

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



12977 Cottonwood Road, Bozeman MT 59718

\$1,650,000
Acres: ± 4.03
MLS#: 407285

INTRODUCTION

Cottonwood Canyon is calling your name. A true countryside gem, this property is a haven for hobby farmers, entertainers, and those with a love for the land. At its heart, a beautifully restored two-story farmhouse is packed with character and craftsmanship. Step inside to discover custom woodwork, charming inset blinds, detailed trim work under the cabinets, and gleaming butcher block countertops. Bamboo floors whisper underfoot, glass knobs gleam in the light, and an abundance of cabinetry in the built-in pantry makes storage a breeze. Every detail has been designed to delight and surprise in daily living. But wait, there's more! Two delightful accessory dwelling units (ADUs) bring extra charm (and opportunity) to the homestead. Both are single-story, 1-bedroom, 1-bath cottages with mini-split systems for year-round comfort. The newer build features a cozy loft, soaring vaulted ceilings, and architectural flair, while the original ADU has been taken down to the studs and fully reimaged. Each has its own fenced yard perfect for guests, rental income, or multigenerational living. And then, there's the great outdoors—your own little slice of Montana heaven. Set up for horses, the property includes a workshop (28 feet deep!) with hay storage, an outdoor oven and campfire ring near a babbling creek, and space for every project imaginable. With the natural beauty of Cottonwood Canyon at your doorstep, hiking, fishing, and adventure are just minutes away. For green thumbs, this property is a dream come true. Lush gardens brimming with herbs, flowers, and fruit trees surround a greenhouse, chicken coop, and run. The perimeter is already equipped with electric fencing, keeping your animals (and your peace of mind) secure. With ample space, the possibilities for expanding your agricultural pursuits are endless. Rounding out this one-of-a-kind property is a detached shop for the primary home, with a garage, lean-to storage, and an extra room for hobbies or an office. It's a blend of rustic elegance, thoughtful design, and freedom close to town. (Buyer to verify square footage for each building). Please note: Septic for main house is permitted for 2 bedrooms.



FEATURES

Status:	Contingent	Style:	Ranch
Type:	ResidentialIncome	Year Built:	1900
Acres:	± 4.03	Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
View:	Mountains, SouthernExposure, TreesWoods	Heating/Cooling:	Propane WallFurnace VariesByUnit
Water Features:	Creek, Seasonal		
Listing Date:	2025-11-24		
Listing Agent:	Tamara Williams of Tamara Williams and Company		

LOCATION



Address: 12977 Cottonwood Road, Bozeman MT 59718

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.

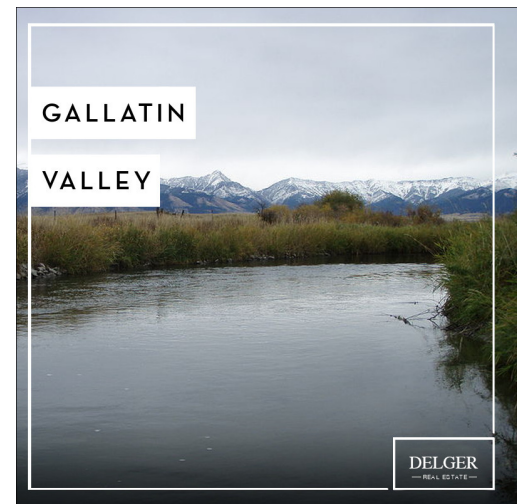
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2026-03-10