



**Western Montana Rock Creek Land USFS Bordering, Granite County, Montana, 2.35 Acres** **\$175,000**

- Big Game, Fishing, Stream/River, Water Rights, Water Sports, Wildlife Viewing

In Western Montana - two very nice adjacent lots bordering thousands of acres of USFS land with separate legal addresses totaling 2.35 acres in the Trouthaven Acres development up Rock Creek approximately 20 miles from I-90 and only 41+/- miles from Missoula, Montana. Both lots have beautiful views, good building sites and back up to USFS land. Lush meadow and great views from many potential building sites for your off grid Cabin/House/Yurt etc. Water Rights out of Walquist Creek with several pipe connections. Decent 10' x 12' shed and outhouse thrown in at no extra charge! Nice locked gate development on the west side of Rock Creek - over the bridge - so much quieter. Really short - 4 minutes - walk to Rock Creek for Blue Ribbon trout fishing! Missoula Montana less than an hour away features 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. They are not making any more of it - build memories by owning land up Rock Creek with wonderful cabin/building sites, excellent fishing, big game hunting, hiking, riding, wildlife viewing and tons more recreational opportunities so very close. About 41 miles +/- miles from Missoula with 8 +/- miles being gravel. Beautiful spot!

**Main Info**

- Street Address : TBD Trouthaven Dr.
- Lot Size Acres : 2.35 Acres
- Postal / Zip Code : 59825
- Dwelling : No
- State / Province : Montana
- County : Granite
- Closest City : Missoula

**Taxes**

Tax Year : 2022



Estimated Taxes per year are \$895.00

#### 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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