

Rock Creek Tract  
Southside Rd  
Missoula, MT 59804

**\$735,000**  
160± Acres  
Missoula County



**Rock Creek Tract**  
**Missoula, MT / Missoula County**

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**SUMMARY**

**Address**

Southside Rd

**City, State Zip**

Missoula, MT 59804

**County**

Missoula County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

47.008508 / -114.365332

**Acreage**

160

**Price**

\$735,000

**Property Website**

<https://compasslandpartners.com/property/rock-creek-tract/missoula/montana/99397/>



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**PROPERTY DESCRIPTION**

Discover your piece of Western Montana with this exceptional 1/4 section (approximately 160 acres) offering direct boundary with Lolo National Forest. This rare setting delivers immediate access to thousands of acres of public land while maintaining the privacy and seclusion so many Montana buyers are searching for.

Wildlife is abundant, with elk, deer, black bear, and wild turkeys regularly frequenting the property, creating a true Montana recreational and sporting environment right out your back door. The land features a beautiful blend of mature timber, open meadows, and substantial flat, buildable ground ideal for a primary residence, cabin, or legacy retreat property.

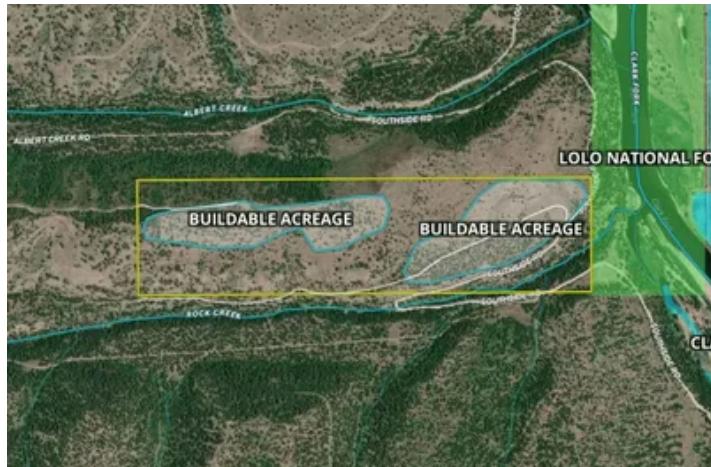
Enjoy sweeping valley and river views that capture the character of Western Montana in every season. Gated access provides added security and exclusivity, while the heavily treed landscape offers natural privacy for your future country home or getaway.

The property is currently off-grid, offering a blank slate for solar, generator, or other alternative power solutions tailored to your vision. Despite the peaceful, remote feel, you are only about 20 minutes from Missoula, giving you convenient access to commercial services, the airport, medical facilities, and year-round recreation.

If you're looking for a property that blends national forest adjacency, wildlife habitat, buildable usability, and proximity to town - this Montana holding deserves your attention.



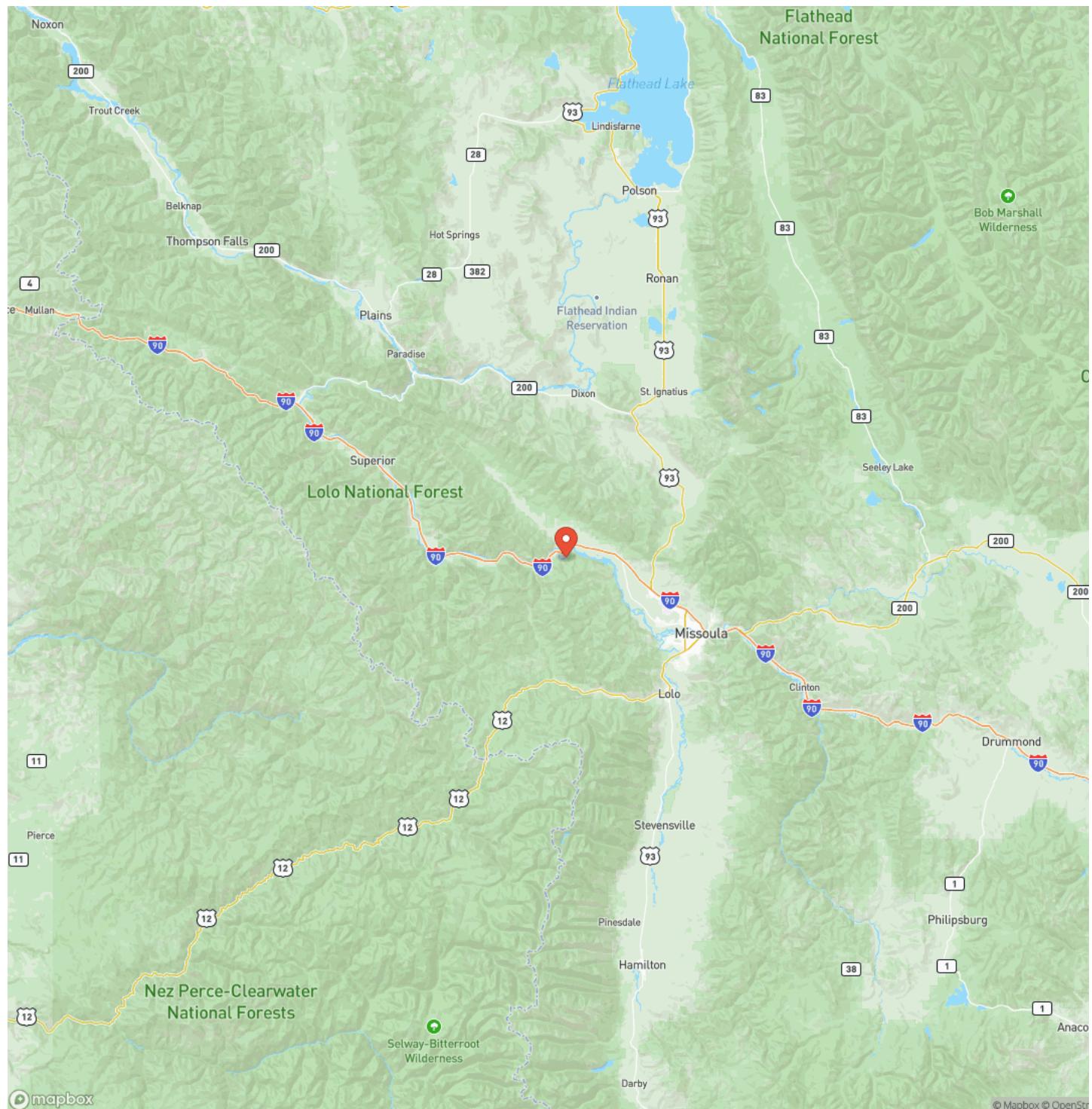
**Rock Creek Tract**  
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## Locator Map



## Locator Map



## Satellite Map



## Rock Creek Tract Missoula, MT / Missoula County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Tanner Rauk

## Mobile

(406) 830-6989

## Office

(406) 830-6989

## Email

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## Address

**City / State / Zip**

Missoula, MT 59801

## NOTES



#### **MORE INFO ONLINE:**

<https://compasslandpartners.com/>

## NOTES



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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