

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



6866 and 6868 Sherman Drive, Belgrade MT 59714

\$2,100,000
Acres: ± 21.312
MLS#: 410667

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INTRODUCTION

Welcome to this exceptional 21 acre property only 20 minutes from Bozeman, offering privacy, versatility, and breathtaking panoramic valley views. This property includes a single family home, 2 gardens, water house, RV hook-ups, horse/livestock set-up, and brand new shop. The well-maintained home features 3 beds, 2 baths, vaulted main living space, multiple decks/patios, unfinished basement ready for future expansion, and attached heated 2 car garage. Inside, you'll find quality finishes including Alder doors, trim, and cabinetry, Viking gas range, and comfortable living spaces designed to take advantage of the surrounding landscape. Significant improvements have been made to the property infrastructure, including a fully rebuilt and improved road system for convenient circulation and accommodations for large vehicles/equipment. A standout feature is the newly constructed 50x50 heated shop with in-floor radiant heat, oversized drive-through doors for easy access and functionality. One bay includes roughed-in plumbing and electrical for a future full-size ADU (apartment), with plans for a kitchen and bathroom positioned with stunning views. With NO covenants or HOA restrictions, this property offers options for investment income, a home-based business, event space, or multi-generational living with flexibility for a variety of uses. Additionally, the property includes a second designated build site with major infrastructure already in place, including a well connection, septic system, and permit-ready preparations for another residence. This creates a rare opportunity for future expansion, investment potential, or the creation of a legacy property. Outdoor enthusiasts and hobby farmers alike will appreciate the flexibility this land and property provide. Bring your horses, livestock, chickens, and gardening dreams the property already includes two established garden areas, horse and livestock shelters, and ample usable acreage. Adjacent to the property is a protected 1,600-acre ranch under conservation easement, preserving the unobstructed open-space views and enhancing the peaceful setting for years to come. Thoughtfully equipped for hosting overflow guests, there's two full RV hookups with electrical and sewer connections, along with a separate wash house complete with brand-new shower facilities. This is a truly rare offering combining acreage, infrastructure, flexibility, and unmatched protected views in one remarkable property.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 21.312
View:	Mountains, Rural, SouthernExposure
Listing Date:	2026-05-13
Listing Agent:	Marisa Owen of Bozeman Real Estate Group

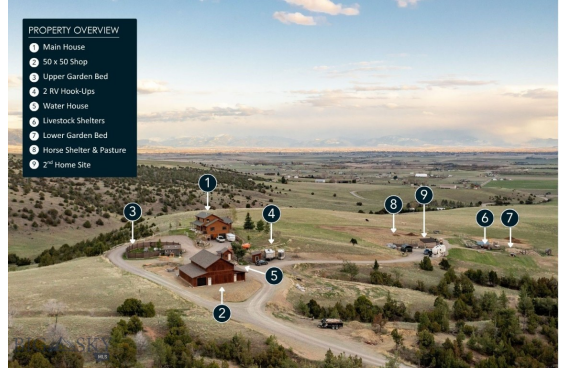
Style:	Ranch, Rustic
Year Built:	2000
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Heating/Cooling:	ForcedAir CeilingFans

LOCATION



Address: 6866 and 6868 Sherman Drive, Belgrade MT 59714

PHOTOS













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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