

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



12977 Cottonwood Road, Bozeman MT 59718

\$2,175,000

Acres: ± 4.03

MLS#: 401077

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Offering a \$50,000 credit towards buyer's closing costs, pre-pays, and rate buy-down! A rare opportunity awaits near Cottonwood Canyon an extraordinary 4-acre property offering limitless potential with no covenants, no zoning, and absolute freedom. Whether you dream of building a short-term rental retreat, a multi-family homestead, an equestrian estate, or a private getaway, this versatile land is ready to bring your vision to life. At the heart of the property stands a beautifully restored two-story farmhouse, where craftsmanship meets modern comfort. Custom woodwork, inset blinds, detailed finish work under the cabinets, butcher block countertops, bamboo flooring, glass knobs, and a built-in pantry showcase the care and artistry poured into every space. Beyond the main residence, two thoughtfully designed single-story ADUs expand the possibilities even further. Each one-bedroom, one-bath home is fully equipped with mini-split systems for year-round comfort. One ADU offers soaring vaulted ceilings, a loft, and unique architectural details, while the other has been meticulously renovated down to the studs. Both feature private, fenced yards, making them ideal for rental income, multi-generational living, or guest accommodations. Designed with outdoor enthusiasts and equestrians in mind, the property is fully equipped for horses. A freshly updated barn includes a dedicated hay room and ample space for tack and supplies, making it a functional and comfortable setup for your equine companions. The perimeter is already fitted with electric fencing for added peace of mind, while a spacious workshop with additional hay storage complements the setup perfectly. After a day spent riding or gardening, gather around the campfire ring where the sounds of the nearby creek set the scene for peaceful Montana evenings under the stars. For those with a passion for sustainable living, the property features expansive gardens filled with herbs, flowers, and mature trees, along with a greenhouse, chicken coop, and chicken run all designed to support a self-sufficient lifestyle. Adventure lovers will appreciate that Cottonwood Canyon Trail Access Road is just approximately 0.33 miles away, offering immediate access to world-class hiking, horseback riding, and outdoor recreation. Even better, conservation easements protect the surrounding land, ensuring your breathtaking Montana views remain untouched for generations to come.



FEATURES

Status:	Active	Style:	Ranch
Type:	ResidentialIncome	Year Built:	1900
Acres:	± 4.03	Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
View:	Mountains, SouthernExposure, TreesWoods	Heating/Cooling:	Baseboard Propane WallFurnace VariesByUnit
Water Features:	Creek, Seasonal		
Listing Date:	2025-04-28		
Listing Agent:	Tamara Williams of Tamara Williams and Company		

LOCATION



Address: 12977 Cottonwood Road, Bozeman MT 59718

PHOTOS

















Floor Plan Created By Cellulose 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.

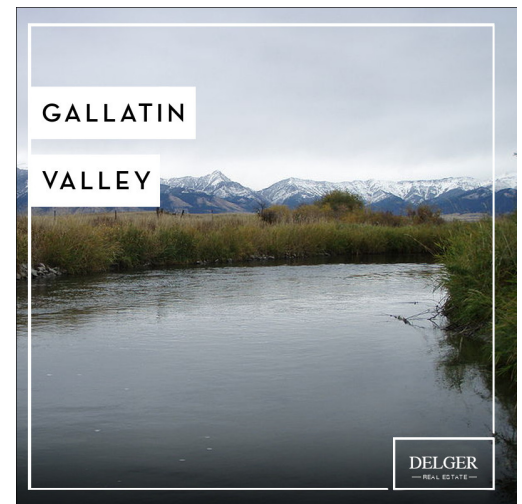
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



Craig Delger
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406.581.7504
craigdelger@gmail.com

v1.01-2025-10-19