

\$154,500 - Lot 2 Caddisfly Court, Clinton

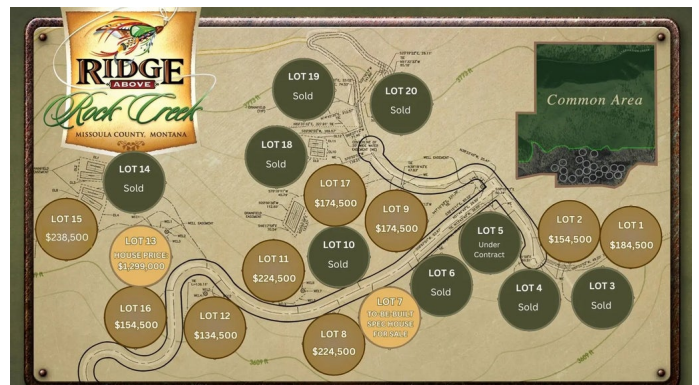
MLS® #30058255

\$154,500

Bedroom, Bathroom,
Land on 1.00 Acres

Ridge Above Rock Creek, Clinton, MT

Western Montana...one of the most distinct places in the country where life tends to be quieter, slower, and more peaceful. For those who crave wider spaces and untouched lands, the Ridge Above Rock Creek is the perfect place to call home with a blend of tranquility and outside adventures all found within this distinct mountain community. Imagine beginning your day waking up to the whisper of pine trees and the sounds of nature outside your bedroom window, or the view from your deck as you sip your morning coffee and capture the gaze of a deer or an eagle soaring high above you. Located just 20 miles east of Missoula, The Ridge Above Rock Creek would speak to the heart of anyone who ever loved Norman Mcleans' A River Runs Through it. The Ridge Above Rock Creek has a total of 20 home sites with circular-designed building envelopes maximizing the side and front-facing distances between homes. Roads within The Ridge neighborhood are also curved in design adding to the aesthetics of this serene mountain community. Access to water varies with some custom lots on a private well, community well, or wells to be installed at the time of new home construction. Residency at the Ridge Above Rock Creek gives you the opportunity to explore and recreate on 437 acres of shared recreational area. By purchasing either an individual lot to hold for future plans to build, or a semi-custom or custom home uniquely designed by Meridian Homes, your goal of owning and



enjoying a Montana lifestyle is secured. One of the most distinct features of life at the Ridge Above Rock Creek is close proximity to the iconic Rock Creek drainage, a mecca for anglers of all skill levels. Located conveniently close to Missoula, Rock Creek flows primarily through National Forest lands, allowing for excellent access to most of the creek's length. This creek is often referred to nationally as 'the angler's dream' with cool and clear waters that are known for brown, rainbow, cutthroat and brook trout. The culturally vibrant city of Missoula, also home to the University of Montana, offers shopping, restaurants, breweries and distilleries, and countless activities for all ages. Montana Snowbowl is also conveniently close... The "Bowl", as locals like to call it, has an impressive layout of trails, powdery bowls, expert runs and versatile terrain. If you are searching for the perfect place to call home and embrace the Western Montana lifestyle, we invite you to schedule a private tour and meet with our team to learn more about living at the Ridge Above Rock Creek. Stop dreaming and start exploring new possibilities for a captivating and adventurous way of life!

Essential Information

MLS® #	30058255
Price	\$154,500
Acres	1.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 2 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	Meadow, Mountain(s), Trees/Woods

Additional Information

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