

\$1,500,000 - 27235 Lazy Springs Road, Clinton

MLS® #30051222

\$1,500,000

Bedroom, Bathroom,
Land on 477.55 Acres

N/A, Clinton, MT

477 Acres of Montana property for sale, offering private access to thousands of acres of public land. And, youâ€™re only approximately 25 miles from Missoula; this is a fabulous location. Thatâ€™s right, this property gives you private access to thousands of acres of public property; itâ€™s the property youâ€™ve been dreaming of! The property also has a large shop on it that has space for you to stay during hunting season or while youâ€™re building your dream home. If itâ€™s a dream home youâ€™re planning on building, thereâ€™s already a county-approved septic system installed, and the Well is drilled. The property comes with water rights to developed springs that have stock tanks in place, which attract and hold wildlife on the property. Thereâ€™s even a beautiful Apple orchard that the Deer, Elk, and Black bears like to visit regularly! You're only approximately 6 miles from the small community of Clinton, Montana, which has a great grocery store and fuel station. If youâ€™re a fisherman, the property is just a mile from the Clark Fork River, offering views of it directly from the property, and Rock Creek, which is renowned worldwide as one of the top Blue-Ribbon fisheries in the West, is only a couple of miles away. If you enjoy hiking, you can spend days walking around this property and the adjacent public lands. However, keep in mind that the Welcome Creek Wilderness is just to the south, a few short miles away, offering some real wild



Montana backcountry adventures. This property is the unicorn that does exist. Every time I have been here, I have seen elk on the property. I don't mean that you might see a deer once in a while; I mean every time I see elk and deer on this property, no joke - I am not exaggerating! In all my years of brokering properties in Montana, I have never seen a property that holds Big Game like this one does. I'm happy to take you and show you for yourself! Oh, did I mention there's a locked gate, so it's very private. Hunt, hike, or horseback ride to your heart's content. Seriously, where are you ever going to find a property like that? This is a one-of-a-kind. It's a dream property that is a once-in-a-lifetime opportunity to purchase.

Essential Information

MLS® #	30051222
Price	\$1,500,000
Acres	477.55
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	27235 Lazy Springs Road
Subdivision	N/A
City	Clinton
County	Missoula
State	MT
Zip Code	59825

Amenities

Utilities	Electricity Available
Is Waterfront	Yes
Waterfront	Other, Waterfront

Additional Information

Date Listed	June 3rd, 2025
Days on Market	137