

**MONTANA MOUNTAIN
REAL ESTATE**

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List Price: \$1,600,000
(per tract)

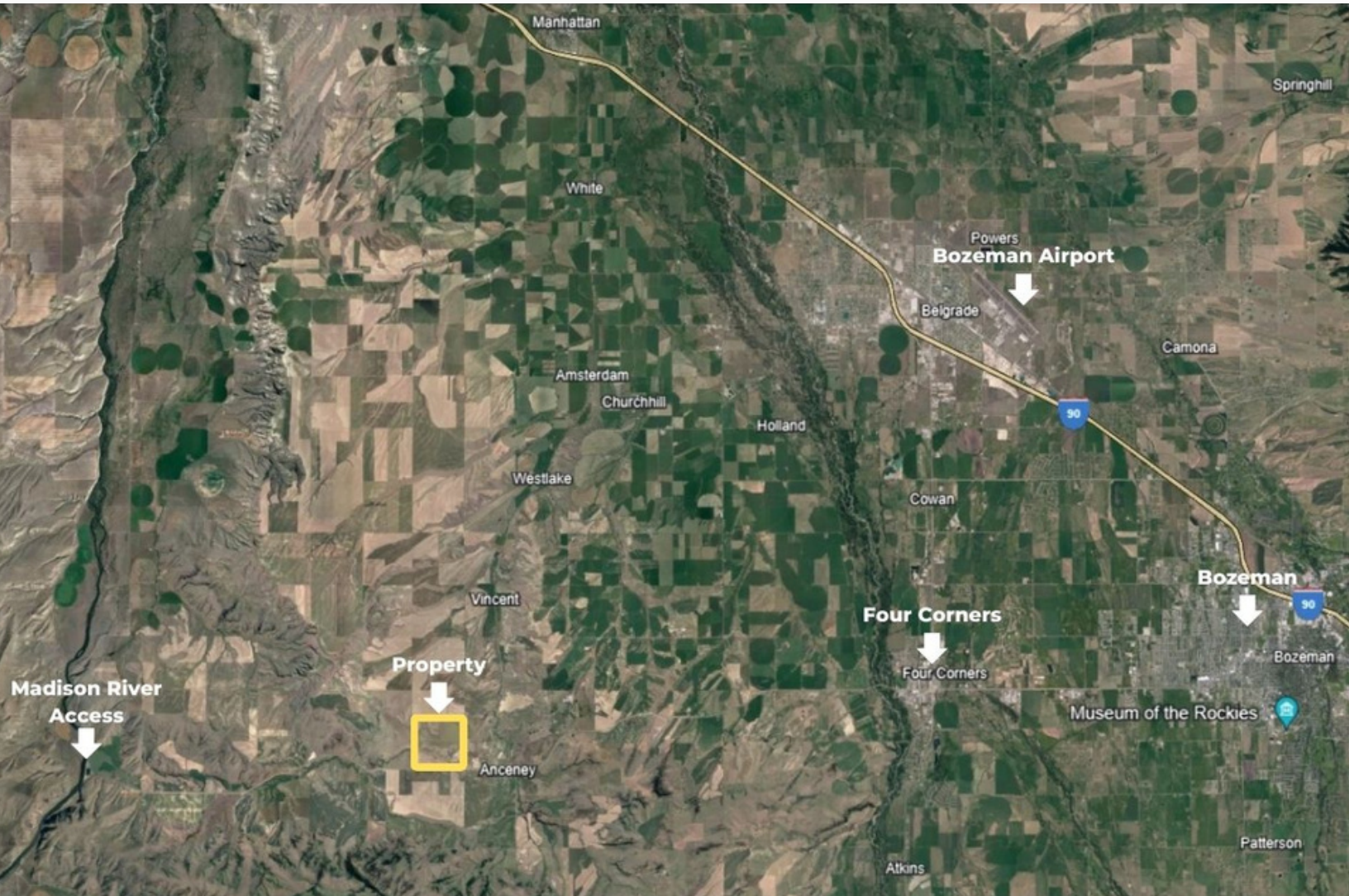
Tracts 1A, 2A, 3A, Norris RD Manhattan, MT

Listing Courtesy of Ryan McDaniel
MLS#345244, MLS#345245, MLS#345246



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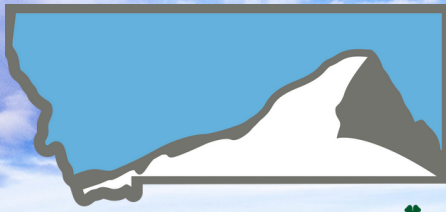
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Summary

Spectacular build site or Recreational 200-acre tract Located just west of Four Corners with no zoning restrictions or covenants. Property is conveniently located within 15+- minutes of Downtown Bozeman and 15+- minutes to the Airport. Enjoy being minutes from Madison River Black's Ford Public River Access, unobstructed dramatic mountain views in all directions, easy access from Norris Road, ample ground water, and protected privacy are some of the Highlights. Hungarian partridge and sharp tails are seen regularly on the property along with occasional elk and deer. Buyer to verify information.

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Overall, Tracts 1A, 2A, and 3A are each exceptional opportunities of prime land totaling 200.25 acres each with Highway Frontage access, 15+/- minutes from Bozeman. With no zoning restrictions. This property is a blank canvas located just outside Bozeman's fast growing micropolitan area and hub of Western Culture and Recreational influence.



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Facts About Property

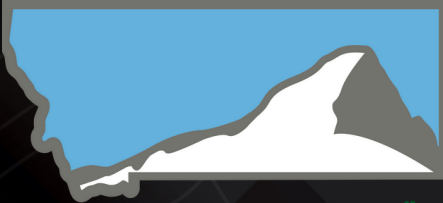
- Location: 9 +/- miles West of Four Corners and 16+/- miles West of Bozeman on Norris Road (Highway 84)
- Acreage: 200.25 +/- total acres - NO ZONING RESTRICTIONS
- Summary of Parcels: Dry farm ground, flat and slightly rolling terrain. unobstructed Mountain Views with surrounding parcels of farm ground.



Facts About the Area

- Bozeman has been called “the most livable place”, and also stated as one of the World’s Greatest Places 2023 from TIME Magazine
- Recreational activities include:
 - World Renowned Fly Fishing, Skiing, Hiking, Biking, Private & Public Golf Courses, Hunting, & numerous other Backcountry activities/exploring.
- Bozeman is surrounded or close by the Bridger Mountains, Gallatin Mountains, Madison Mountains, Tobacco Root Mountains, Big Belt Mountains, Absaroka Mountains and Crazy Mountains, not to mention Yellowstone and Glacier National Park. Big Sky, MT is located close by as well.
- Wining and Dining: Bozeman has a wide variety and impressive culinary scene. There are many restaurants and Breweries to choose from.
- Economy & Population:
 - Bozeman is located in Gallatin County, Montana with a 2023 population of 57,494.
 - Bozeman has a thriving and steadily expanding economy. Some driving factors include but not limited to Montana State University, Public Schols, Technology, Retail, Culinary scene, tourism & hospitality, outdoor and recreation, construction and Real Estate, Medical related fields.
- Bozeman Yellowstone International Airport (BZN) is Montana’s busiest airport, providing the only year-round service for 2 Yellowstone National Park entrances. BZN also serves Big Sky Ski Resort, Bridger Bowl Ski Area, Montana State University, as well as countless other recreation and business destinations in the Bozeman, Belgrade and Livingston area. Located in the heart of the beautiful Gallatin Valley.

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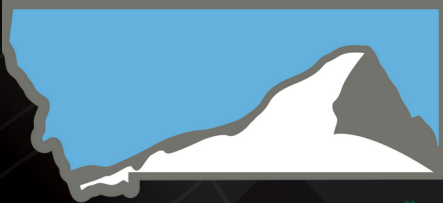
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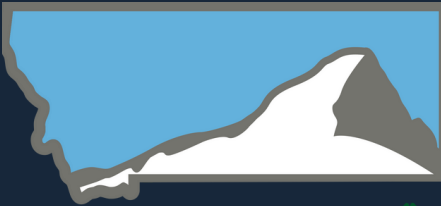
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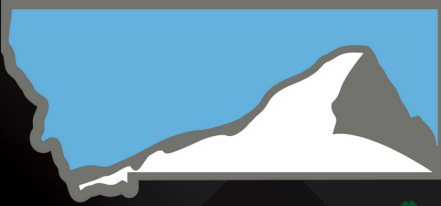
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Property Boundaries are Approximate

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Madison River, MT



Bridger Mountains



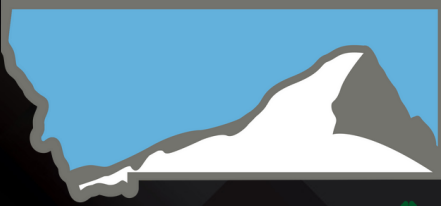
Custer Gallatin National
Forest



Yellowstone National Park

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Hungarian Partridge



Sharp-Tail Grouse



Downtown Bozeman, MT



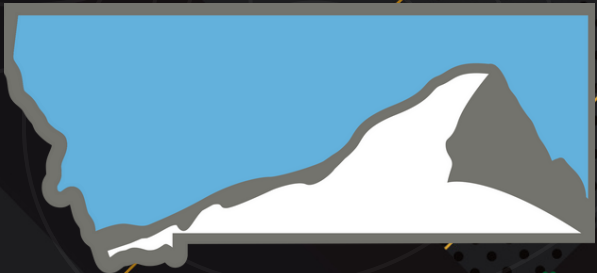
Nearby Skiing

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Terms: Cash, Financing,
1031 Exchange

Ryan McDaniel

Listing Agent

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