

\$723,000 - 12014 Chase Lane, Clinton

MLS® #30045673

\$723,000

4 Bedroom, 3.00 Bathroom, 2,880 sqft

Residential on 80.00 Acres

N/A, Clinton, MT

Single Owner, Gated Montana Mountain Retreat: 80 Acres of Privacy & Possibility
Discover this exceptional property nestled in Clinton, Montana—a rare find offering the perfect blend of seclusion, functionality, and outdoor access. Set behind a private gate on 80 pristine acres, this well-maintained brick home provides true Montana living with minimal through-traffic. While a road does traverse the property to access Nature Conservancy Land beyond, the owners report very few visitors, and a locked gate 5 miles up ensures limited access. Most who approach the entrance gate simply turn around, preserving alone time and quietness. This thoughtfully designed home sits on 5 flat, fenced acres ideal for horses or gardening, with the West Fork of Cramer Creek flowing through the property. Open the windows on summer evenings to enjoy the natural cooling breeze, or cozy up by the living room fireplace when temperatures drop. The home features 3 bedrooms and 3 bathrooms, with a spacious living room showcasing vaulted ceilings and a welcoming fireplace. You'll appreciate the generous mudroom/laundry room—essential for practical Montana outdoor living. Recent upgrades include fresh paint throughout the main level, a newer metal roof, new windows, and an updated HVAC system. The unfinished downstairs space presents an exciting opportunity to add substantial value and customize to your needs. Bonus room downstairs could easily be



converted into a bedroom with the addition of an egress window. The property includes both a versatile Quonset hut and newer pole barn, providing ample storage for equipment, vehicles, or recreational toys. Aside from the water rights to the well, there are also additional water rights to W. Fork Cramer Creek. A gravity fed cistern that fills from the creek provides ample water for irrigation. What truly sets this property apart is its location – Almost entirely surrounded by State and Montana Checkerboard LLC land offering exceptional privacy and seclusion. Enjoy direct access to outdoor recreation with the Clark Fork River minutes away, making this your gateway to endless recreational opportunities. Epic Horseback riding, MTB biking, hiking, and dirt biking, and anything else you can think of right out your back door. This rare Montana property combines the comfort of a well-maintained home with the freedom of acreage, outbuildings, and boundless recreational opportunities. Don't miss your chance to own this mountain retreat where privacy meets possibility.

Built in 1975

Essential Information

MLS® #	30045673
Price	\$723,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,880
Acres	80.00
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	12014 Chase Lane
Subdivision	N/A
City	Clinton
County	Missoula
State	MT
Zip Code	59825

Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	4
# of Garages	1
Garages	Detached
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Fireplace, Main Level Primary, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Gas
Fireplace	Yes
# of Fireplaces	1
Basement	Partially Finished

Exterior

Exterior Features	Storage, Propane Tank - Owned
Roof	Metal
Construction	Brick
Foundation	Poured

Additional Information

Date Listed	June 14th, 2025
Days on Market	130
Zoning	None