

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



BIG SKY
MLS

5321 E Gallatin, Belgrade MT 59714

\$1,100,000

Acres: ± 2

MLS#: 409836

INTRODUCTION

Dreaming of a country home just minutes from both Belgrade and Bozeman? This unique 2-acre property North of town off of Springhill Road offers space, flexibility, and Montana lifestyle at its finest. Featuring a 2,320 sq. ft. home, this property includes two separate 1-acre parcels, providing incredible opportunity for future expansion, investment, multi-generational living or a remodeling project. Enjoy a peaceful setting surrounded by farmland and mature trees, and just down the road from the East Gallatin River, known for some of the areas best fly fishing. Whether you're looking to create your own private sanctuary or build a second home on the additional lot, the possibilities here are truly endless. The property is ideal for those seeking a hobby farm or self-sufficient lifestyle, with room for chickens, goats, and expansive garden space. While open skies and quiet surroundings offer a relaxed, rural feel. The existing home features 3 bedrooms, 2 bath along with a 2-car garage and additional shop space (being used for horse barn) perfect for storage, projects, or equipment. No covenants, strong rental potential, and long-term value make this a rare and versatile offering. More space, more freedom, more opportunity to create the lifestyle youve been looking for.



FEATURES

Status:	Active	Style:	Ranch
Type:	Residential	Year Built:	1960
Sub Type:	SingleFamilyResidence	Beds:	3
Acres:	± 2	Baths:	2
View:	Farmland, Mountains, Rural	Appliances:	Dishwasher, Range, Refrigerator
Listing Date:	2026-04-07	Heating/Cooling:	ForcedAir CeilingFans
Listing Agent:	Amy Brewster of Keller Williams Montana Realty		

LOCATION



Address: 5321 E Gallatin, Belgrade MT 59714

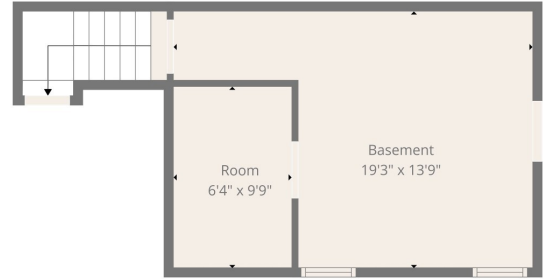
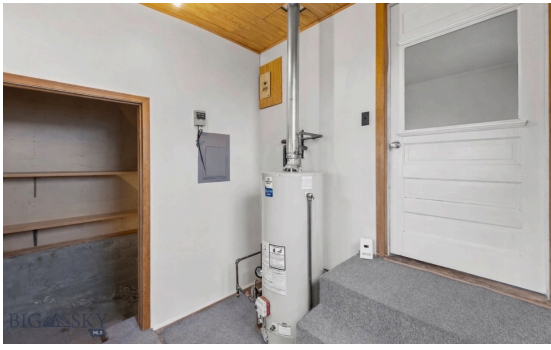
PHOTOS











TOTAL: 1871 sq. ft.
 Basement: 0 sq. ft., 1st Floor: 1871 sq. ft.
 EXCLUDED AREAS: UNDEFINED: 57 sq. ft., BASEMENT: 203 sq. ft., ROOM: 62 sq. ft.,
 DECK: 547 sq. ft., PORCH: 182 sq. ft., WALLS: 141 sq. ft.

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BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles 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.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park (2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

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 Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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