

\$399,900 - 25575 Patter Spur Road S, Clinton

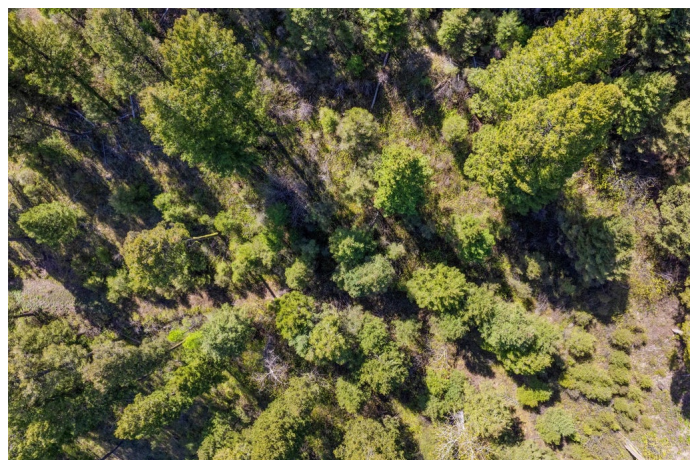
MLS® #30043341

\$399,900

Bedroom, Bathroom,
Land on 218.00 Acres

N/A, Clinton, MT

Large tract of vacant land close to Missoula
Off Grid, power is about a mile away.
Great views
Secluded No Covenants No Zoning No
Neighbors,
No conservations easements in place.
Prime big game habitat.
Varied terrain with potential to develop several
building sites. Marketable timber. Great Year
around access. Showing by appointment only,
pre-qualified buyers only, no drive-bys No
sight unseen offers Located above the small,
quiet Berg of Clinton about 20 miles from
Missoula, Home of the University of Montana
and Missoula International Airport (MSO) with
dozens of commercial flights every day.
Missoula affords all the amenities needed,
good jobs, great restaurants and
entertainment venues. Almost every outdoor
activity including Surfing the River. This
property is a realistic opportunity to live on
over 200 acres at the top of a mountain and
still go to Missoula anytime you want. Good
road system to the property all the way to the
potential building sites with gateable access



Essential Information

MLS® #	30043341
Price	\$399,900
Acres	218.00
Type	Land

Sub-Type	Residential
Status	Active

Community Information

Address	25575 Patter Spur Road S
Subdivision	N/A
City	Clinton
County	Missoula
State	MT
Zip Code	59825

Amenities

Utilities	None, Water Not Available
Features	Fishing
View	Mountain(s), Residential, Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	Other, Seasonal, Waterfront

Exterior

Lot Description	218.00
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School Information

District	District No. 32
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Additional Information

Date Listed	March 12th, 2025
Days on Market	214
Zoning	None