



Swanland Paradise, Missoula County, Montana, 4.36 Acres

\$659,000

- Big Game, Fishing, House, Off-Road, River Frontage, Snow sports, Stream/River, Timberland, Water Sports, Wildlife Viewing

Nestled above the Swan River boasting majestic Mission Mountain views sits a magnificent Swan Valley home on 4.36 acres with 100 +/- Swan River frontage. This breathtaking property would make a prime family compound, weekend retreat or unlock VRBO or AirBnB potential. This river frontage property encompasses a 3 bedroom, 2 bath main home, a 2 bedroom, 1 bath lodge and a small 1 bedroom original cabin and ends with an over-sized 50 x 30 drive-through garage/shop ready to store all your toys. With year-round access, enjoy exemplary hunting, fishing and hiking in every direction with the vast recreational opportunities at your fingertips. OWNER FINANCING AVAILABLE.

Main Info

- Street Address : 259 Swanland Drive
- Lot Size Acres : 4.36 Acres
- Postal / Zip Code : 59826
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 2265702
- County : Missoula
- Closest City : Condon

Home Info

- Year Built : 1977
- Building Features : Shop, Garage
- Square Feet Main House : 2726 square feet
- Baths : 2
- Bedrooms : 3

Additional 10 acres along the Swan River to the south available. Information is deemed to be reliable, but not guaranteed. Buyers and their agents are encouraged to conduct due diligence.

Taxes

Tax Year : 2019

Estimated Taxes per year are \$4,638.00

Broker Info



Seth Price

Clearwater Properties

(P:) 406-837-1090

(M:)406-459-4294

seth@cmpmontana.com

cmpmontana.com

Seth is a full-time licensed realtor ready to serve the individual, specialized needs of his clients. Fourth-generation Montanan, raised in Glasgow, MT B.S. in Civil Engineering from Portland State University; A.A. in Civil Engineering and Surveying Technology from North Dakota State College of Science. Engineering, project management, construction, and surveying experience allow Seth to evaluate homes and properties accurately and thoroughly. Active member of his community, volunteering time and resources with the Rotary Club of Bigfork, Bigfork Area Chamber of Commerce, Bigfork High School Wrestling Team, and the Bigfork Youth Baseball League Avid outdoorsman, with interests including hunting, archery, fly fishing, hiking, rafting and boating, golfing, and camping Dedicated husband, father of twins, and owner of two Labrador retrievers Member of NW Montana Association of Realtors, Montana Association of Realtors Member of American Society of Civil Engineers, Ducks Unlimited, Rocky Mountain Elk Foundation.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."