



**Rare Rock Creek, Granite County, Montana, 20.03 Acres**

**\$575,000.00**

This truly magical setting is one of the rare undeveloped parcels of river frontage on the scenic, blue ribbon, Rock Creek. The more than 20 acres offers nearly 1600 feet of frontage, borders F.S. on 3 sides and has a large horse pasture with irrigation rights. Well & 3 BD septic is installed and a 12 X 20 cabin lets you start your adventure. Amazing wildlife and fishing, hunting, hiking & more is out the back door. No covenants. Seller financing may be available./

**Main Info**

- Street Address : 1635 Rock Creek Rd
- Lot Size Acres : 20.03 Acres
- Postal / Zip Code : 59858
- Dwelling : Yes
- State / Province : Montana
- County : Granite
- Closest City : Philipsburg

**Home Info**

- Square Feet Main House : 216 square feet
- Baths : 1
- Bedrooms : 1
- Elevation : 0

**Taxes**

Estimated Taxes per year are \$0.00

**Broker Info**



**Ed Silverstein**

**Clearwater Properties**

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**[cmpmontana.com](http://cmpmontana.com)**

Ed has over 25 years of personal real estate experience and over 120 transactions that include raw land, recreational property, single family and vacation homes, syndication of single and multi family investment properties, office buildings, ranches and net leases. He brings strong market analysis skills and a carefully nurtured reputation for impeccable honesty and diligence. Ed is living his dream in the most beautiful place in the world, Georgetown Lake, Montana. He suffers from various vices including fishing, hunting, skiing, 4 wheeling, canoeing, snowshoeing, and hiking. At present there is no cure.

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