

\$75,000 - Nhn 6th Street, Clinton

MLS® #30056686

\$75,000

Bedroom, Bathroom,
Land on 0.64 Acres

N/A, Clinton, MT

Wake up and grab this sweet deal. Yes, lots of trash on lot, but listed now at almost HALF THE ASSESSED VALUE? Someone will get a fabulous deal. This property has no restrictions, bring a new or used manufactured home or mobile home for personal use or rental. Located on a spacious corner lot of over half an acre, it has good freeway access and is within commuting distance to Missoula. A well and a septic system would be needed, electricity is to the property. Open space shown on aerial between the property boundary and Mullan Road is part of railroad 260 ft right of way per Insured Title after speaking to Public Works Dept of Missoula. With a 2024 tax valuation of \$135,400, this lot is attractively priced at \$75,000, indicating a strong investment opportunity. Per DNRC - existing old well needs to be relocated, neighbors drain field too close to use this one. Buyers need to have their own agent. Not in floodplain per new 2025 FEMA map - see in Documents



Geocode: 04-2095-27-4-06-03-0000
Owner: GTP TLC REO LLC

Tax ID: 1593308
Physical Address: No Physical Address

Legal Description:
EAST CLINTON, S27, T12 N, R17 W, BLOCK 5, Lot 4 - 7

Map Center: X: -113.7219 - Y: 46.7667
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Date: 9/2/2025

Essential Information

MLS® #	30056686
Price	\$75,000
Acres	0.64
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Nhn 6th Street
Subdivision	N/A
City	Clinton
County	Missoula
State	MT
Zip Code	59825

Amenities

Utilities	Electricity Available
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Exterior

Lot Description	200 x 140
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Additional Information

Date Listed	August 30th, 2025
Days on Market	54
Zoning	None
RE / Bank Owned	Yes