

CLARK FORK 1 TRACT
Mullan Road West
Superior, MT 59872

\$852,500
171± Acres
Mineral County



CLARK FORK 1 TRACT
Superior, MT / Mineral County

SUMMARY

Address

Mullan Road West

City, State Zip

Superior, MT 59872

County

Mineral County

Type

Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

47.223065 / -114.956456

Acreage

171

Price

\$852,500

Property Website

<https://compasslandpartners.com/property/clark-fork-1-tract-mineral-montana/91012/>



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PROPERTY DESCRIPTION

Clark Fork 1 Tract is all about location, views, and access. Located just north of Superior, and overlooking the Clark Fork River and I-90 corridor, this tract is a highly visible and accessible commercial grade property. There is approximately 1,900 feet of frontage along the Clark Fork River, 800 feet along I-90, and 1,000 feet of county road frontage along Mullan Road West/Ninemile Pardee Road. In addition, Pardee Creek runs through the tract providing an excellent water source coming out of the mountains. The very popular Deep Creek fishing access is directly in front of the tract and forest service land abounds in the area, providing a huge appurtenance to any investor looking to create a lodge, hotel, or campground. The tract is just 1 hour from Missoula and 1 hour and 45 minutes from Coeur D'Alene, Idaho, which makes it a great stopping point for travelers who are passing through. Additional adjoining acreage is available. Contact us today if you are looking for a great investment tract or a place to start a profitable hospitality business.



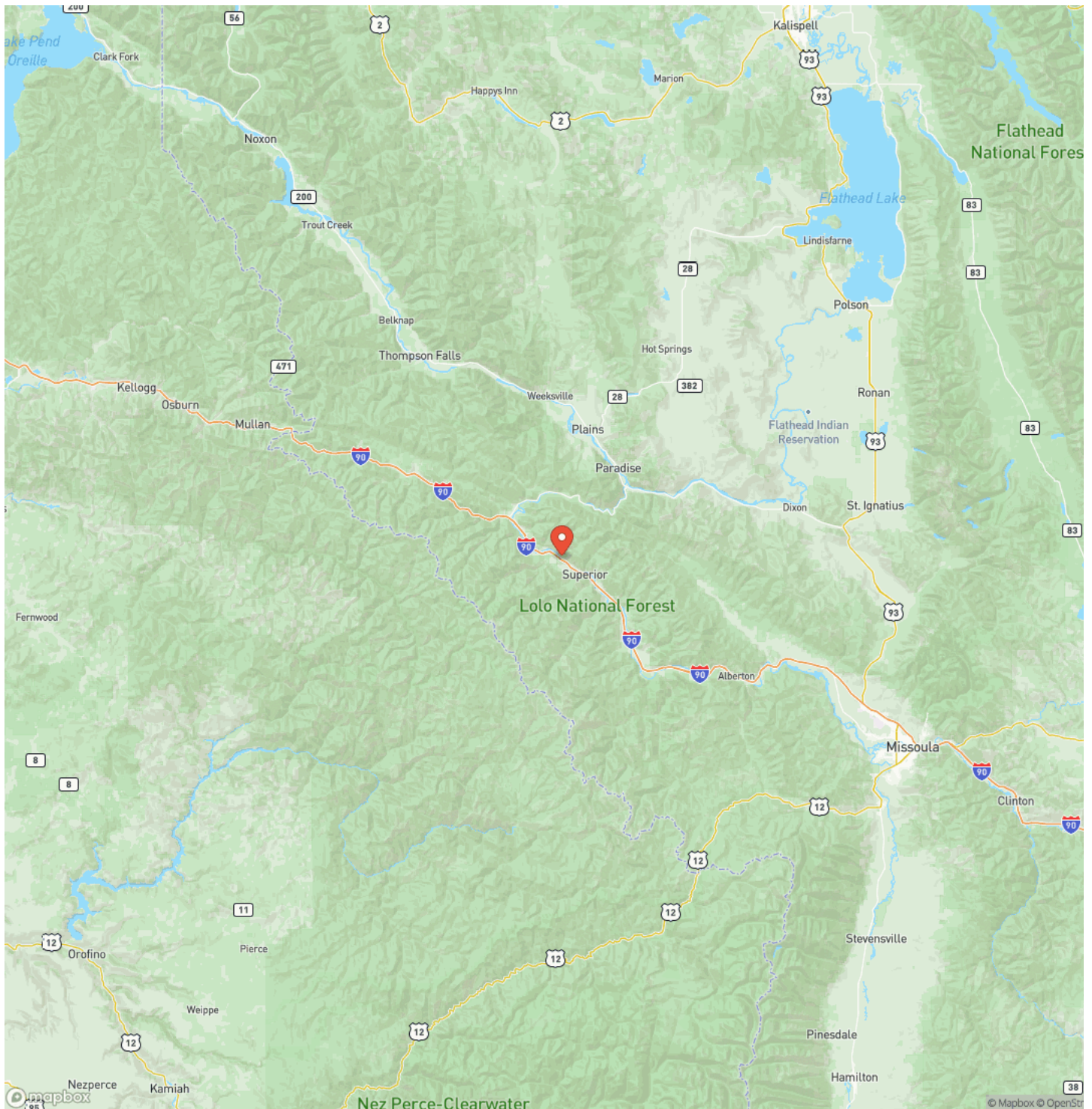
CLARK FORK 1 TRACT
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Locator Map



Locator Map



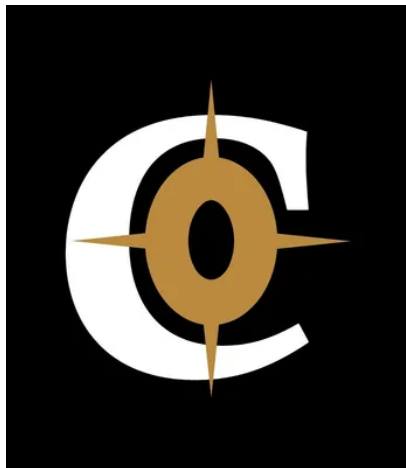
Satellite Map



CLARK FORK 1 TRACT
Superior, MT / Mineral County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass West Land Sales

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Address

City / State / Zip

NOTES

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<https://compasslandpartners.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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