



## **Blue Ribbon Rock Creek Western Montana, Granite County, Montana, 10.19 Acres**

**\$595,000**

- Big Game, Equestrian, Fishing, House, Income producing, Stream/River, Wildlife Viewing

Fish out the back door with direct access to beautiful Rock Creek, including a partially remodeled ranch style home on 10.19 acres. Features: remodeled kitchen, newer carpet and paint, 2300 +/- sq ft. 3 bedrooms, 3 baths and 3 car garage. Across from the Welcome Creek Wilderness Area this property offers great views, privacy but is not remote. Tremendous fishing, elk and deer hunting all within minutes of this haven in the midst of the Lolo National Forest. Adjacent 3.69 acres with direct access across thin strip of USFS and Rock Creek also available for purchase. When combined with this home gives a total of 13.88 acres and great direct Rock Creek access across a thin strip of USFS land. Conveniently located off the maintained paved road approximately 12 miles up Rock Creek from I-90. Only 30 Minutes to the wonderful University town of Missoula, Montana with all the fine dining, Costco, major airport, music, micro-breweries and much more.

### **Main Info**

- Postal / Zip Code : 59825
- Lot Size Acres : 10.19 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Granite
- Closest City : Missoula

### **Taxes**

Tax Year : 2018

Estimated Taxes per year are \$3,083.00

### **Broker Info**



## **John Horton**

**Clearwater Montana Properties**

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John has many years of extensive continuing education in real estate related fields. He worked his way through college and graduate work as a professional guide in Montana and Alaska. After school John continued his guiding career in Montana, as well as guiding and managing a lodge in Alaska for 7 years. John's guiding career morphed into an international booking agency specializing in adventure travel and fly fishing around the world. John grew up in Winona, Minnesota, and moved to Missoula, Montana, in 1976 to attend the University of Montana. He facilitates wilderness wellness trips for conflict resolution, communication, self and business improvement. He is interested in fishing, skiing, bow hunting, hiking, rafting, mountain biking, scuba diving, and introducing kids and adults to the beauty and wonder of nature.

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