



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

**\$1,050,000**

- 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.

- Street Address : 720 Cooney Creek Rd
- Lot Size Acres : 94.18 Acres
- Postal / Zip Code : 59826
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 1953408
- County : Missoula
- 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 : 2019

Estimated Taxes per year are \$485.00

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

### Broker Info



#### Lacey McNutt

**Clearwater Properties**

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**Co-listing with: Clearwater Properties, John Keller**

Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the NW Association of Realtors Full-time resident and REALTOR in the Swan Valley 5th generation Montanan Attended Helena College Rocky Mountain Elk Foundation Member Member of the Swan Valley Emergency Services Member of the Swan Valley Community Council 2016-17 PTA President for Swan Valley School Resort & Recreation Specialist, RRS Enjoys hunting, fishing, riding horses, camping and packing into the Bob Marshall Wilderness Lives, works and plays year-round in the beautiful Swan Valley with her husband and son

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