

# \$499,000 - 20622 Us Highway 10 E, Clinton

MLS® #30033265

**\$499,000**

3 Bedroom, 1.00 Bathroom, 1,200 sqft  
Residential on 10.35 Acres

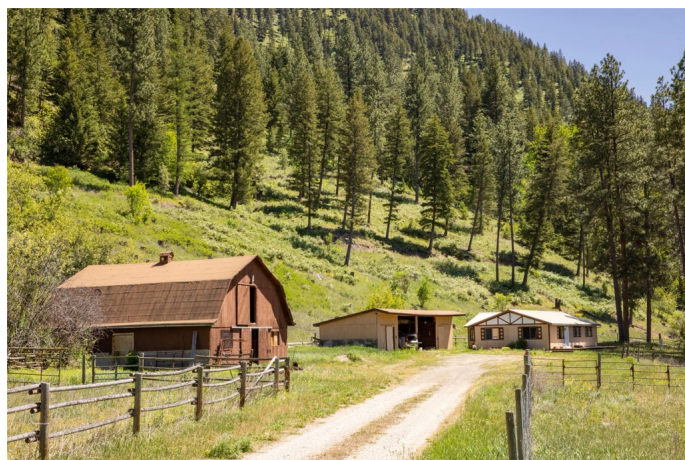
N/A, Clinton, MT

Sweet farm on 10.35 acres, only 20 minutes to Missoula! This is the perfect property for someone that is willing to put in some sweat equity to create their dream. The 1200 SF ranch house is 3 bed/1 bath and has new flooring and paint throughout. It also features a large, enclosed mud room with a wood stove. It is move in ready! Spend your time cultivating the property of your dreams outside! There is a barn with several stalls, a tack room and hayloft as well as a lean-to garage with multiple storage areas. There is also an old corral. The property is a mix of pasture and wooded hillside, which backs up to Nature Conservancy with state land behind that. It is south facing...ideal for a future garden. An irrigation ditch flows along the southern border of the property, with ditch rights included. There is an additional 46+ acres available as well.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 30033265  |
| Price          | \$499,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,200     |
| Acres          | 10.35     |
| Year Built     | 1978      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Single Family Residence |
| Style    | Ranch                   |
| Status   | Active                  |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 20622 Us Highway 10 E |
| Subdivision | N/A                   |
| City        | Clinton               |
| County      | Missoula              |
| State       | MT                    |
| Zip Code    | 59825                 |

**Amenities**

|               |                             |
|---------------|-----------------------------|
| # of Garages  | 2                           |
| Garages       | Detached                    |
| Is Waterfront | Yes                         |
| Waterfront    | Other, Seasonal, Waterfront |

**Interior**

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer |
| Heating      | Baseboard, Electric, Propane, Wood Stove                  |
| # of Stories | 1                                                         |
| Stories      | One                                                       |
| Basement     | None                                                      |

**Exterior**

|            |        |
|------------|--------|
| Foundation | Poured |
|------------|--------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2024 |
| Days on Market | 203                |