

# \$184,500 - 14297 Caddisfly Court, Clinton

MLS® #30058254

**\$184,500**

Bedroom, Bathroom,  
Land on 1.00 Acres

Ridge Above Rock Creek, Clinton, MT

Introducing a remarkable one-acre parcel of land in The Ridge Above Rock Creek. This prime property offers an exceptional opportunity to build your dream home in a highly sought-after location. With access to 437 acres of recreation land and bordering the vast Nature Conservancy Land, outdoor adventures await right at your doorstep. Despite its secluded ambiance, the property is conveniently located just 20 miles from Missoula via Highway 90, providing easy access to city amenities. Nature enthusiasts will appreciate the proximity to Rock Creek, renowned for its fishing and hunting, and made famous in the movie "A River Runs Through It." The lot includes natural gas, and access to a community water system. Don't miss this incredible opportunity to own a piece of Montana's breathtaking landscape.



## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 30058254    |
| Price    | \$184,500   |
| Acres    | 1.00        |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 14297 Caddisfly Court  |
| Subdivision | Ridge Above Rock Creek |

|          |          |
|----------|----------|
| City     | Clinton  |
| County   | Missoula |
| State    | MT       |
| Zip Code | 59825    |

**Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Snow Removal, See Remarks                    |
| Utilities | Electricity Available, Natural Gas Available |
| View      | Mountain(s), Trees/Woods                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 2                 |
| Zoning         | Residential       |
| HOA Fees       | 885               |
| HOA Fees Freq. | Annually          |