



Wstrn Montana Rock Creek 3 Cabins Fishing & Income, Granite County, Montana, 0.86 Acres **\$469,500**

- Fishing, House, Income producing, Stream/River, Water Sports

Here's an opportunity to own some coveted Western Montana Rock Creek Valley property located about 7 miles up Rock Creek off paved road with famous **Rock Creek deeded access** for some of the best Blue Ribbon Trout fishing in the West right out the back door. Most of the main stem of Rock Creek runs through USFS land and adjacent to the Welcome Creek Wilderness Area so fishing quality and access is spectacular. The beautiful and quintessential freestone trout stream - the Big Blackfoot River - a River Runs Through It - is only 20 minutes from these cabins. Other local waters include the Clark Fork River just 10 minutes away and the Bitterroot River is less than an hour. Recreation opportunities galore in this lightly populated/developed area of Western Montana including trout fishing, big game hunting, hiking, riding, wildlife viewing and much more.

This true Montana property has 3 separate living areas/cabins including the cozy log sided main cabin with 1 bedroom, 1 bath nice sized living room and full size kitchen that can be a comfortable year around home or provide rental income, the second cabin is an almost new, very cute and decorated western style guest/family cabin with bunk beds, a nice small kitchen and bath with shower, the third cabin is the completely comfortable separate owner's quarters home with several sleeping areas, kitchen and bath with a shower. This great property could be used as an income source with rentals or room for the whole gang with 3 separate living spaces/cabins There is a great covered porch for outside relaxing and entertaining. There is a single car garage/shop and even a cute older decorative outhouse All on just under a nicely treed level acre with a beautiful green grass yard.

This property features easy year around paved road access, with power, nice well water, internet and only 30 minutes to/from the heart of west central Missoula Montana featuring the new Missoula Airport with lots of direct flight access in

every direction across the country. Missoula (nicknamed the Garden City) is a beautiful and vibrant northern Rocky Mountain town with two rivers running through the Missoula valley itself. Missoula has all the services including a stellar riverfront downtown with farmers markets, a great variety and quality restaurants including delicious ethnic cuisine, art galleries, the University of Montana, 3 hospitals (including one of the top ranked heart hospitals in the country), Costco, riverfront trail system, a dozen micro-breweries, super fun local ski area with terrain for everyone and much more. Missoula is becoming famous for its live music scene with several fabulous amphitheaters - some famous performers who have played Missoula include the Rolling Stones, Paul McCartney, Elton John, Paul Simon, Nora Jones, Santana and many more including fabulous newer performers like Billy Strings and Amos Lee to name a few.

For more information or a showing please contact John Horton 406-550-7300 cell/text or John@CMPMontana.com. Broker with Clearwater Montana Properties Missoula, MT.

Main Info

- Street Address : 13 Dolly Varden Ct.
- Lot Size Acres : 0.86 Acres
- Postal / Zip Code : 59825
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 1490260
- County : Granite
- Closest City : Missoula

Taxes

Tax Year : 2022

Estimated Taxes per year are \$1,613.00

Broker Info



John Horton

Clearwater 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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