Gallatin Valley Investors Dream

754 W Valley Center Road, Bozeman, MT

$5,300,000

1312 Front Street, Fort Benton, MT
CorderLand.com

Presented Exclusively by
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Property Information

Acres: 166.84 deeded

Taxes: $2,629.47 (2019)

Legal: S26, T01 S, R04 E, C.O.S. 2591, PARCEL 1,2 & 3, ACRES 161.62 - AND - S26, T01 S, R04 E, C.O.S. 2296, PARCEL 1, ACRES 5.22

Utilities: All

Water/Sewer: 4 wells total (3 Registered wells)/septic and irrigation ditches with excellent water rights.

Home/Outbuildings: This property includes a 2 story 4 bedroom/2 bathroom 3,200 square feet home with a triple attached garage as well as an equipment building, corrals, grain bin, livestock barn, shed and shop.

Executive Summary

You’ve heard opportunity will come knocking, but in this case, it is about to break down the door! Bozeman, Montana’s population and economy has been and continues to grow exponentially. Not only is it an excellent place to excel in innovative careers, but it is desirable because of its raw and profound beauty. Investors and developers have a lucrative chance to take this 166+ acres and build housing that appeals to those that are looking for a rural setting with a city’s amenities close by. The 166+ acres are available in four smaller sections as well. These pieces have so much to offer as they currently are part of a farming and ranching operation displaying how fertile the soil is and opportunistic the rare surplus of water available is. The prevalent irrigation ditches come with excellent water rights. Build an enviable dream home customized with your requirements and complete with views of the exquisite valley and the majestic snowcapped mountain ranges surrounding it. Utilize the nutrient rich soil for a small hobby farm or lease it out and enjoy the extra income. Rent out the pasture land for grazing or for horses. The possibilities are endless! Tall mature trees are ample on the borders of the plots offering shade and privacy or a good wind break. The acreage borders the popular Gallatin Heights subdivision in the expanding area west of Jackrabbit Lane.
Property Information

In addition, the Gallatin River is a short distance attracting anyone who would want access to fishing and boating anytime of the year. Relish the wildlife that wander through making this setting a painter’s paradise. Multiplying the amount of potentialities are the many outbuildings and the 2-story home that comes on this parcel. The 3200 square foot home has a triple attached garage and offers a place to dwell amongst the grain bins, corrals, livestock barn and the rest of the buildings making up an efficient farming and ranching operation. A silhouette of an irrigation pivot can be seen ascending on its path to hydrate the corn or hay stitched into the fertile ground. The stack of hay bales amid the colorful wildflowers represent the wealth and fortune accumulated from this ground.

Local Area

Blossoming in the heart of Montana and nestled between four mountain ranges is a picturesque college town of Bozeman. An outdoor recreationalist’s haven, Bozeman’s beauty attracts populations from all over that are seeking a higher quality of life. In fact, Bozeman was voted #10 in Money Magazine’s best places to live in 2017. In addition, Moody’s Analytics predicts an 11.4% job growth over the next five years, and there is access to wonderful jobs in Bozeman as it is a booming hub for innovative companies and those seeking to start up on their own. Bozeman is home to the Montana State University and attracts over 15,000 students annually. Cheers for the local Bobcats can be heard through the valley, and fans gear up every fall for the tradition of tailgating before the competitive football games. The city graciously provides an active nightlife and top headlining concerts from various artists. As a result, the cultural scene is dynamic and energetic. Visit local art galleries, charming downtown boutiques and fine dining restaurants. If outdoor adventure is what you are craving, Bozeman can feed your hunger. Its central location provides access to world-class skiing, fishing, hiking, rafting, boating, and more.

Activities

The Gallatin Valley holds the key to blue ribbon fishing with many rivers and streams to accommodate different varieties of fish. Swimming and boating in between casts are a great summer way to make lasting memories.

Bridger Bowl Ski & Snowboard Resort
The resort boasts four large bowls within its boundaries that offers a variety of landscape and terrain for any individual's ability.

Big Sky Resort
Stay at the resort and take part in all the splendid activities it has to offer. Go mountain biking on numerous trails and see the gorgeous scenery firsthand. Golf on the prestigious course and then relax at the spa. In the winter months enjoy skiing, snowshoe tours, and sleigh rides. In the warm months hike, zipline, and get out in the amazing Montana sunshine.

Museum of the Rockies
Visit the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world’s finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils.
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