

\$1,400,000 - 20622 Us Highway 10 E, Clinton

MLS® #30035603

\$1,400,000

3 Bedroom, 1.00 Bathroom, 1,200 sqft

Residential on 56.66 Acres

N/A, Clinton, MT

Rare opportunity to purchase 56+ acres, only 20 minutes to Missoula with easy interstate access! The current home is 1200 SF, 3 bed/1 bath and has new flooring and paint throughout. There are several other spots on the property that would be lovely homesites. Spend your time cultivating the farm of your dreams outside. Outbuildings include a barn, garage with multiple storage areas and the historic brick powderhouse. The property is a mix of pasture and wooded hillside, backing up to Nature Conservancy with state land behind that. An irrigation ditch runs the length of the property and ditch rights are included. The property is three parcels and unzoned, so development should be a possibility. House with 10+ acres and 46.66 acres also being sold as separate listings.

Built in 1978

Essential Information

MLS® #	30035603
Price	\$1,400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,200
Acres	56.66
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, Range, Refrigerator, Washer
# of Stories	1
Stories	One
Basement	None

Exterior

Foundation	Poured
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Additional Information

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