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Powered by Data, Technology, and Local Expertise



12977 Cottonwood Road, Bozeman MT 59718

\$2,175,000

Acres: ± 4.03

MLS#: 399485

INTRODUCTION

A rare opportunity awaits near Cottonwood Canyon 4 acres of limitless potential with no covenants, no zoning, and absolute freedom. Whether you envision an income-generating short-term rental retreat, a multi-family homestead, an equestrian estate, or a private getaway, this property offers endless possibilities. At the heart of the land sits a beautifully restored two-story farmhouse, where craftsmanship meets modern comfort. From custom woodwork and inset blinds to detailed finish work under the cabinets and butcher block countertops, every corner has been thoughtfully designed. Bamboo floors, intricate glass knobs, and a built-in pantry provide both character and function. Beyond the main house, two well-appointed single-story ADUs expand the potential for rental income or guest accommodations. Each one-bedroom, one-bath home is fully equipped with mini-split systems for year-round comfort. One ADU features vaulted ceilings, a loft, and unique architectural elements, while the other has been meticulously taken down to the studs and renovated with care. Both have their own fenced yards. Designed with equestrians and outdoor enthusiasts in mind, the property is fully set up for horses. A spacious workshop includes ample hay storage, providing everything needed for a functional horse-friendly setup. At the end of the day, gather around the campfire ring, where the sounds of the nearby creek create the perfect backdrop for a peaceful Montana evening. For those with a passion for gardening and sustainable living, the property includes expansive gardens filled with herbs, flowers, and mature trees. A greenhouse, chicken coop, and chicken run complement the space, allowing for a self-sufficient lifestyle. The perimeter is already set up for electric fencing, offering security for animals and peace of mind for owners. With no covenants or zoning restrictions, this property is an investor's dream. Short-term rentals are fully within your control, making it an ideal setup for Airbnb or VRBO ventures. Whether you choose to live on-site and rent the additional dwellings or operate the entire estate as a guest retreat, the possibilities are wide open. Adding to its value, a detached shop provides garage space, a lean-to for extra storage, and an additional room that could serve as a home office, workshop, or creative studio. Located just minutes from town but a world away from limitations, this property is a rare gem.

12977 COTTONWOOD ROAD

CAMPFIRE RING

HORSE FENCE

OUTDOOR OVEN

BIG SKY
MLS

FEATURES

Status:	Active
Type:	ResidentialIncome
Acres:	± 4.03
View:	Mountains, SouthernExposure, TreesWoods
Water Features:	Creek, Seasonal
Listing Date:	2025-02-12
Listing Agent:	Tamara Williams of Tamara Williams and Company

Style:	Ranch
Year Built:	1900
Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard Propane WallFurnace VariesByUnit

LOCATION



Address: 12977 Cottonwood Road, Bozeman MT 59718

PHOTOS



















Floor Plan Created By Calixtara App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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