

# 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*



## TBD Springhill Community Road Road, Belgrade MT 59714

\$4,800,000  
Acres: ± 49.573  
MLS#: 410998

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DelgerRealEstate.com

REALTOR® LISTING SERVICE  
**MLS**   
Information deemed reliable,  
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# INTRODUCTION

Rare Opportunity to Own Live Water in the Heart of Montanas Most Scenic Mountain Valley  
Discover an extraordinary offering of nearly 50 acres of pristine meadowland nestled against the breathtaking backdrop of the Bridger Mountains. Tucked away on a quiet dead-end road in the coveted Springhill Community, this remarkable property captures the essence of Montana living... private, peaceful, and surrounded by unparalleled natural beauty. Live water is the crown jewel of this rare property. A crystal clear, mountain-fed creek flows along the southern boundary, while a year-round spring-fed stream borders the north, creating a truly exceptional setting rich in wildlife and serenity. With the Bridger Mountains wrapping around three sides of the property, enjoy sweeping panoramic views stretching across the Gallatin Valley to the Spanish Peaks and Tobacco Root Mountains. Wildlife abounds here, with frequent sightings of moose, elk, deer, bear, fox, coyotes, sandhill cranes, pheasants, and grouse, making this property a dream for nature lovers, sportsmen, and conservation-minded buyers alike. Ideally located just minutes from Truman Gulch and Corbly Gulch trailheads, and close to National Forest access, outdoor recreation opportunities are endless. Yet despite its secluded feel, the property remains conveniently close to both Bozeman and Belgrade. Whether you envision building a legacy estate, creating a private ranch retreat, preserving the land through conservation, or investing in one of the Gallatin Valleys increasingly rare live water properties, the possibilities here are truly limitless. Protected by Springhill zoning designed to preserve open space, agriculture, wildlife corridors, and the areas rural character, this property offers not only incredible beauty, but lasting value for generations to come.



## FEATURES

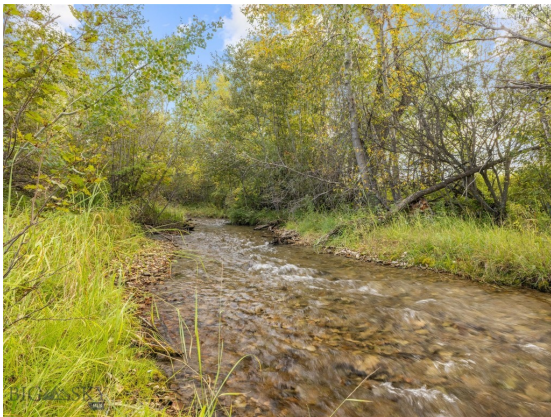
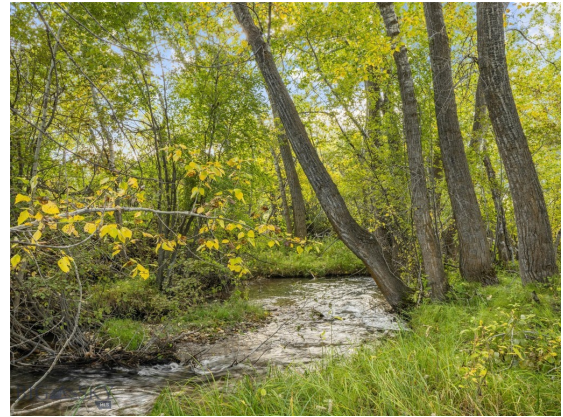
<b>Status:</b>	Active
<b>Type:</b>	Farm
<b>Sub Type:</b>	UnimprovedLand
<b>Acres:</b>	± 49.573
<b>View:</b>	Farmland, Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
<b>Water Features:</b>	Creek, RiverFront, Stream
<b>Listing Date:</b>	2026-05-13
<b>Listing Agent:</b>	Amy Brewster of Keller Williams Montana Realty

## LOCATION



Address: TBD Springhill Community Road Road, 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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v1.01-2026-05-16