

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1616 S Willson, Bozeman MT 59715

\$825,000

Acres: ± 0.3271

MLS#: 399477

INTRODUCTION

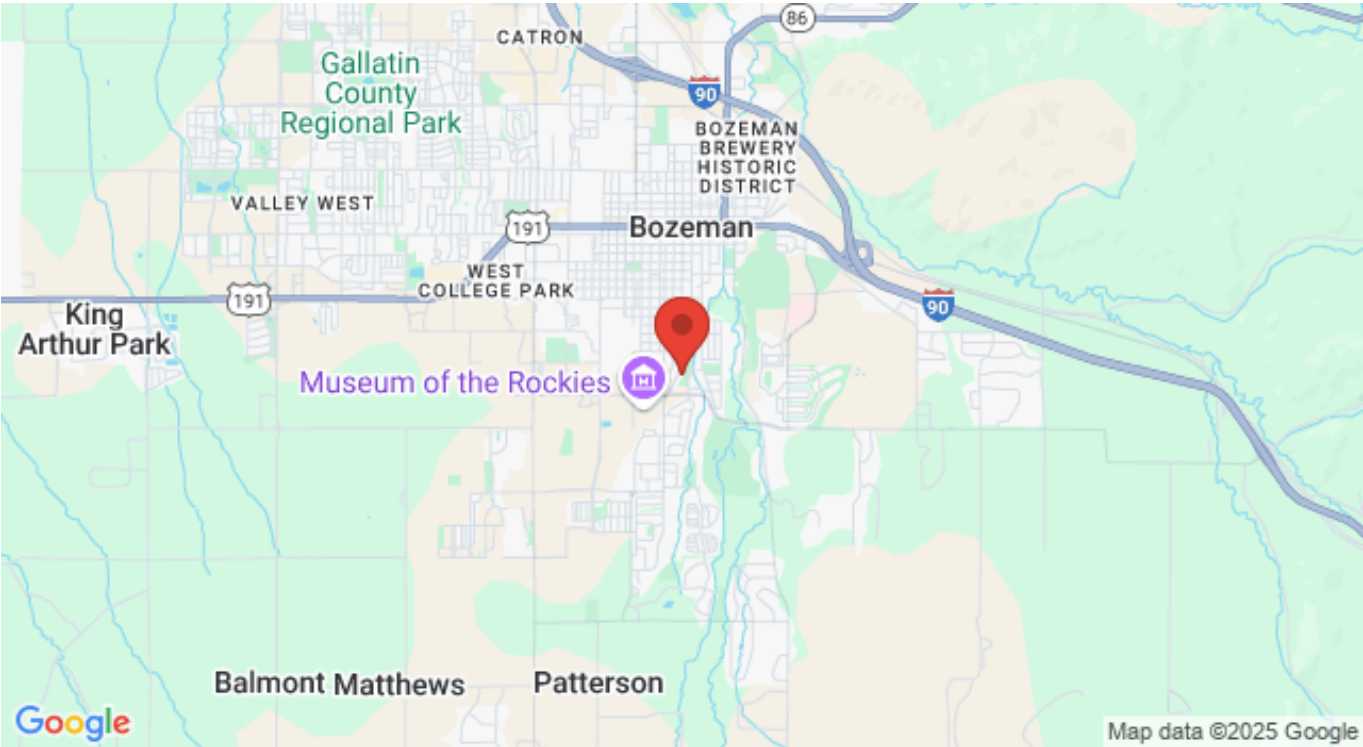
Welcome to this rare opportunity in Bozeman's coveted South Side! This classic 1963 home, lovingly maintained by its original owners for six decades, presents an exceptional chance to own a piece of Bozeman's history while creating your dream home. Nestled on an expansive 14,250 SF lot, this property offers something truly special - a private backyard that seamlessly transitions into 4.41 acres of city open space, ensuring unobstructed views and a connection to nature that's increasingly rare in growing Bozeman. The location couldn't be better - whether you're strolling to downtown's restaurants and shops, or heading to Montana State University, everything is within easy reach. This prime positioning, combined with the property's generous lot size, makes it an outstanding investment opportunity in one of Bozeman's most desirable neighborhoods. While the home's interior presents an exciting opportunity for updates, its solid bones and original character provide the perfect canvas for your vision. Whether you're looking to renovate and make it your own or considering the investment potential, properties of this caliber - especially with such a spectacular lot and location - rarely become available in this sought-after area. Don't miss this chance to own a piece of Bozeman's South Side. With its unique combination of location, lot size, and amazing views, this property won't be available for long. All information deemed reliable and accurate, but it is highly encouraged that Buyer do their own due diligence.



FEATURES

Status:	Active	Year Built:	1963
Type:	Residential	Beds:	3
Sub Type:	Single Family	Baths:	2
Acres:	± 0.3271	Heating/Cooling:	Baseboard WallWindowUnits
Listing Date:	2025-02-14		
Listing Agent:	Meredith Kresge of Keller Williams Montana Realty		

LOCATION



Address: 1616 S Willson, Bozeman MT 59715

PHOTOS















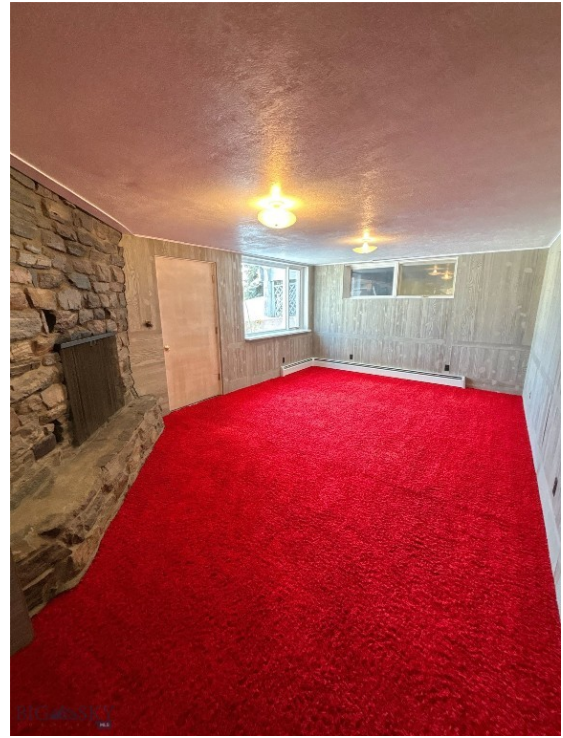














BOZEMAN LIFESTYLE™



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.

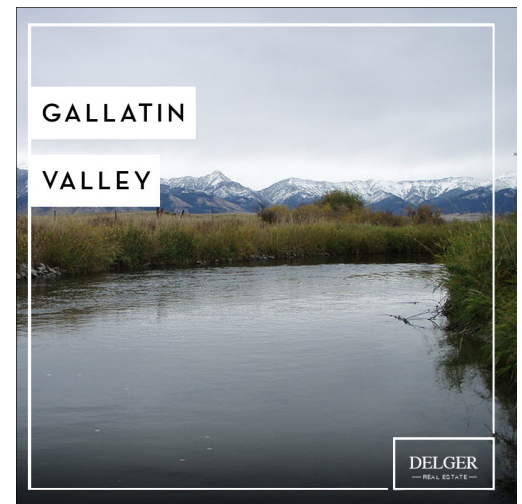
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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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