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Clark Fork River Ranch, Missoula County, Montana, 77.16 Acres

\$3,000,000

- River Frontage

An outstanding opportunity to own more than 77 acres of land, with about 3500 feet of Clark Fork River frontage. This vast property includes hay fields, irrigation rights, and direct river access. Currently, three exclusive glamping tent sites are strategically placed along the riverbank, providing a luxurious and secluded camping experience. The 1908 square foot caretaker's residence features three bedrooms, two full baths, and picturesque views. Adding to the property is a charming 1950s barn for extra storage and parking, along with a shed/carport. With thousands of acres of state land across the Clark Fork River, this location is ideal for hunters and outdoor enthusiasts. Enjoy fishing along the banks of the Clark Fork River, a medium-sized Montana river known for its excellent big water fly fishing. Embrace rural living near Clinton, Montana, just 25 minutes from Missoula airport. For inquiries or to arrange a viewing, please reach out to Kristen Clark at 406-396-8110, or your Real Estate Professional.

- Street Address : 11055 Silver St
- Lot Size Acres : 77.16 Acres
- Postal / Zip Code : 59825
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 5904078
- County : Missoula
- Closest City : Clinton

Taxes

Tax Year : 2024

Estimated Taxes per year are \$3,670.00

Broker Info

Mark and Jeannette Smith **Mark and Jeannette Smith**

Clearwater Montana Properties

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Mark and Jeannette – The Montana Dream Team bring a powerful combination of expertise, passion, and local knowledge to help clients find their perfect Montana property. Mark is a seasoned hunting guide in Northwest Montana with extensive experience in hunting, fishing, trapping, home construction, and extreme backcountry recreation. He specializes in bare land as well as hunting and fishing properties, leveraging his firsthand knowledge of Montana's rugged landscapes and recreational opportunities to help clients make informed decisions. Jeannette was born and raised on a cattle ranch in western Montana and holds a Master's degree from the University of Montana. With over 21 years in real estate and her broker's license, she currently serves as the Montana Regional Manager for Clearwater Montana Properties. Her diverse background spans education, ranching, healthcare administration, and life coaching, giving her a well-rounded perspective on client needs. Jeannette is also a member of the Sanders County Community Development Board of Directors, demonstrating her commitment to helping local communities grow while preserving Montana's unique recreational and cultural heritage. Holding designations including Broker, RRS, ABR, C2EX, and GRI, Jeannette specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. Together, Mark and Jeannette focus on top-notch customer service, truly listening to their clients to guide them toward the right property. Whether you're seeking a dream home, cabin, retreat, or hunting/fishing property, the Montana Dream Team is ready to make your Montana real estate dreams a reality. Call, text, message, or email them today at (406) 270-3921 to begin your journey.

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