

# 170 1ST ST

CLINTON, MT 59825

\$165,000 | 2 BEDS | 1 BATHROOMS | 2 CAR PARKING | 2016 SQUARE FEET



View Online: <http://www.1701stclinton.com>  
For Instant Photos: Text 10425 To 415-877-1411



Quaint mini-farm in Clinton on 2.2 fenced and X-fenced acres, set up for horses. Ride OR Walk to the river from your front door, unobstructed views of the mtns. Close to FS land. This home has new flooring, paint, newer roof, & lots of natural light! Includes 2 hay storage areas, loafing shed w/ tack room. This home has end of road privacy, w/a paved driveway and det. 2 car garage. School property adjoins this home for added country feel. Only 15 min. to Orange st exit! Bonus rm. in basement.\* please note you must through 2 neighbors property to get to the river. This has not been a problem! This property is a short sale.



- 2.2 fenced and x-fenced acres
- Set up for horses, w/loafing shed and tack room
- mature trees on property
- partial unfinished bsmnt, with bonus room
- new paint, and flooring through-out
- newer roof
- Walk to river, close to FS lands
- New main water line from well pump to house



## AGENT INFORMATION



### Rochelle Glasgow

P: 406-728-8270

M: 406-544-7507

License # Realtor

[glasgow@montana.com](mailto:glasgow@montana.com)

[www.rochelleglasgow.com](http://www.rochelleglasgow.com)

### Prudential Missoula Properties

148 S. Ave

Missoula, MT 59801



Disclaimer: All information deemed reliable but not guaranteed.

## ABOUT ROCHELLE GLASGOW

I have practiced Real Estate in Missoula for 21 years (since 1991), with 2 years in Ashland Or. My specialty is working with first time homebuyers, and all first time homebuyer financing programs that are available through out Missoula and the state of Montana. I sell real estate, because I truly love to help people and am 100% customer service oriented. I am detailed oriented when it comes to ...