

Rock Creek Tract
Southside Rd
Missoula, MT 59804

\$735,000
160± Acres
Missoula County



Rock Creek Tract
Missoula, MT / Missoula County

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/>



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.

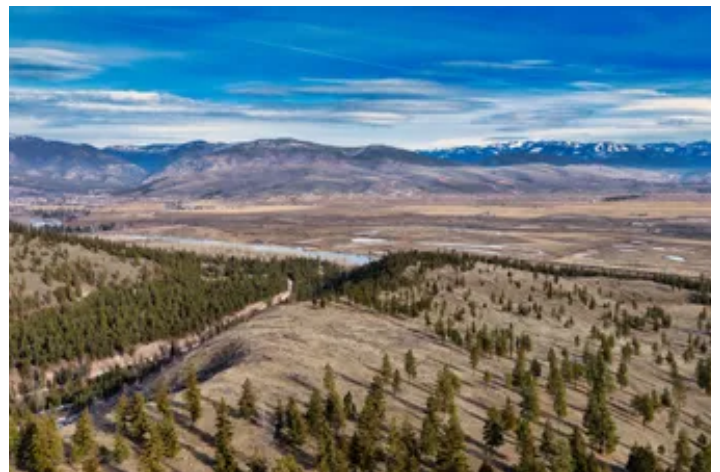
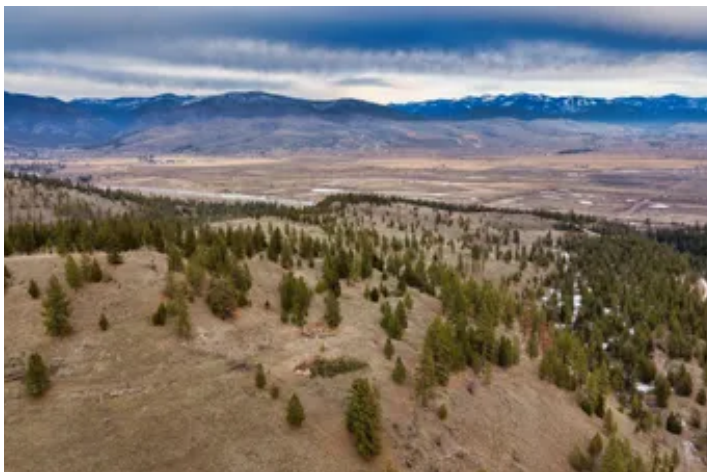
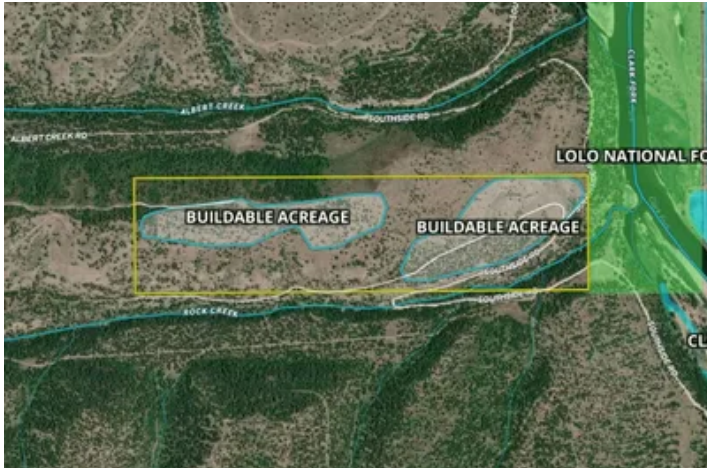
Enjoy sweeping valley and river views that capture the character of Western Montana in every season. Gated access provides added security and exclusivity, while the heavily treed landscape offers natural privacy for your future country home or getaway.

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.



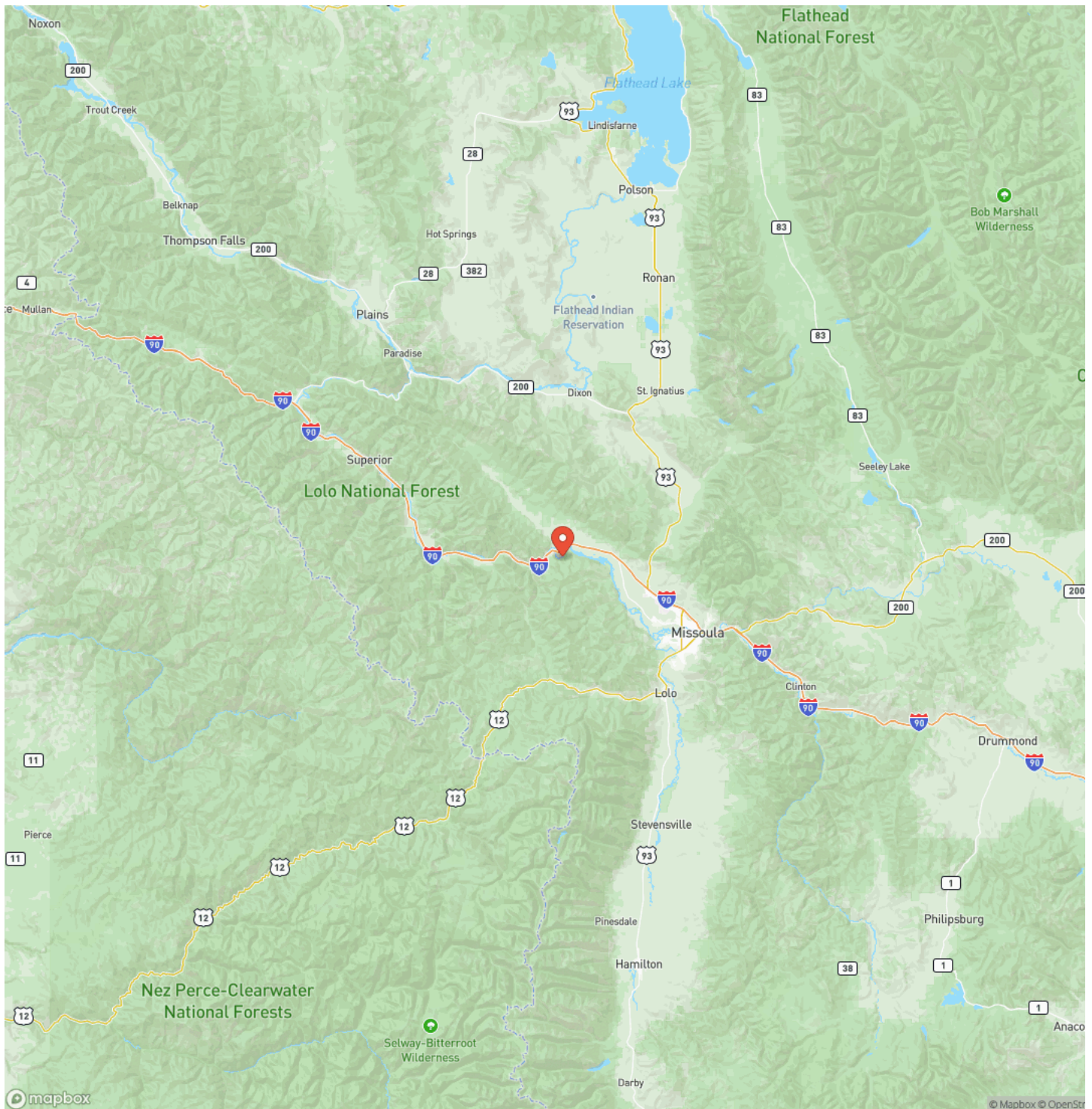
Rock Creek Tract
Missoula, MT / Missoula County



Locator Map



Locator Map



Satellite Map



Rock Creek Tract
Missoula, MT / Missoula County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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