire, FLBS media and information manager Ian Withrow was at the Red Cross Evacuation Center at the Linderman School in Polson, where he helped Red Cross volunteers and the Polson Chamber of Commerce organize and deliver meals to evacuated families. Withrow, the volunteer communications chair for the Polson Chamber Board of Directors, used Polson Chamber and FLBS social media accounts to help inform and update local communities on Boulder Fire developments. These important communications greatly helped disseminate the most recent fire information, and reached nearly a quarter of a million people in a seven day period.

Meanwhile at the Bio Station, which was under an evacuation warning but not an evacuation order, FLBS Director Jim Elser woke and mustered all residents, roughly 40 students, interns and visiting researchers. Elser instructed them all to pack small bags and be ready to leave very quickly if the fire moved towards FLBS. Some went back to sleep in their cabins. Others did not.

By midday Sunday, a small group of FLBS personnel, including Heiser and Elser, were taking stock of the situation, and working to protect Bio Station infrastructure and irreplaceable scientific samples and data. The Bio Station had no power, no water, no phones, no internet, no email, and the back-up generator for the wastewater treatment plant had failed. The decision was made to evacuate students, interns and residents. Most were graciously accommodated and fed at the University of Montana's main campus in Missoula.

Ironically, the FLBS class that was scheduled to begin on Monday August 2 was Forest and Fire Ecology. Taught by UM forest ecologist and Wilderness Institute Director Andrew Larson, Forest and Fire Ecology emphasizes the principles of population, community, and ecosystem ecology in the forests and grasslands of the northern Rocky Mountains. Adjusting quickly to the location change, Larson and his students—many of whom were supported by philanthropic scholarships—were still able to get into the field near Missoula and learn data collection techniques, document plant distributions, and investigate the impact of wildfires on plant ecology.

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But FLBS undergraduates weren't the only ones exploring the impacts of wildfire. The Bio Station's Flathead Lake Monitoring Program went out and collected their regular suite of data and samples, demonstrating once again the importance of long-term monitoring. FLBS Director Elser collected both ash and ashy water from the Boulder Fire fallout. FLBS lake ecologist Shawn Devlin made preliminary assessments on short and long-term impacts of the Boulder Fire on Flathead Lake temperatures, turbidity and ecology. Finally, FLBS graduate student Brooke Bannerman launched a new research project exploring the impacts of wildfires on lakes.

Thanks to the hard work of Mission Valley Power and a number of dedicated FLBS personnel, power, internet, phones and water sanitation were all restored within a week to the Bio Station facilities. All FLBS personnel and visitors are safe, and FLBS infrastructure and scientific samples were spared. Evacuation orders have been lifted and Highway 35 is open again.

We cannot say enough about the incredible efforts of fire and emergency crews for their tireless work fighting the Boulder Fire and many other fires across Montana and the United States. If the Boulder Fire taught us anything, it's that our communities are capable of incredible things, and when we all work together, there's nothing we can't overcome.

## Rustic Acres Ranch: Les and Diana Buchmann

You likely know Les and Diana Buchmann as the kind folks on Finley Point who have the produce stand. What you may not know is that the Buchmann family has been on this 45 acres of land since 1956, when Les was only six weeks old.

"There were very few people out here back then," said Les, who has seen a lot of changes in the area over the last 65 years.

Les grew up on the small farm working alongside his parents, Otto and Lucille Buchmann, who helped to start the farmer's market in downtown Polson.

After a four-year stint in the Navy, and another four years working at Boeing, Les met a kindred spirit, Diana, who also grew up farming. They married and returned to Finley Point in 1983.

"We did the market in town for a while, but we both had full-time jobs and two kids," Diana said.

Although they are now officially retired, endless hours and work go into their produce side hustle, starting early in the spring with seedlings taking up space inside the house and ending in mid-October with the final harvest.

They also have a few pigs and ten head of cattle for meat, along with a mother-and-daughter pair of donkeys and a couple of orange cats, named Orange and Orange II.



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The Buchmanns are busy. They do their own haying, and Diana cans and freezes produce, too. They have five full freezers and four full refrigerators, which caused their little granddaughter to ask Diana, “Grandma, is this your own grocery store?”

“We are a self-sufficient farm pretty much, except we buy the pigs,” Les said.



Stocked with a huge variety of vegetables and fruits from their acre-and-a-half garden, their home-based produce market is in its third year; and this is the second year their oldest grandson Brennan Buchmann has spent the summer with them, mostly running the show.

“The days he’s here, he pretty much takes care of the market,” Les said, adding, “He’s much more strict than I am when it comes to weighing things. I let things slide, but he doesn’t.”

Brennan, a 15-year old competitive swimmer from Texas, loves summer on the Flathead, lake days and beautiful weather, but he especially enjoys “forming relationships with the customers,” he said.

People are catching on that this is the place to go for the freshest produce around.

“We do have some very loyal customers,” Les said, smiling, “some of them don’t really care how much they spend. Most of them tell me I’m too cheap.”



### What to Know:

**Location:** Turn on to Finley Point Road and look for the produce sign on the right

**Hours:** 8 a.m. to 5 p.m. Mondays and Thursdays, seasonally

**Payment:** Cash only

**What to expect:** A huge variety of freshly picked fruits and veggies

*Pictured: Diana, Brennan, and Les Buchmann*

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## A Few of Our Favorite Recipes

These recipes are from our friend and client, Jo Schoenecker, who lives in a picturesque little cabin in the woods on the Point. She is Repurposer Extraordinaire and hosts a mean theme dinner (see picture below). The plum torte was originally from the New York Times Recipes, and the pizza is 100% Jo. Cheers, Jo!

### Original Plum Torte

3/4 cup sugar  
1/2 cup unsalted butter  
1 cup unbleached flour, sifted  
1 teaspoon baking powder  
Pinch of salt  
2 eggs  
24 halves pitted purple plums  
Sugar and cinnamon for topping



1. Preheat oven to 350 degrees.
2. Cream sugar and butter in a bowl. Add flour, baking powder, salt and eggs. Beat well.
3. Spoon the batter into a spring form of 8 or 9 inches. Place plum halves skin side up on top of the batter.
4. Sprinkle lightly with sugar, depending on the sweetness of the fruit. Sprinkle with about 1 teaspoon of cinnamon, or to taste.
5. Bake for one hour, or until starting to brown on the edges.

### Pizza con Prosciutto Formaggio

Crust: Freschetta 4-cheese crust (gluten-free or regular)

- Top with fig spread (like jam)
- Layer with prosciutto
- Sprinkle crumbled goat cheese

Bake on rack: 430 degrees for 12 to 15 minutes, until crust begins to brown on edge.

Top with arugula.

Buon Appetito! \*Serve with chianti.

I am a huge fan of Hemingway. I love what he writes about and how he writes. He also knew a bit about drinking (don't mix sugar and alcohol).

Anyway, here is one of my favorite Hemingway drinks. Simple to make and very tasty with a clean finish.

Enjoy!  
-Ric



### Tom Collins a la Hemingway

2 oz. London dry gin  
3/4 oz. fresh lime juice  
2-4 oz. coconut water  
2-3 dashes Angostura bitters

Vigorously shake all ingredients, then strain into an ice-filled Collins glass.  
Garnish with a lime wedge or peel.

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## SMITH TEAM REAL ESTATE RECENTLY CLOSED THE SANCTUARY ON SKIDOO BAY!

30987 STATION CREEK WAY POLSON, MT  
Offering Price \$5,950,000



SMARTER. BOLDER. FASTER.®

**CENTURY 21**®  
Big Sky Real Estate

32618 SKIDOO LANE POLSON, MT  
**SOLD BY SMITH TEAM!** Offering Price \$1,470,000



## MORE LEGIT SHOPPERS

If you are considering selling your property alone, it's important to keep two things in mind:

1. 95% of home buyers are searching online
2. Statistically there are over 3200 agents in our MLS, which creates huge exposure advantage. MLS exposure is the best way for a seller to receive highest and best.

With nearly all property shoppers looking on the web, your property needs to be easy to find online - *that's where the Multiple Listing Service comes in.*

BOTH RECENT SMITH TEAM FINLEY  
POINT/SKIDOO BAY SALES WERE UNDER  
CONTRACT WITHIN 24 HOURS OF  
HITTING THE MLS. If you live on Finley  
Point, East Shore, or Skidoo Bay, we can  
provide you the latest market data.

We get the Point!



# State of the Lake

Flathead Lake Activity  
Activity from January 1 through October 1, 2021

## RESIDENTIAL

### ACTIVE LISTINGS

Up to \$500,000 - 0  
\$500,001 to \$1,000,000 - 2  
\$1,000,001 to \$2,000,000 - 2  
\$2,000,001 to \$4,000,000 - 10  
\$4,000,001+ - 16  
TOTAL - 30

### PENDING SALES

Up to \$500,000 - 0  
\$500,001 to \$1,000,000 - 0  
\$1,000,001 to \$2,000,000 - 3  
\$2,000,001 to \$4,000,000 - 3  
\$4,000,000+ - 1  
TOTAL - 7

### SOLD/CLOSED

Up to \$500,000 - 0  
\$500,00 to \$1,000,000 - 13  
\$1,000,001 to \$2,000,000 - 21  
\$2,000,000 to \$4,000,000 - 10  
\$4,000,001+ - 9  
TOTAL - 53

## LAND

### ACTIVE LISTINGS

Up to \$500,000 - 1  
\$500,001 to \$1,000,000 - 2  
\$1,000,001 to \$2,000,000 - 5  
\$2,000,001+ - 2  
TOTAL - 10

### PENDING SALES

Up to \$500,000 - 1  
\$500,001 to \$1,000,000 - 4  
\$1,000,001 to \$2,000,001 - 0  
\$2,000,001+ - 0  
TOTAL - 5

### SOLD/CLOSED

Up to \$500,000 - 5  
\$500,00 to \$1,000,000 - 10  
\$1,000,001 to \$2,000,000 - 3  
\$2,000,001+ - 2  
TOTAL - 20

Compliments of The Smith Team, Ric Smith, Sarah Beck and Ashlee Perry, Brokers, Century 21 Big Sky  
(This data is compiled from the Montana Regional Multiple Listing Service)





Yearly Sold/Closed Sales Comparison - Residential  
Flathead Lake  
Year-to-Date

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
As of April 1		7	10	8	10	7	7	7	4	7	13
As of July 1		21	26	15	23	25	20	18	21	19	29
As of Oct 1	36	51	47	33	42	35	37	37	41	86	53
As of Dec 31 (total for year)	53	65	59	43	54	50	49	60	57	126	

Yearly Sold/Closed Sales Comparison - Land  
Flathead Lake  
Year-to-Date

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
As of April 1		4	6	1	0	3	0	3	1	3	3
As of July 1		10	12	5	6	5	5	10	6	8	11
As of Oct 1	2	12	14	7	10	8	12	17	8	13	20
As of Dec 31 (total for year)	5	14	16	8	11	12	14	19	11	35	



*We get the Point!*

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Do you have friends or family who want to receive a copy of *The Breeze*?

Drop us an email at **[sarah@century21bigsky.com](mailto:sarah@century21bigsky.com)** with their name and address, and we will happily add them to our mailing list. You may also include their phone number and email address for Century 21 Big Sky's monthly newsletter.

**We never sell, share or show anyone our mailing list. It is for exclusive use.**

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Big Sky Real Estate

### Finley Point Homeowners Association

Check out the local newspapers for upcoming events.

If you are intersted in joining, please fill out the form below and return to Barry Hansen, FPHA President.

Annual fee for Finley Point Property Owners Association membership is \$10.

Name:

Mailing Address:

Finley Point Address:

Mail form and \$10 to Barry Hansen, President, 33668 Lilac Hedge Lane, Polson, MT 59860.

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