



Self-Sufficient Mountaintop, Missoula County, Montana, 62.49 Acres

\$799,000

- Big Game, Equestrian, Fishing, House, Water Rights, Wildlife Viewing

Self-sufficient, off-the-grid 60 acre property with large home, separate apartment, 36 x 52 barn with ranch hand quarters & stable, green houses, gardens, & chicken coop. No covenants or restrictions, end of the road, borders USFS. Enjoy stunning views of the Missions Mountains from the front deck. Powered with solar panels, generators, a windmill, propane, and wood heat. A year round spring supplies water to a 3,000 gallon tank with gravity feeds to two greenhouses, a garden, and yard. There are apple trees, blueberries, strawberries, raspberries, and other bushes. The yard has been extensively landscaped and fenced.

The headwaters of Mill Creek starts from springs above the property and feed the pond, creek, and sub irrigate the meadow area. Abundant wildlife. Also includes a well The solid, well built home has 3 bedrooms, 2 full bathrooms, and a 1/2 bath. There is a separate apartment for guests.

This is a quiet, private area with few homes, yet within commuting distance to Frenchtown and Missoula. Barn with lean-to addition for additional covered storage space, horse stable, chicken house, generator shed, potting/tool shed, two woodsheds, cold frames for strawberry bed. Ranch hand quarters in barn include wood stove with two rooms plus upstairs for bunk house storage, water plumbed to barn. Frost free horse waterer in barn stall. Wildlife includes deer, elk, moose, bear and more. Fish for Brook trout in Mill Creek and the pond.

Extras in the home include SIP (Structural Insulated Panels) with sand/blue board under concrete slab for insulation. SIP roof in great room and breakfast/multipurpose room is 12" insulation with R Value of 44. Over and above contractor insulation, added additional 8-10 inches in attic truss section of roof. There is an HRV air exchange system because of air tightness of SIP construction. Forced air heat. Water filter system. Two hot water tanks. Two air tight wood burning stoves. \$5,000 wood cook stove. Positioning of windows allow for maximum passive solar. Double cell window shades. \$2,000 safe stays with the property.

- Street Address : 26701 Mill Creek Rd.
- Lot Size Acres : 62.49 Acres
- Postal / Zip Code : 59834
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 695107, 417017002,
- County : Missoula
- Closest City : Frenchtown

Taxes

Tax Year : 2019

Estimated Taxes per year are \$2,000.00

3 Separately Deeded Parcels

Broker Info



Mark and Jeannette Smith

Clearwater Montana Properties

(P:) 406-847-3400

(M:) 406-270-3921

jeannette@cmpmontana.com

cmpmontana.com

Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 20 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, GRI, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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