

\$495,000 - 1165 Rock Creek Road, Clinton

MLS® #30050991

\$495,000

3 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential on 3.50 Acres

Creek Meadows Subdivision, Clinton, MT

Beautiful 3.5-Acre Parcel Near lower Rock Creek â€” Mountain Views, Wildlife & Creek Access (walking)!

Tucked away in the heart of Montana's outdoor paradise, this scenic 3.5-acre parcel offers breathtaking views and a peaceful setting just over 11 miles from I-90. A rare opportunity to own land near the Blue Ribbon Trout Stream of Rock Creek, this property includes a future walking path agreement to the creek, making it a fly fisherâ€™s dream. The area is rich with wildlife, including mountain sheep, deer, moose, eagles, birds, and moreâ€”offering unforgettable sightings right from your doorstep. The existing home has classic Montana "retro" characteristics, with a newly updated kitchen which brings modern comfort to a more rural retreat. While some features may feel a bit dated, the home is functional and ready for your personal touchâ€”Home does need some work and updating!! Can be used as a short-term rental with income potential. A new roof with new sheeting was completed in June 2025. Year-round access, wide-open skies, abundant wildlife, and unmatched recreational access make this a true four-season getaway. Whether you're looking for a peaceful retreat, an income property, or a launchpad for all your Montana adventures, this property checks every box. Not all bedroom windows are egress compliant. With the current price, home will sell in "as is" condition. The LA is not the owner, yet the owner is a licensed real estate



agent in the State of Montana.

Built in 1974

Essential Information

MLS® #	30050991
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,347
Acres	3.50
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active Under Contract

Community Information

Address	1165 Rock Creek Road
Subdivision	Creek Meadows Subdivision
City	Clinton
County	Granite
State	MT
Zip Code	59825

Amenities

Utilities	Electricity Connected, Propane
Features	Fishing
Parking	Additional Parking, Circular Driveway
# of Garages	2
Garages	Attached
View	Meadow, Mountain(s), Residential, Trees/Woods
Waterfront	Navigable Water, River Access, Water Access

Interior

Interior Features	Fireplace, Main Level Primary
Appliances	Dishwasher, Microwave, Range, Refrigerator

Heating	Baseboard, Electric, Wood Stove
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Storage, Propane Tank - Leased
Roof	Composition
Construction	Wood Siding
Foundation	Poured

Additional Information

Date Listed	June 4th, 2025
Days on Market	127