

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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

*Powered by Data, Technology, and Local Expertise*



## Lot 8 Forest View Drive, Bozeman MT 59715

\$550,000

Acres: ± 0.84

MLS#: 398152

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DelgerRealEstate.com

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# INTRODUCTION

Envision constructing your ideal home on a spacious 0.84-acre lot, offering breathtaking views of the Bridger Range, all within close proximity to downtown Bozeman. Old Mill Homes presents a unique opportunity to build a custom residence in the exclusive Forest View Farms Subdivision. Prime Location with Unmatched Accessibility - Situated on Bozeman's desirable south side, Forest View Farms provides seamless access to both South 19th Avenue and South 3rd Avenue, ensuring convenient connectivity to the heart of the city. Unlike other high-end neighborhoods, this subdivision is located east of 19th Avenue, placing it closer to town than comparable areas with available lots. Residents will enjoy over six acres of open space, fostering a sense of tranquility and community. Enhanced Lifestyle with Nearby Amenities - The subdivision is adjacent to extensive trail systems, offering residents the perfect setting for leisurely walks or direct access to Main Street and mountain trails without the need to navigate busy roads. This proximity to nature and urban amenities provides a harmonious blend of convenience and serenity. Flexible and Buyer-Friendly Process - Prospective homeowners will benefit from a delayed closing process, allowing ample time to consult with designers, finalize plans, and secure construction financing before finalizing the lot purchase. Old Mill Homes serves as the exclusive builder for the neighborhood, ensuring consistent quality and design integrity. Please note that no lots will close before the construction contract is finalized, with a minimum build requirement of \$1,015,000. Spacious Lots with Versatile Building Options - Forest View Farms offers organized yet relaxed living, with lot sizes accommodating additional structures such as workshops or extra garage space. This flexibility allows homeowners to tailor their property to suit their specific needs and lifestyle preferences. Visualize Your Future Home - Explore the available lot and neighborhood through our comprehensive photo gallery, showcasing the potential for your custom-built home in this exceptional community. Seize this opportunity to build your ideal home in Forest View Farms, where natural beauty meets modern convenience.



## FEATURES

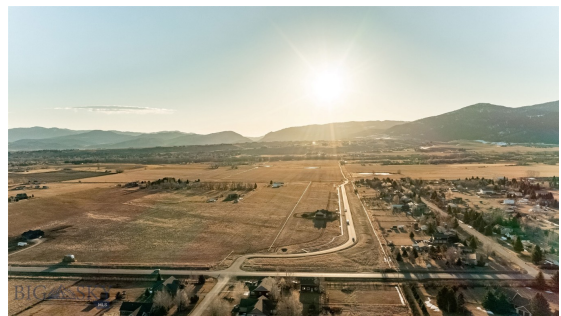
<b>Status:</b>	Active
<b>Type:</b>	Land
<b>Sub Type:</b>	UnimprovedLand
<b>Acres:</b>	± 0.84
<b>View:</b>	Meadow, Mountains, SouthernExposure
<b>Water Features:</b>	None
<b>Listing Date:</b>	2024-11-19
<b>Listing Agent:</b>	Tamara Williams of Tamara Williams and Company

## LOCATION



Address: Lot 8 Forest View Drive, Bozeman MT 59715

# PHOTOS







The site plan is for informational purposes only and does not constitute an offer of real estate. All information is subject to change without notice. The information provided is for informational purposes only. It is not intended to be used as a basis for investment decisions or as a basis for any other financial or legal action. The information is provided for informational purposes only. It is not intended to be used as a basis for investment decisions or as a basis for any other financial or legal action.

Area: 200  
 Area of Lot (1): 8,775 sq. ft.  
 Area of Lot (2): 10,000 sq. ft.  
 Area of Lot (3): 10,000 sq. ft.  
 Area of Lot (4): 10,000 sq. ft.  
 Total Area: 200,000 sq. ft.

# 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.

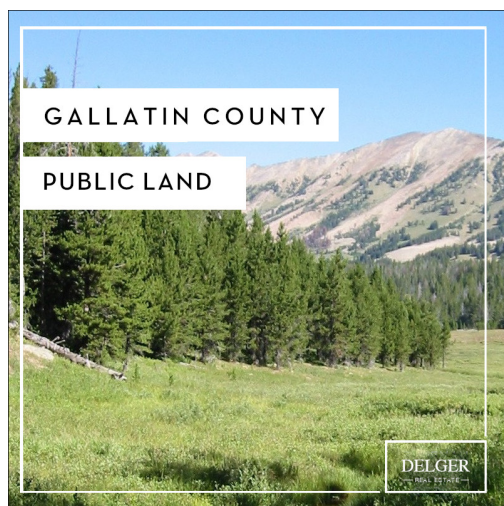
A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

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.

# BOZEMAN 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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