



BOZEMAN MONTANA



Craig Delger

BROKER/OWNER

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Powered by Data, Technology, and Local Expertise



TBD Pheasant Ridge Lane, Belgrade MT 59714

\$1,999,000

Acres: ± 59.15

MLS#: 387276

INTRODUCTION

If you have been searching for a showcase property this is it! Pheasant Ridge delivers a captivating blend of natural beauty, live water, huge views, privacy, easy access and the opportunity to build your custom home, guest home and barn. This 59+ acres offers plenty of space and truly amazing views in virtually every direction, including Bridger Mountains and Ross Peak, the Gallatin Range & Valley, Hyalite and Spanish Peaks all the way to the Tobacco Roots from sunrise to sunset. The rolling topography develops an upper and lower section to the acreage creating separation for residential and agricultural uses. Bear Creek flows through the lower section of the property providing a nice year round stream with stock water rights. The acreage is also currently farmed and provides a small farm lease income. Electrical power and phone are to the lot just off Pheasant Ridge Rd with easy road access to an incredible build site. Enjoy the solitude this property offers while still being only 15 minutes to the airport and Belgrade and 20 minutes to downtown Bozeman.



FEATURES

Status:	Active
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 59.15
View:	Farmland, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek
Listing Date:	2023-10-05
Listing Agent:	Mike Schlauch of PureWest Christie's Int'l Real Estate - Bozeman

LOCATION



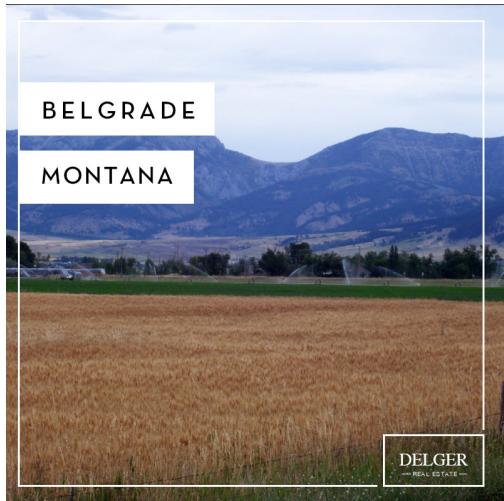
Address: TBD Pheasant Ridge Lane, Belgrade MT 59714

PHOTOS





BELGRADE LIFESTYLE



the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

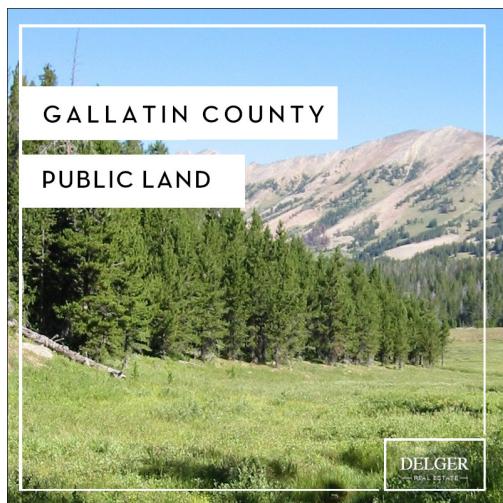
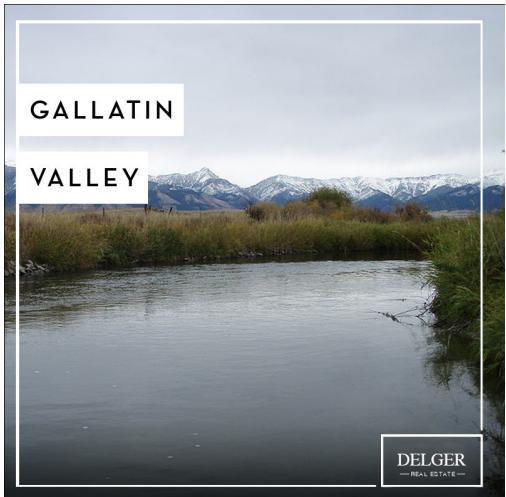
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park(2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the "Valley of Flowers". The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres(2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world's primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size(Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

LUXURY REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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