



Western Montana Waterfront, Missoula County, Montana, 40.83 Acres

\$799,000

One-of-a kind, Montana All-Season Getaway, Retreat, Hideaway or Full-Time Residence in the Swan Valley between Kalispell and Missoula; on 40+ acres with river frontage! Beautiful Log Home with three floors - 5 bedrooms, 3 full bathrooms, finished basement, with master suite and office on top floor. A river runs through the property year round i.e. pristine, Glacier Creek, (With significant Water Rights). Property is adjacent to forest service and conservancy land, and overlooks the spectacular Mission Mountains. The Bob Marshall Wilderness is across the street. You are the first humans on this river that starts 12 miles away in amazing Turquoise Lake. End of road privacy w state-of-art, off-grid, propane/solar electricity - much cleaner than grid electricity. Private well is a source of superb quality water with excellent flow. This is one of the best values in the valley currently being offered. Purchaser will also have option to purchase an adjacent 26 acres (see COS Parcel A-2A just to the north) that has additional river frontage, pond, enclosed garden and a number of building sites. See Link below for additional information.

Main Info

- Postal / Zip Code : 59826 • Lot Size Acres : 40.83 Acres
- State / Province : Montana • Dwelling : Yes
- County : Missoula
- Closest City : Condon

Home Info

- Year Built : 2005
- Baths : 3
- Square Feet Main House : 3772 square feet
- Elevation : 0
- Bedrooms : 5

Taxes

Tax Year : 2017

Estimated Taxes per year are \$4,217.00

Tract A3-A of Certificate of Survey No. 6591 located in the SE1/4 of Section 22 T20N R17W Missoula County

Broker Info



John Keller

Clearwater Properties

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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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