

\$174,500 - Lot 17 Caddisfly Court, Clinton

MLS® #30058307

\$174,500

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® #	30058307
Price	\$174,500
Acres	1.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 17 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