

\$349,777 - 6 Cramer Springs Trail, Clinton

MLS® #30031423

\$349,777

1 Bedroom, 1.00 Bathroom, 675 sqft

Residential on 20.00 Acres

N/A, Clinton, MT

PRICE IMPROVEMENT! LIKE-NEW OFF GRID CABIN ON 20 AC! NO HOA or covenants, this offering nestles in the Montana Mountains. Surrounded by large-acreage private ownership, with thousands of acres of public lands just down the road. Two strong seasonal creeks on the surveyed property that varies from 4,300â€™™ to 5,600â€™™ elevation. Plenty of opportunities for hunting, fishing, wildlife viewing, and many other outdoor recreation endeavors a few minutes away. The cabin is an 18â€™™x34â€™™ timber frame board & batten with log ridge & purlins. Cabin comes with wood stove, kitchen area (appliances are not included), pantry, bath sink, clawfoot tub/shower, lumber, loft; double size bunk, hot H2O heater, RV pump. Washer/dryer hookups, a NEW, never-used composting toilet, and other utilities are located in the adjoining well house. Solar w/2 12-volt batteries, 1000 gal. propane tank (leased), generator power hookups & more. ...continued... Chicken coop for fresh eggs year-around! The composting toilet is approved by county sanitarian for year-around use. Strong 6 gpm well, 880 feet deep! Cell service with some carriers; Starlink is available in the area. Gated and partially fenced. 8-9 miles of privately maintained road. Good road access of dirt & rock; neighbor plows the road during snow conditions & would gladly accept financial help for that. Road easements across land for access to both this and neighboring properties. +/-3 to +/-7 miles to electric power. Approximately 45 minutes



East of Missoula, with its health & shopping amenities, along with an international airport.

Generator is not included in sale Possible owner financing OAC. Welcome to Western Montana!

Built in 2022

Essential Information

MLS® #	30031423
Price	\$349,777
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	675
Acres	20.00
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	6 Cramer Springs Trail
Subdivision	N/A
City	Clinton
County	Granite
State	MT
Zip Code	59825

Amenities

Features	Fishing, Gated
Parking	Gated, See Remarks
View	Meadow, Mountain(s)
Is Waterfront	Yes
Waterfront	Seasonal, Waterfront

Interior

Interior Features	Fireplace
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Heating	Wood Stove
Fireplace	Yes
# of Fireplaces	1
Stories	One and One Half
Basement	None

Exterior

Exterior Features	See Remarks
Lot Description	20 acres
Roof	Metal
Construction	Board & Batten Siding, See P
Foundation	Poured

Additional Information

Date Listed	July 30th, 2024
Days on Market	364
Zoning	None

