



**Riverfront Log Home in Western Montana, Mineral County, Montana, 3.8 Acres \$1,200,000**

- Fishing, House, River Frontage

Beautifully updated/cared for log home on 3.8 acres with 440' +/- on the Clark Fork River. Updates/remodel includes: hardwood floors, granite counter tops, new tiled baths and more. Great room design with vaulted ceilings with log beams, rock fireplace, hardwood floors, solid granite counter tops, oak cabinets, stainless steel appliances, french doors to deck overlooking river and mountains, large master suite and bath w/jetted tub and tile shower, spacious loft office, full walkout daylight lower level with 2nd rock fireplace, large bedroom, new tile bath and french doors to patio. private bedroom bath and living room over attached oversized 2 car garage. Beautiful river frontage with no house flooding concerns. Quiet neighborhood, nice homes, 8 miles to grocery, hardware store and hospital in Superior.

So many recreational opportunities for every season. The large Clark Fork River with close by access sites with boat ramps makes for excellent fishing. The Clark Fork River has a nice stretch of whitewater for fun and many wonderful gentle scenic floats for the whole family. Very close to access to thousands of acres of public land for hiking, riding, biking and big game hunting with good populations of elk and deer. Great place to get away from it all - this area of Western Montana usually has mild winters, low humidity and very low development. Under an hour away is Lookout Ski Area known for it's plethora of powder snow, Trestle Creek Golf Course and the fabulous Hiawatha Biking Trail which is touted to be the "Crown Jewel" of the USA Rails to Trails system with 10 tunnels and 7 trestles and some of the prettiest views and country in all of the West.

The vibrant Western Northern Rocky Mountain town of Missoula Montana is only an hour away with the new Missoula Airport with great flight options, the University of Montana, Costco, renowned hospitals, thriving downtown with farmers markets, riverfront parks, nearby riverfront amphitheater as a showcase venue for live music, wonderful variety of restaurants, museums, art galleries, micro-breweries and so much more. Contact John Horton 406-550-7300 cell/text for all

the details.

### Main Info

- Street Address : 55 & 6 River Ridge Lane East
- Lot Size Acres : 3.8 Acres
- Postal / Zip Code : 59872
- Dwelling : Yes
- State / Province : Montana
- County : Mineral
- Closest City : Superior

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$4,200.00

### Broker Info



#### John Horton

**Clearwater Properties**

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John has many years of extensive continuing education in real estate related fields. He worked his way through college and graduate work as a professional guide in Montana and Alaska. After school John continued his guiding career in Montana, as well as guiding and managing a lodge in Alaska for 7 years. John's guiding career morphed into an international booking agency specializing in adventure travel and fly fishing around the world. John grew up in Winona, Minnesota, and moved to Missoula, Montana, in 1976 to attend the University of Montana. He facilitates wilderness wellness trips for conflict resolution, communication, self and business improvement. He is interested in fishing, skiing, bow hunting, hiking, rafting, mountain biking, scuba diving, and introducing kids and adults to the beauty and wonder of nature.

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