

BUYING LAND IN NORTHWEST MONTANA

Start with the questions that matter.

An access, utilities, and feasibility checklist for evaluating a parcel before you commit.

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Engel & Völkers Western Frontier

04 / 08

Start with access & intended use.

A listing description is a starting point. Build a file of parcel-specific records and answers.



01 / RECORDS

Identify the parcel

Collect the legal description, parcel number, survey or plat, and title documents. Ask a surveyor to resolve boundary questions; do not treat an online map as a survey.

02 / ACCESS

Understand legal access

Ask the title professional to explain recorded access and exceptions. Read easements and any road-maintenance agreements with qualified advice.

03 / REALITY

Test physical access

Walk or drive the permitted access route with permission. Ask about grades, seasonal conditions, delivery access, and responsibility for plowing or repairs.

04 / USE

Confirm your intended use

Describe the planned home, shop, animals, rental, or future division to the appropriate planning office. Review covenants separately from zoning.

[Open official information](#)

Follow the utilities.

Nearby infrastructure is not the same as a confirmed service connection or an approved system.



WATER

Water supply & rights

Request well records, available testing, and associated water-right information. Ask DNRC how the existing or proposed use should be evaluated.

[Open official information](#)

SEPTIC

Wastewater feasibility

For Flathead County, begin with its land research process to locate approvals and septic records. Confirm what the parcel is approved for before designing around assumptions.

[Open official information](#)

SERVICE CONNECTIONS

Power & communications

Ask providers for address-specific availability, connection requirements, construction estimates, easements, and timing. Check internet installation, not just a coverage map.

SITE CONDITIONS

The usable building area

Have appropriate professionals evaluate soils, slope, drainage, floodplain, and the space needed for structures and systems. Check the site against the actual plan.

[Open official information](#)

Build a feasibility sequence.

Use the contract's actual deadlines. Arrange the right investigations before the applicable decision dates.



1

STEP 1

Define the project

Write a one-paragraph description: intended use, building size, outbuildings, and timing. Share the same description with each provider or reviewing office.

2

STEP 2

Collect the records

Ask for title, survey, access, covenants, utility information, water records, and wastewater approvals. Track missing items rather than treating silence as approval.

3

STEP 3

Get site-specific estimates

Request estimates for access, earthwork, utility extensions, water, wastewater, design, and permits. Record exclusions, assumptions, expiration dates, and lead times.

4

STEP 4

Review before moving forward

Bring unresolved questions to your agent and relevant professionals. Confirm approvals and feasibility; agree on the next step within the contract process.

Your parcel decision sheet

Use one sheet per parcel. Mark each item: verified / pending / concern. Attach the supporting records.

Item	Status	Who will confirm?
Boundary / survey		
Legal & physical access		
Intended use / restrictions		
Water supply & rights		
Wastewater approval		
Power / internet / site work		

Parcel number and intended use:

Site-development estimates and items still unpriced:

Decision deadline and questions that must be resolved:

This guide uses Flathead County resources where noted. Other counties, cities, or jurisdictions may have different processes.

Let's plan your next chapter.

Define what you want to do on the land. Then assemble evidence that the parcel can support it.



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Send me the parcel and what you want to build or do there. We can organize the right questions and identify the professionals who can answer them.

[Explore the complete relocation flipbook](#)

[SOURCE LINKS / CHECKED OCTOBER 27, 2026](#)

[Flathead County Planning & Zoning](#)

[Montana DNRC: understanding water rights](#)

[Flathead County: sewage & septic research](#)

[FEMA Flood Map Service Center](#)

Planning information, not a determination of buildability, access rights, or legal compliance. Obtain parcel-specific professional review.

Each office independently owned and operated.