



Wild River Ranch, Missoula County, Montana, 26.46 Acres

\$799,000

- Big Game, Equestrian, Fishing, River Frontage

Wild River Ranch located on 26 acres and over a third of a mile frontage on the scenic Swan River. Fish for cutthroat trout on the varied fishing waters the river has to offer. 3,084 sq. ft., 4BR, 3.5 BA residence constructed on a ridge overlooking the Swan River framed by the dramatic Mission Mountains. The spacious living room has space for all, and includes great conversational areas as well as reading chairs and loungers positioned in front of the cozy wood burning fireplace. The kitchen is new with hickory scraped wood floors, granite counters, walnut cabinets and is beautifully finished off with new Heartland antique appliances. The master bedroom includes a private balcony to view the sunset. The property has a horse corral and tack shed, a trail system throughout ranging from mountain ridges in the forest to trails winding along the river. These trails are perfect for exploration, hiking, ATV's, horse rides, etc. The 2 car garage houses an ATV and a Polaris Ranger for your adventures. Trophy class whitetail deer, elk and bear frequent the wild areas of the property. Convenient access off of Montana Highway 83 through a majestic log archway with automatic gate opener. Airline service is available in Missoula or Kalispell a little over 1 hour away.

Main Info

- Postal / Zip Code : 59826
- Lot Size Acres : 26.46 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Missoula
- Closest City : Condon

Home Info

- Year Built : 1958
- Square Feet Main House : 2904 square feet
- Bedrooms : 4
- Building Features : Outbuildings, Corrals
- Baths : 4
- Half Baths : 1
- Elevation : 0

Taxes

Tax Year : 2018

Estimated Taxes per year are \$2,937.00

S07, T20 N, R16 W, C.O.S. 3726, PARCEL B, IN NW4 LESS R/W

Broker Info



Kevin Wetherell

Clearwater Montana Properties

(P:) 406-677-7030

(M:) 406-677-4040

Kevin@CMPMontana.com

cmpmontana.com

Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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