

CLARK FORK BLUFF
Forest Service Road "South Side"
Frenchtown, MT 59834

\$1,521,500
175± Acres
Missoula County



CLARK FORK BLUFF

Frenchtown, MT / Missoula County

SUMMARY

Address

Forest Service Road "South Side"

City, State Zip

Frenchtown, MT 59834

County

Missoula County

Type

Recreational Land, Timberland, Undeveloped Land, Hunting Land, Riverfront

Latitude / Longitude

47.01124 / -114.30552

Acreage

175

Price

\$1,521,500

Property Website

<https://compasslandpartners.com/property/clark-fork-bluff-missoula-montana/91108/>



CLARK FORK BLUFF

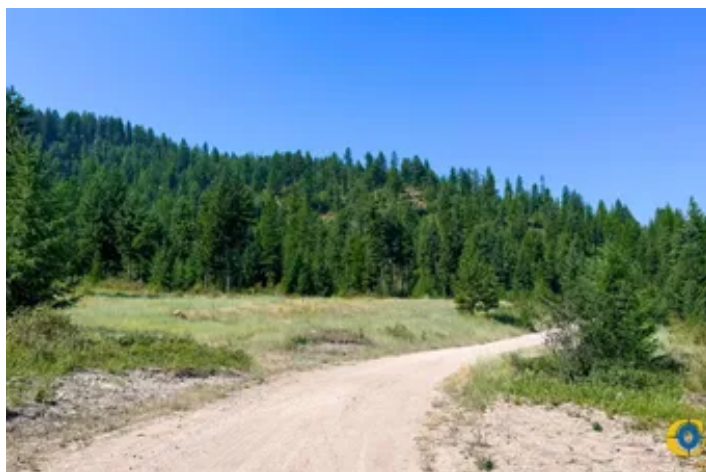
Frenchtown, MT / Missoula County

PROPERTY DESCRIPTION

Clark Fork Bluff consists of +/- 179 acres of land for sale in Missoula County, Montana, with exclusive access to over a mile of the famed Clark Fork River. Embrace Adventure Challenge yourself with prime fishing, hunting, and hiking opportunities right at your doorstep. Not only does the parcel feature exclusive river frontage, it's also adjacent to Lolo National Forest on both the west and south sides. Push your limits and revel in the beauty of untouched nature every day. Build Your Dream Transform your vision into reality with multiple scenic building spots. A combination of gently sloping, buildable acreage and timbered steep hillsides provide a mix of landscapes to suit various needs. Whether it's a cozy cabin or an expansive home, create a haven that's uniquely yours, surrounded by breathtaking landscapes. Forest Service Road "South Side" provides access, but should be considered seasonal unless you have a truck with a small plow or a snowmobile. In addition, the property features several internal roads, including a gated road that leads directly to the Clark Fork. Currently, there are no utilities on site, and power is distant, making this an ideal off-grid property. Live Off-Grid Experience the ultimate freedom with an off-grid lifestyle that's still close to modern amenities. The city of Missoula and Missoula International Airport are just 60 minutes away, while Coeur d'Alene, Idaho, and Kalispell, Montana, are about 90 minutes away. Enjoy the best of both worlds as you conquer the wilderness and stay connected to nearby urban centers. *Acreage is via Legal Descriptions provided on Montana Cadastral



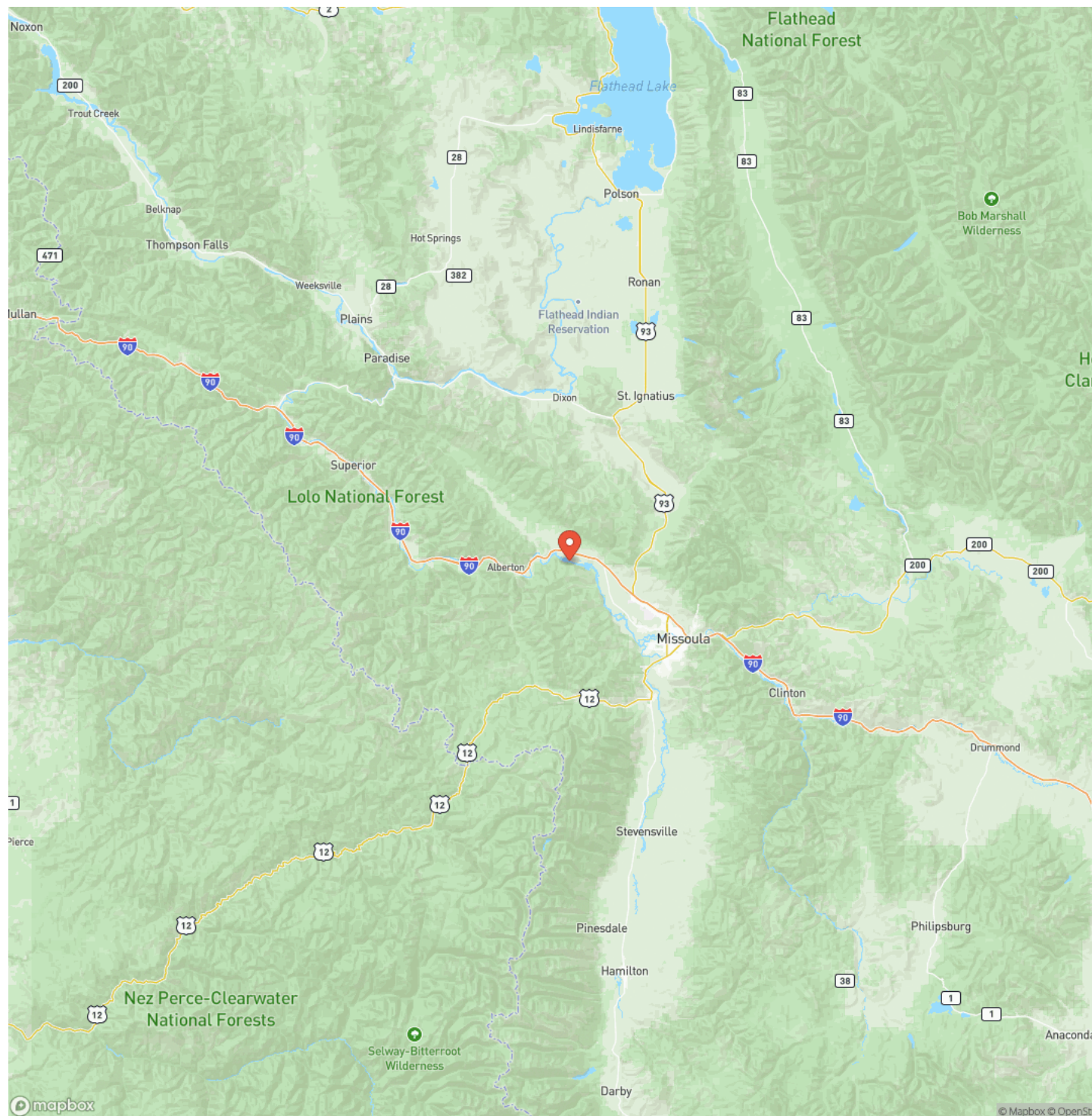
CLARK FORK BLUFF
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Locator Map



Locator Map



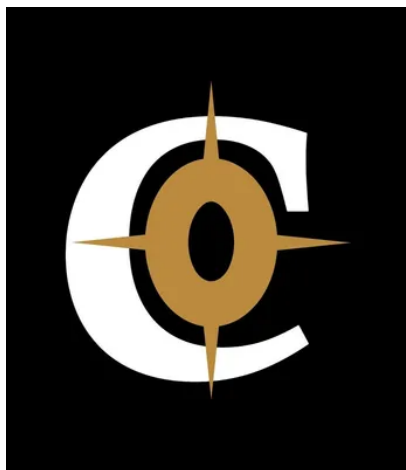
Satellite Map



CLARK FORK BLUFF
Frenchtown, MT / Missoula County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass West Land Sales

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(800) 731-2278

Office

(800) 731-2278

Email

landsales@compasswestland.com

Address

City / State / Zip

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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