



QUINTESSENTIAL MONTANA! HISTORIC HOMESTEAD COONEY CREEK WATER RIGHTS 94+ ACRES



WATERFRONT

\$900,000



[MORE INFORMATION](#)

<https://bit.ly/2BPYFKR>



720 Cooney Creek Road Condon, MT 59826 MLS# 21601244

PRESENTED EXCLUSIVELY BY: Clearwater Montana Properties



JOHN KELLER

JKeller@CMPMontana.com

Contact John for more information

406-677-7032 Direct Line & Voicemail

LACEY McNUTT

Lacey@CMPMontana.com

Contact Lacy for more information

406-677-7040 Direct Line & Voicemail

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6124 Highway 83 N • Condon, Montana | O: 406.754.3300 Toll Free: 800.577.3013

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WATERFRONT

Property

PROPERTY 1	
Geocode:	04-2992-06-2-01-11-0000
Township Range Section:	20 N - 16 W - 06
Legal Description:	S06, T20 N, R16 W, PT IN S2 S2 NW4 & PT IN N2 SW4
Subdivision:	
Tax Year/Amount:	2018/479
Assessment Code:	0001953408
Continuous Crop Acres:	0
Farmsite Acres:	0
Grazing Acres:	0
Irrigation Acres:	0
Total Market Acres:	1
Total Deeded Acres:	94.18
County:	MISSOULA
COS:	
Tax Comment:	
Owner Name:	FORDER PAMELA K
Non Qualified Acres:	24.879
Fallow Acres:	0
Hay Acres:	0
Total Ag Acres:	24.879
Total Forest Acres:	68.301
Total Leased Acres:	

Residential

PROPERTY 1 - RESIDENTIAL 1	
Type:	Single Family Residence
Square Footage Basement:	
Square Footage Second:	0
Square Footage Half:	0
Finished Square Footage:	0
Total Square Footage:	919
Total Bedrooms:	1
Total Bathrooms:	1
Story Height:	1.0
Exterior Wall Finish:	Other
Basement Type:	None
Walkout Basement:	
Heating Cooling System:	Floor/Wall/Space
Style:	Log
Square Footage Main:	919
Square Footage Third:	0
Year Built:	1930
Year Remodeled:	0
Roof Material:	Metal
Full Bathrooms:	1
Half Bathrooms:	0
Exterior Wall:	4
Foundation:	Concrete
Daylight basement:	N
Heating Cooling Type:	Non-Central
Heating Cooling Fuel:	Gas

Close your eyes. Take a deep breath of clean, mountain air. Feel the warm sun on your face. See yourself here, on 94+/- acres of sprawling meadows with deep lush grass and dense pockets of forest, teeming with wildlife. The snow-capped peaks of the Swan Range provide a captivating backdrop, you'll not soon forget. A half-mile of Cooney Creek's icy waters babble generously year-round, through the length of the property, nurturing scores of young Bull trout as they make their way to the Swan River. According to a February 2007 news release by The Vital Ground Foundation, "Cooney Creek contains one of the few remaining genetically pure strains of westslope cutthroat trout in the Swan Valley and constitutes important rearing habitat for juvenile bull trout and other, less sensitive fish species." Remarkably, this property is being sold with the water rights to Cooney Creek, making this a truly, once in a lifetime opportunity! Originally, a part of the Clinkingbeard homestead, George Clinkingbeard first settled on this land in July of 1915. Later used as the hub for an outfitting business, established in the 1970's, there is a rich and vibrant history here. The rustic 1 bedroom, 1 bath cabin, built in 1930, and original to the homestead, rests on the North side of Cooney Creek and is easily accessed year-round. Across the creek from the cabin, stands a lovely, old barn, beautifully weathered and time worn, that speaks of a slower pace and the grit and resolve of the few who first called the Swan Valley, home. The possibilities this property holds are limitless, with no covenants, no restrictions and the highly coveted water rights to Cooney Creek. This beautiful property offers the rare opportunity to own a piece of Montana's & the Swan Valley's proud history. Seller Financing possible.

