



Double Possibilities Home & Lot Border Public Land, Missoula County, Montana, 19.18 Acres **\$1,269,000**

- Equestrian, House, Stream/River, Timberland, Wildlife Viewing

No Covenants! Double the Possibilities and bug out to this homesteader's dream property bordering National Forest on two sides at the Top of the watershed in the Swan Valley, Montana! One parcel features a Professionally maintained, 1980s log home (2015 remodel) with hardwood floors, first floor primary, open concept loft with T&G vaulted ceilings and 2 additional bedrooms, great room with Blaze King wood stove and rock wall hearth, covered 2nd level balcony and 1st level wrap around covered porch. The 2900 sq. ft. custom built shop has 2 oversized electronic overhead roll up doors, reinforced poured concrete floors, cold pantry storage and security door safe room, is insulated with radiant floor heat in the 900SF addition, and features a 3rd overhead door in the rear of the building for ATV/Snowmobile storage. Have all the power you need for any project with 400 amp service to the property; 200 amp for the shop and 200 amp for the house. The house and shop on 10 Acres has all the homesteader's outdoor amenities including a garden with raised beds, permitted green house with rain catchment system, chicken coop and additional storage sheds and wood storage or hay barn.

Cross your private road bridge over Pierce creek to a second, Build-Ready home-site on the second 10 acre lot (Well and septic ALREADY installed). Split is possible again with 5 acre lot allowance grandfathered in. National Forest Borders two sides. Pierce Creek runs through the property under a private road bridge. Easy access. Parcel #2 is 336 Old Barn Rd. Second power pedestal is installed at separate driveway entry.

The 2015 home remodel includes Efficient Andersen doors & windows throughout, upper level; new electrical, drywall, carpeting, closets and exterior decking and handrails on the balcony; new cabinets; and new exterior cement board siding. The second bathroom is roughed-in in the heated Shop.

Live turn key or build a dream home while living in an efficient well maintained home!

2012 custom built oversized 4+ car (2000 sq. ft.) shop building with 2023 fully finished, 900 sq. ft. insulated addition with radiant floor heating, additional loft storage area, and several rooms to do with as you choose (including a bathroom ready area with floor drain installed). Total shop is ~2900 sq. ft. with 2 oversized electronic overhead roll up doors, poured concrete floors and a 3rd door in the rear of the building for ATV/Snowmobile storage. 400 amp service with 200 amp at shop and 200 amp for house. Two lots, two wells, two septic systems and separate power connections. Well kept and private single family home site overlooking Pierce Creek. Reverse osmosis for pure drinking water at the kitchen sink and whole home water softener. Dishwasher ready. Power box for second site at 336 Old Barn Road has 400 amp service ready and installed but is not connected/metered. Convenient highway access however both sites are set back, private, and on opposite sides of the creek from one another. Thoughtfully thinned, mature timber and well kept and improved roads on property, including a private bridge. Several additional build sites, including with mountain views and bordering forest service for your current enjoyment, future home or accessory dwelling unit(s). Forest service borders 2 sides with a corner marker at the edge of the property.

Main Info

- Street Address : 5449 MT-83
- Lot Size Acres : 19.18 Acres
- Postal / Zip Code : 59826
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 1633203
- County : Missoula
- Closest City : Condon

Home Info

- Year Built : 1983
- Building Features : Storage Shed, Shop, Outbuildings, Hay Shed, Greenhouse
- Square Feet Main House : 1512 square feet
- Baths : 1
- Bedrooms : 3

Sellers closed on new home and are in the process of moving. Home will be vacant soon.

Parcel 1 C.O.S. 338 is 10.15 acres with home site and deeded access through 336 Old Barn Rd from Highway 83. Parcel 2 C.O.S. 338 is now 9.03 acres after removing the right of way from highway, originally 10.18 acres more or less. Access to 336 Old Barn Rd is at the utility box, and there are several potential additional building sites.

All buyers and their agents have an obligation to verify all information contained within this listing. Information provided is deemed reliable but is obtained from outside sources and not guaranteed by the listing agent or Clearwater Properties.

Taxes

Tax Year : 2025

Estimated Taxes per year are \$3,324.00

2nd Parcel APN 1388923. Tax amount listed is total for both parcels.

Broker Info



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Mark Leffingwell is a trusted and highly knowledgeable real estate professional who calls the Swan Valley home year-round. Combining a strong foundation in construction and project management with deep local insight, Mark helps clients navigate every aspect of buying, selling, and managing real estate with confidence and ease. As a REALTOR®, Montana Licensed Property Manager, and Registered Independent Contractor, he provides a full spectrum of services for property owners and investors seeking thoughtful guidance and expert stewardship. A passionate advocate for conservation-minded development and historic property revitalization, Mark brings a careful, detail-oriented approach to every project. He moved to Montana from his native Wisconsin in 2005 to pursue an engineering degree and quickly fell in love with the region's rugged beauty, outdoor lifestyle, and tight-knit communities. Outside of real estate, Mark enjoys connecting with the landscape he loves through hiking, skiing, and wildlife tracking, often accompanied by his partner, Jackie, and their two German shepherd mutts. With Mark, clients gain not only a skilled professional but also a local partner who truly understands the Swan Valley way of life.

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