



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

**Clearwater Montana Properties**

**(P:) 406-847-3400**

**(M:) 406-270-3921**

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**[cmpmontana.com](http://cmpmontana.com)**

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Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 20 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, GRI, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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