



Water! Water! Water!, Missoula County, Montana, 73.6 Acres

\$725,000

- Fishing, River Frontage, Water Sports, Waterfowl, Wildlife Viewing

Riverlands! 73 acres of Clearwater River and Owl Creek frontage, wetlands and a perfect knoll-top building site to view it all. Lots of hard work and \$\$ have been invested to prepare for building at this incredible location; power is in, a good well has been drilled, septic is installed, and the road/driveway are constructed. You just need to bring your ideas for your riverfront retreat and build it! The site is perfectly situated to have 180+ degrees of river views from inside a home, the Clearwater literally wraps around the knoll. There are several inviting swimming/fishing holes easily accessed from the property, or put your canoe in the water and make your way to Salmon Lake. This stunning setting is located only about 45 minutes from Missoula and the airport, and only a few minutes from the resort town of Seeley Lake with its fine dining, golf course and endless outdoor recreation opportunities. Seeley Lake lies in a beautiful wooded valley between two designated wilderness areas: the Bob Marshall Wilderness complex and the Mission Mountains Wilderness. Lots of wildlife, 4 distinct seasons, and so much outdoor fun to be had. There are hundreds of trails and many lakes and streams to explore, all within easy reach of this legacy landholding! The property is subject to a Montana Land Reliance conservation easement.

Main Info

- Street Address : 169 Placid Creek Rd.
- Lot Size Acres : 73.6 Acres
- Postal / Zip Code : 59868
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 3628302
- County : Missoula
- Closest City : Seeley Lake

Taxes

Tax Year : 2020

Estimated Taxes per year are \$397.00

Broker Info



Robin Matthews-Barnes

Clearwater Properties

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Full-time, professional, knowledgeable broker. Focuses on the Seeley-Swan and Blackfoot River Valleys, as well as the Missoula area. Over 16 years of experience in real estate and committed to excellence. Representation for both buyers and sellers, while providing high-quality customer service. Being a native Montanan and lifelong resident of this area means Robin has more knowledge at work for you! Graduate of the University of Montana. Robin has experience with a wide range of transactions, including: ranches, lake and riverfront properties, residential homes and cabins, an

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