

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## Lot 14 A TBD Riverway Road, Belgrade MT 59714

\$280,000

Acres: ± 1.277

MLS#: 395350

# INTRODUCTION

This rare Gallatin River Farm custom home site is the one you've been waiting for! This gorgeous Gallatin River Farm lot features amazing access to a private nature preserve on the banks of the Gallatin River. One of only three remaining original developer lots, Lot 14A is a 1.277-acre parcel with seasonal live water and a mature grove of cottonwood trees along its eastern flank. Level build site with power, internet and natural gas stubbed to lot corner pins are marked. Paved access with curb. Well and septic are buyer responsibility. The Gallatin River Farm neighborhood features luxury level homes on acre plus lots and owner restricted access to an HOA member-owned, 50-acre nature preserve. The preserve allows access to over a third of a mile of frontage on the blue-ribbon waters of the Gallatin River. Trails meander through lush grassland and cottonwoods to productive river channels teeming with trout. Over 70 acres of additional FWP State of Montana land abuts the preserve, allowing for additional recreational opportunity and archery hunting access in season. Relax on a peaceful riverside bench and watch the plentiful birdlife and wildlife while enjoying melodic sounds of the water. Enjoy the Montana lifestyle directly from your doorstep. No zoning building subject to neighborhood CCRs - buyer to verify. Convenient location just minutes to shopping, dining and amenities. 40 minutes to Bridger Bowl. 30 minutes to the Madison River. 1 hour to Big Sky. Owner will consider seller financing.



BIG SKY  
MLS

## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Land
<b>Sub Type:</b>	UnimprovedLand
<b>Acres:</b>	± 1.277
<b>View:</b>	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
<b>Listing Date:</b>	2024-09-01
<b>Listing Agent:</b>	Marcie Hahn-Knoff of Knoff Group Real Estate

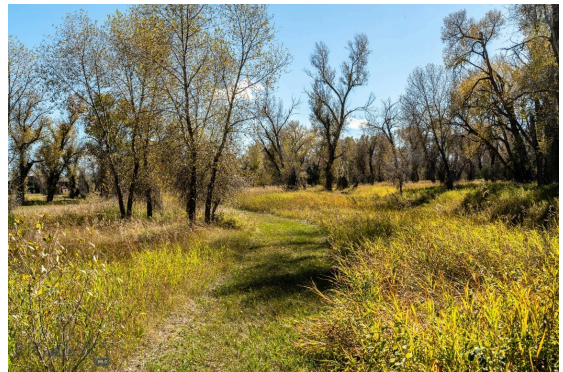
## LOCATION



Address: Lot 14 A TBD Riverway Road, Belgrade MT 59714

# PHOTOS













# BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of 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.

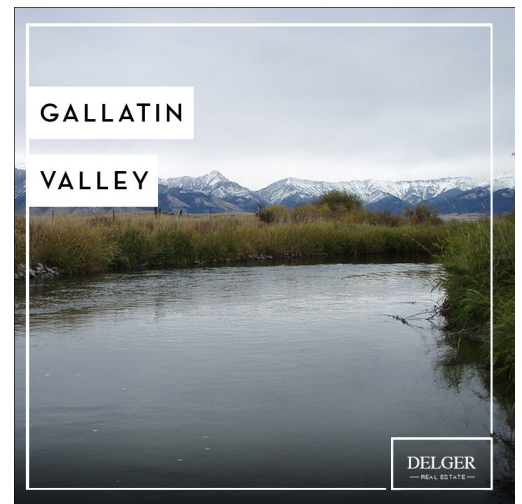
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and 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.

# BELGRADE 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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