



**Clark Fork River Ranch, Missoula County, Montana, 77.16 Acres**

**\$3,000,000**

- River Frontage

An outstanding opportunity to own more than 77 acres of land, with about 3500 feet of Clark Fork River frontage. This vast property includes hay fields, irrigation rights, and direct river access. Currently, three exclusive glamping tent sites are strategically placed along the riverbank, providing a luxurious and secluded camping experience. The 1908 square foot caretaker's residence features three bedrooms, two full baths, and picturesque views. Adding to the property is a charming 1950s barn for extra storage and parking, along with a shed/carport. With thousands of acres of state land across the Clark Fork River, this location is ideal for hunters and outdoor enthusiasts. Enjoy fishing along the banks of the Clark Fork River, a medium-sized Montana river known for its excellent big water fly fishing. Embrace rural living near Clinton, Montana, just 25 minutes from Missoula airport. For inquiries or to arrange a viewing, please reach out to Kristen Clark at 406-396-8110, or your Real Estate Professional.

**Main Info**

- Street Address : 11055 Silver St
- Lot Size Acres : 77.16 Acres
- Postal / Zip Code : 59825
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 5904078
- County : Missoula
- Closest City : Clinton

**Taxes**

Tax Year : 2024

Estimated Taxes per year are \$3,670.00

### Broker Info



#### **Kristen Clark**

**Clearwater Montana Properties**

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**Co-listing with: Clearwater Montana Properties, Mark and Jeannette Smith**

Whether you dream of farming and ranching, finding solitude on a mountain top, living near hiking trails, or walking to your favorite downtown restaurants and breweries, I'm dedicated to helping you find the place you'll love to live! Kristen is a Montana native and graduate of Montana State University Billings with a B. S. in Organizational Communications and Management. As a Broker with Clearwater Montana Properties, Kristen belongs to a network of experts who take pride in providing premium service and local-market knowledge available in the industry. Her passion for wealth building in Real Estate and homeownership exudes and she finds working with first-time homebuyers and move-up sellers especially rewarding. When working with Kristen, you can expect clear communication and superior representation of your most valued assets. Kristen is excited, inspired, motivated, and determined to serve her clients in their real estate endeavors.

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