

\$900,000 - Nhn Highway 10 E, Clinton

MLS® #30033273

\$900,000

Bedroom, Bathroom,
Land on 46.31 Acres

N/A, Clinton, MT

This is an unusual opportunity to purchase 46.3 unzoned acres less than 20 minutes to Missoula! This lovely property has historically been a sheep farm but has the potential for many things in its next era, whether that be agriculture or possible development. The idyllic rolling pastures are bordered by an irrigation ditch and water rights are included. Backed by Nature Conservancy land with state land behind that, the property has a very private feel and abundant wildlife, but has easy access to the interstate. There is an additional 10.35 acres with a house and barn available as well.

Essential Information

MLS® #	30033273
Price	\$900,000
Acres	46.31
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	Nhn Highway 10 E
Subdivision	N/A
City	Clinton
County	Missoula
State	MT
Zip Code	59825



Amenities

Utilities	Electricity Available, High Speed Internet Available
Is Waterfront	Yes
Waterfront	Other, Seasonal, Waterfront

Additional Information

Date Listed	October 28th, 2024
Days on Market	315
Zoning	None