



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

- Fishing, House, River Frontage, Stream/River, Water Sports, Wildlife Viewing

Beautifully updated/cared for log home with the adjacent 1.9 acre lot included with it's own 25 GPM well. This listing has 3.8 total acres with 440' +/- on the Clark Fork River. Updated remodeling includes: hardwood floors, granite counter tops, new tiled baths and more. Great room design with vaulted ceilings with log beams, real rock fireplace, hardwood floors, solid granite counter tops, oak cabinets, stainless steel appliances, french doors to deck overlooking the river & mountains, large master suite and bath w/jetted tub and tile shower, spacious loft office, full walkout daylight lower level w/2nd rock fireplace, large bedroom, new tile bath w/french doors to patio. 2nd nice living space over attached oversized 2 car garage, out of the floodplain with access to the beautiful river.

Only 8 miles to grocery, hardware store and hospital in Superior MT. 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, the local riverfront amphitheater as a showcase venue for live music, wonderful variety of restaurants, museums, art galleries, micro-breweries and so much more. So many recreational opportunities for every season. The large Clark Fork River has excellent trout fishing, a nice stretch of whitewater to enjoy and many wonderful gentle scenic floats for the whole family. Very close 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, 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, with some of the prettiest views and country in all of the West. Contact John Horton 406-550-7300 cell/text; John@CMPMontana.com email. Broker with Clearwater Montana Properties Missoula, MT.

- Street Address : 6 & 55 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 \$419,561.00

Broker Info



John Horton

Clearwater Montana 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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