



## **Quintessential Montana!, Missoula County, Montana, 94.18 Acres**

**\$900,000**

- Agriculture, Big Game, Equestrian, Fishing, House, Upland Bird

94+/- acres of sprawling meadows with deep, lush grass & 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." Remarkable, this property is being sold with the water rights to Cooney Creek, making this a once in a lifetime opportunity! Originally a part of the Clinkingbeard homestead, George Clinkingbeard first settled on this land in July 1915. Later used as the hub for an outfitting business established in the 1970's, there is a rich & vibrant history here. The rustic 1 bedroom, 1 bath cabin was built in 1930 & original to the homestead, rests on the North side of Cooney Creek & is easily accessed year round. Across the creek from the cabin stands a lovely old barn, beautifully weathered & timeworn, that speaks of a slower pace & the grit & resolve of the few who first called the Swan Valley home. The possibilities this property holds are limitless; no covenants, no restrictions & highly coveted water rights to Cooney Creek. This beautiful property offers the rare opportunity to own a piece of Montana & the Swan Valley's proud history.

- Postal / Zip Code : 59826
- Lot Size Acres : 94.18 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Missoula
- (Assessor) Parcel Number : 1953408
- Closest City : Condon

### Home Info

- Year Built : 1930
- Building Features : Outbuildings, Barn, Other Storage
- Square Feet Main House : 919 square feet
- Baths : 1
- Bedrooms : 1
- Elevation : 0

### Taxes

Tax Year : 2015

Estimated Taxes per year are \$442.00

S06, T20 N, R16 W, PT IN S2 S2 NW4 & PT IN N2 SW4

### Broker Info



#### John Keller

**Clearwater Properties**

**(P:) 406-677-7032**

**(M:)406-499-0089**

**[Jkeller@CMPMontana.com](mailto:Jkeller@CMPMontana.com)**

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

**Co-listing with: Clearwater Properties, Lacey McNutt**

John Keller, specializes in Swan Valley, MT recreation properties...the Last Best Place that offers easy access to public lands, designated wilderness area, rivers, lakes, and trails providing all kinds of four-season outdoor recreation opportunities. John is an active volunteer and habitat partner for the Rocky Mountain Elk Foundation, enjoys wilderness pack trips, and floating western Montanas scenic rivers. He supports thoughtful land use guidelines and conservation initiatives that safeguard critical wildlife habitat and preserve open space. He'd like to be your guide to explore all that the Swan Valley and western Montana has to offer, and promises to work in your best interest.

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