



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



MONTANA VISTALORA

ABBREVIATIONS:

| | |
|------|--------------------|
| AFF | ABOVE FINISH FLOOR |
| TOS | TOP OF SLAB |
| TOSF | TOP OF SUB FLOOR |
| TOP | TOP OF WALL |
| BOF | BOTTOM OF WALL |
| EX | EXISTING |
| R/O | ROUGH OPENING |
| V/F | VERIFY IN FIELD |
| SP | SOUTH PARTS |
| PTD | PAINTED |
| MTL | METAL |
| FD | FLOOR |
| GLD | GLOSET |
| PKG | PACKAGE IN GLOSET |
| STO | STORAGE |
| LN | LINE |

DRAWING SYMBOLS:

| | |
|--|--------------------------|
| | ELEVATION MARKER |
| | SECTION MARKER |
| | PINPOINT SCHEDULE MARKER |
| | DOOR SCHEDULE MARKER |
| | TYPICAL NOTE |
| | SIMILAR CONDITION MARKER |
| | CENTER LINE |
| | NORTH ARROW |



CONTENTS:

- CODES:**
- 2020 IBC, IRC, IMC, PBC, BEC, UPC, BOC, SBC
 - 2018 IFRS/ANSI FOR ACCESSIBLE AND UNIVERSAL DESIGN AND FACILITIES
 - 2020 NEC
- CONTRACTOR RESPONSIBLE FOR PROVIDING ALL CODES AND STRUCTURAL REQUIREMENTS



Evan Lerum Drafting
406-244-1106
evandrafting.com

PROJECT NUMBER
23026

DATE
01/08/24

DESCRIPTION
BASE PLAN DRAWINGS

SHEET TITLE
COVER SHEET

C 1.0

SCALE
3/8" = 1'-0"

4707 Jordan Spur Road, Bozeman MT 59715

\$3,295,000
Acres: ± 20.31
MLS#: 388893

INTRODUCTION

One of a kind opportunity to own this 20-acre parcel as one of the last coveted tracts available this close Bozeman. Awe-inspiring panorama of three majestic mountain ranges with breathtaking 360-degree views. Located only a short 5-10 minutes from Bozeman as well as Yellowstone International Airport. This prime residential site, nestled just east of Springhill Road, beckons with unparalleled potential for your new home. Middle Cottonwood Zoning allows for a Main Home, guest home, barn, shop with auxiliary structures etc. This perfect opportunity awaits your vision for all this property can be. Easy access. Electricity and natural gas available. U.S. Forest access is a mere minutes away along with a multitude of nearby trailheads. This property holds the promise of establishing a lasting legacy for generations to come. Join the ranks of high-end residences recently completed and presently being constructed by securing your place in a community where distinction meets natural splendor. Create your timeless sanctuary, where cherished memories take root and enduring tales find their home.



FEATURES

| | |
|------------------------|-------------------------------------------------|
| Status: | Active |
| Type: | Residential |
| Sub Type: | Single Family |
| Acres: | ± 20.31 |
| Water Features: | None |
| Listing Date: | 2024-02-09 |
| Listing Agent: | Kelly Broling of Coldwell Banker Distinctive Pr |

| | |
|-------------------------|-------------------------|
| Year Built: | 2024 |
| Beds: | 3 |
| Baths: | 3 |
| Heating/Cooling: | ForcedAir CentralAir |

LOCATION

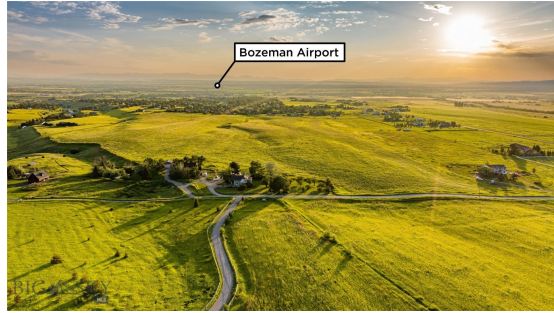
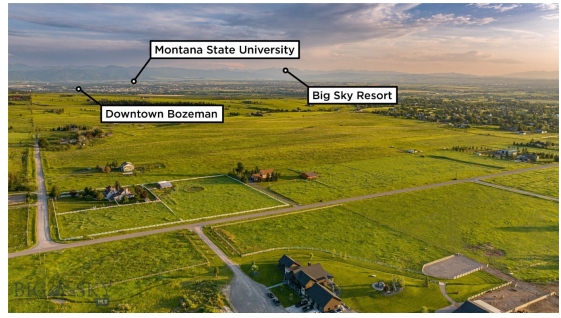


Address: 4707 Jordan Spur Road, Bozeman MT 59715

PHOTOS







BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour 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.

When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

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 Bozeman and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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