

BOZEMAN & LIVINGSTON AREA

REAL ESTATE

FREE

Vol. 23 No. 3 www.BozemanAreaRealEstate.com MARCH 14TH - APRIL 10TH 2025

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For more information on these listings, see ads on page 22.

kw KELLER WILLIAMS.



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514 S 11TH AVENUE • BOZEMAN, MT
3 BED • 1 BATH • +/- 1,200 SF • \$649,900 • MLS#399483

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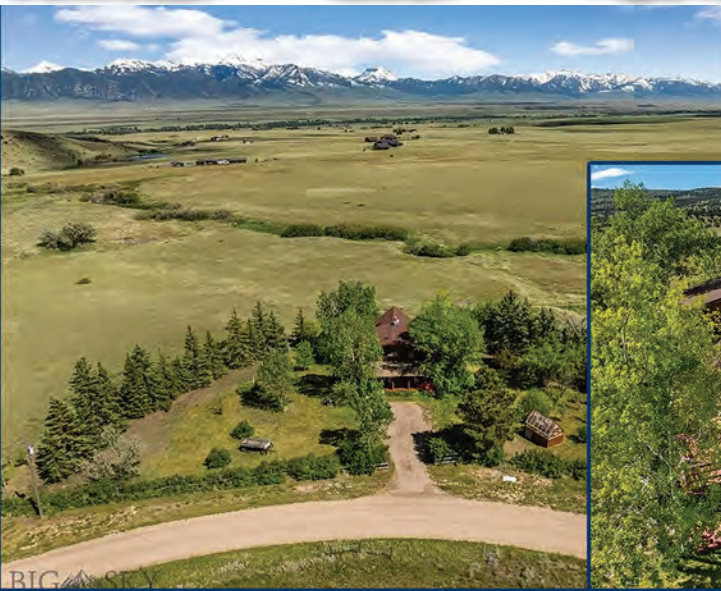


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273 TWO BUMPS RD • ENNIS, MT

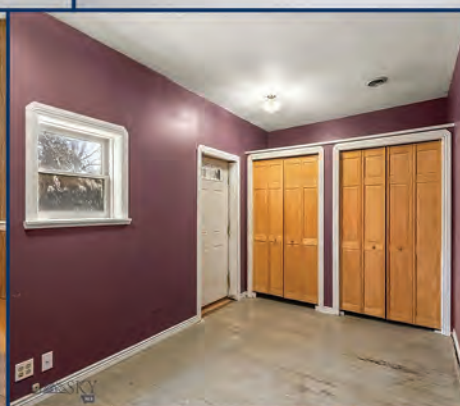
3 BED • 2.5 BATH • 2,400 SF • 20 ACRES
\$1,125,000 • MLS# 393910

This unique 20-acre property, free from covenants and divisible into smaller parcels, was once owned by the legendary cowboy and lawman, Sheriff Johnny France. Known for his Cowboy Championships and capturing notorious mountain men, Johnny and his wife, Sue, built this custom log home in 1985. The 2400 SQFT cabin features a wraparound deck with stunning Madison Mountain views and a year-round creek running through the property. The home is surrounded by mature landscaping and offers a peaceful, secluded atmosphere. The property is horse-ready with a handcrafted barn, stalls, turnout areas, round corral, and loafing shed. Enjoy outdoor activities like fly fishing, swimming, ATVing, hiking, and more. An add'l 33.4 acres is available for purchase.



509 E RAILROAD N • MANHATTAN, MT

3 BED • 2 BATH • 1,600 SF • 8712 SF LOT • \$450,000 • MLS#399493



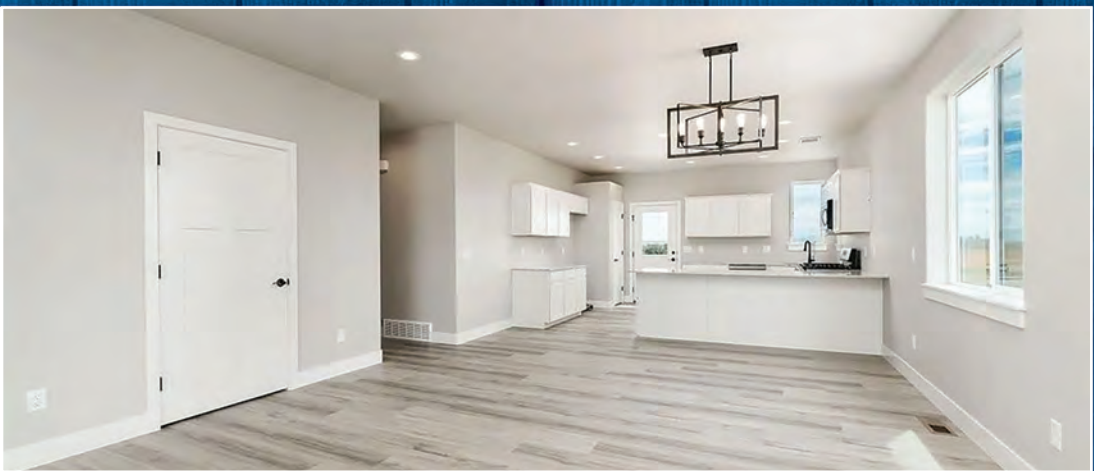
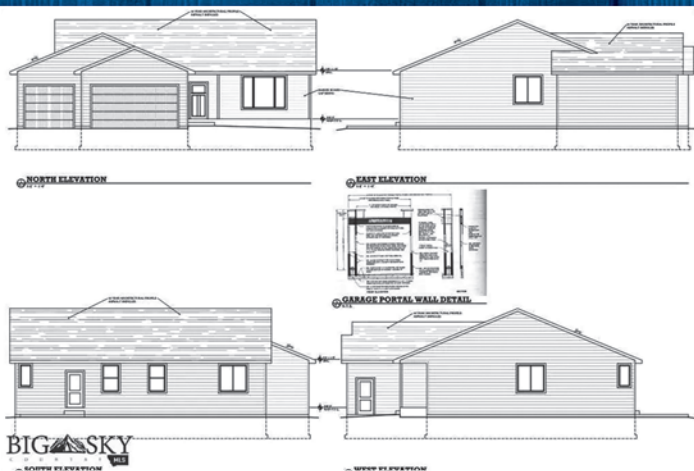
This historic property was formerly a creamery before being converted into a residence. It is situated in a sought-after area, featuring a lovely creek along the eastern side, all set within a private, landscaped yard. The property also includes a spacious garage and a custom shed. Make this three-bedroom, two-bathroom home your own.



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1005 MELISSA WAY • BELGRADE, MT

BEAUTIFULLY DESIGNED NEW CONSTRUCTION HOME BUILT BY INFINITY HOMES IN THE MEADOWLARK RANCH SUBDIVISION. This open concept floor plan offers plenty of space for entertaining. The kitchen features ample storage w/a lg pantry & quartz counters. Walk down the hall to the primary bed on your right w/en-ste bath featuring tile shower & expansive walk-in closet. Across the hallway you will find a large laundry/mud room leading to the attached 3 car garage, perfect for extra vehicles, toys & storage! Continuing down the hall you will pass the main bath & come to 2 additional beds. Spend the warm summer days on your covered front porch enjoying the big Montana sky! There is still time to customize your finishes. **CALL TODAY! \$619,900 • MLS# 398300**



SOLD!



1103 MELISSA WAY • BELGRADE, MT

NEW CONSTRUCTION HOME BY INFINITY HOMES IN THE HIGHLAND MEADOWS SUBDIVISION. This open concept layout offers plenty of space for entertaining with a large kitchen with tons of storage in the corner pantry. The primary bedroom features a dual sink ensuite bathroom with a spacious walk-in closet. Across the hall you will find two additional bedrooms and a bathroom. A laundry/mudroom leads to an attached 3 car garage, perfect for extra vehicles, toys, or storage. Spend the warm summer days on your covered front porch enjoying the big Montana sky. Call for a showing today! Currently under construction. **\$639,900 • MLS#399437**



UNDER CONTRACT!



2310 ORIOLE DRIVE • BELGRADE, MT

WELCOME HOME! This stunning new construction in Meadowlark Ranch features an inviting front porch & an open-concept living, dining, & kitchen area w/quartz counters, a large island, & a corner pantry. Upstairs, the primary suite includes a walk-in closet & a private bath w/dual sinks. Two additional beds, a full bath, & a convenient laundry room complete the upper level. The unfinished basement offers room to expand, & a spacious 3-car garage provides ample storage for your needs. **CALL TODAY! \$599,900 • MLS# 398264**



LEVI WANNER
406-591-0221

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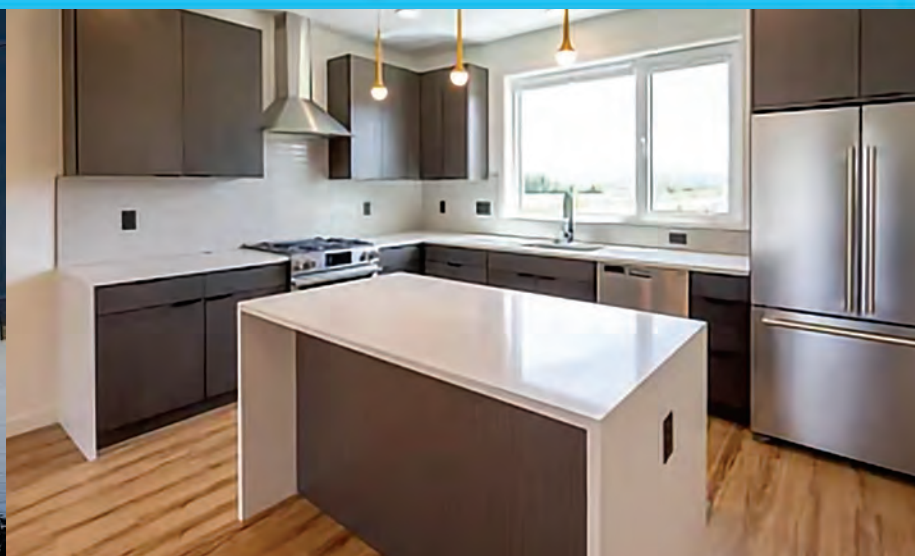


COZI WANNER
406-591-5841

CWanner@oaklandcompanies.com

13515 COTTONWOOD CANYON RD - BOZEMAN, MT

Come see this custom built home on 2 full acres in Cottonwood Canyon. Remodeled in 2008, it has 5 beds, 5 full baths, 1 three quarter bath and 1 half bath. There is a total of 3 master suites with walk in closets. There is a sound system throughout the main floor as well as on the outside wrap around deck. There is also a guest efficiency suite in the lower daylight level, with its' own kitchen and full bath and a private entrance. A large family room / gym / office completes the lower level. Just off the kitchen on the main level is a walk in pantry/laundry room. There is also a private deck off the 1st floor master bedroom to enjoy the great views and long summer days and watch the abundant wildlife that lives in the area. Located only 9 miles from downtown Bozeman, this is convenient for shopping and dining. Big Sky and Bridger Bowl are approximately a 40 minute drive for resort skiing and the 5 rivers within minutes offer world class fly fishing at it's best. The magnificent, landscaped yard comes with a barn, a green house and a large garden plot. The 2 acres is fenced on 3 sides, leaving the back open so wildlife can wander through. A paved driveway and underground sprinkler system rounds out this great property. Furnishings are negotiable. Contact your favorite Realtor to set up a private showing today. . **\$1,799,000 - MLS#400093**

542 ENTERPRISE BLVD #4 - BOZEMAN, MT

This tastefully designed Bozeman condo combines an open and efficient floorplan, contemporary design, high-end finishes, big views, energy-efficient components, and euro-style windows that are sure to impress. This condo is one of the best locations at South Rows with frontage on the large courtyard and amazing views of the Bridger Mountains from the back. This 2 bed, 2.5 bath condo features an additional office space, a large kitchen with an island and walk-in pantry, a gas fireplace, and tons of natural lighting. Very energy-efficient construction with spray foam insulation, LED lighting throughout, high-end efficient windows, and a 5kW Solar system on a net meter. The professionally designed finish package includes quartz countertops with 3 rainfall countertops, contemporary cabinets, solid core doors, matte black fixtures, and hardware, LED-backlit mirrors, window coverings throughout, Blomberg appliances, and durable SPC flooring. **\$575,000 - MLS#399975**

TBD FRONTAGE ROAD - REED POINT, MT

Check out this hard to find acreage w/3,200' +/- of Yellowstone River frontage. The parcel is 152.34 ac w/an old homestead that has power to it. This would make a great recreational property, build your dream home or use it as productive pasture land. This area is a frequent home to elk, deer & birds, so would make great hunting grounds. It is currently being used as productive pasture w/great grass yield for animals. **\$1,375,000 - MLS#389562**

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2431 WOODLANDS DR - RED LODGE, MT - \$995,000 - MLS#341615

This beautiful townhome is the perfect place to relax and enjoy the peace and quiet of the Montana countryside. The over 9 acres of land provide plenty of space to explore, 670 feet of Rock Creek frontage offers stunning views and opportunities for fishing. The home itself is spacious & has three bedrooms, two baths, & a three-car garage. The master bath is luxurious, with a soaking tub and walk-in shower. The open concept living, dining, and kitchen area is perfect for entertaining guests. The gas fireplace in the living room is perfect for cozying up on a cold winter night. Your private backyard is perfect for relaxing and enjoying the outdoors. This townhome is located close to amenities, shopping, and restaurants, making it the perfect place to call home.. The kitchen is has granite countertops and there is an appliance allowance. There will be only one other home on this 9 acres.



17 BIGHORN ROAD - RED LODGE, MT - \$2,450,000 - MLS#350783

Escape to your mountain oasis! This exquisite 5,294 sq ft residence near Red Lodge, MT offers breathtaking views. Indulge in the gourmet kitchen, a chef's dream w/custom cabinets, marble throughout, & AGA Elise appliance. Unwind in luxurious suites, each w/ensuite baths, walk-in closets. Vacant easy to show. in style in elegant living spaces: formal dining, eat-in kitchen, great room, game room, & custom bar. Wake up to stunning mountain views & enjoy the tranquility of this secluded retreat. Create memories on expansive decks perfect for al fresco dining. This private oasis boasts a 1-acre lot, private well, & access to 7 acres of creek frontage. High-quality construction w/ DaVinci slate roof, Anderson windows, ensures lasting durability. Don't miss this rare opportunity! Schedule your showing today.



2909 ELDERBERRY AVE - RED LODGE, MT - \$464,900 - MLS#350621

Cozy Log-Sided Townhome Near Red Lodge, MT - Short-Term Rental Opportunity! Escape to the mountains in this charming 3 bed, 2 bath log-sided townhome nestled just minutes from the vibrant town of Red Lodge, MT. This fully furnished property is currently a successful short-term rental, making it an ideal investment opportunity or a perfect mountain retreat for those seeking a turnkey solution. Conveniently located near Red Lodge, offering easy access to world-class skiing at Red Lodge Mountain Resort, hiking & biking trails, fishing on the Rock Creek, & the vibrant downtown area w/its unique shops, restaurants, & nightlife. Featuring 3 beds & 2 baths, this townhome offers ample space for family & friends. Fully Furnished: Comes completely furnished & equipped, ready for immediate occupancy or rental.



597 E ROSEBUD ROAD - ROSCOE, MT - \$1,150,000 - MLS#349638

Paradise Found: 4 Bed Retreat w/Breathtaking Views Escape to your own slice of Montana paradise in this stunning 4 bed, 3 bath home nestled on 20 sprawling ac. Gaze out at majestic mountain vistas & a sparkling river that winds through the canyon, offering a scene straight out of a dream. This is the perfect escape for those seeking a connection w/nature. Whether you're looking for a permanent residence, a weekend getaway, or a vacation rental w/incredible income potential, this property has it all. Deeded river access! Also has a 2 +/- ac area that could be used for pasture for a summer time horse area. Come enjoy, fish, & find your new breathtaking peaceful place.



316 N BROADWAY AVE - RED LODGE, MT - \$895,000 - MLS#349762

Charming Broadway Avenue Retreat, Historic Red Lodge Home Experience Red Lodge in Style Immerse yourself in the timeless elegance of this historic 4 bed, 2 bath home, nestled on the iconic Broadway Avenue in Red Lodge, MT. This beautifully restored property offers the perfect blend of historic charm & modern comfort, making it an ideal retreat for families & friends. Key Features: Historic Charm: Immerse yourself in the rich history of Red Lodge. Spacious Layout: Plenty of room for everyone to spread out. Prime Location: Walk to shops, restaurants & have the privacy of the privacy fenced bkyd. Outdoor Oasis: Enjoy the mountain air on the porch or patio, soak your cares away in the hot tub or build a fire in the fire pit. Whether you're seeking a peaceful retreat or an adventure-filled getaway, this historic home is the ideal base for your Red Lodge experience.

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\$3,749,750 | MLS# 395231

3011 GOOSE CREEK RD • BOZEMAN, MT

Welcome to 3011 Goose Creek, a spectacular property nestled on 20+/- lush ac of serene meadows, pasture & mtn views. 6,989+/- SF home. Great room w/ contemporary rock f/p & custom wood flooring. Kitch elevated by ss appliances, custom cabinetry, solid surface counters, & a huge dining area w/a cozy family room w/ wood stove. Oversized, att 2-car gar w/storage, & det 3-car gar/shop w/loft area equipped w/solar panels, a backup battery bank, & a generator. The barn includes polished concrete floors & lighting & overhead door package.

AMI SAYER-BROKER 406.580.0481
SAM SPENCER-SALES ASSOCIATE 406.431.1825



\$2,899,000 | MLS# 398583

107 WINTER LANE • BOZEMAN, MT

Discover ultimate luxury in Montana's Northern Rockies, w/17+ ac in Bridger Canyon. Nestled by Ross Peak, w/ stunning views of the Bridger & Bangtail Mtns, this property offers tranquility, privacy, & direct access to Cross Cut Nordic Ski Area & National Forest trails. Adventure awaits!

AMI SAYER-BROKER 406.580.0481
SAM SPENCER-SALES ASSOCIATE 406.431.1825



\$2,299,000 | MLS# 398386

661 DONEY WAY • BOZEMAN, MT

This custom-built home by J&K Contractors, located in Greenhills Ranch, boasts timeless MT elegance. Featuring 8 ft. doors, Knotty Alder trim, beam work, & custom stonework, the single-lvl layout includes a master ste, high-end kitchen, wet bar, office, & a grand great room. Gorgeous outdoor living, expansive garages, & stunning views of the Tobacco Roots & sunsets complete this masterpiece.

AMI SAYER-BROKER 406.580.0481
SAM SPENCER-SALES ASSOCIATE 406.431.1825



\$1,090,000 | MLS# 381856

2133 STEWART LOOP • BOZEMAN, MT

A wonderful custom 2,580 sqft home w/an additional detached Accessory Dwelling Unit (ADU) for family or producing income. Stylish main floor living offering 2 bedrooms w/a full bath plus a lovely master bedroom suite w/separate tiled shower, soaking tub, walk-in closet & twin vanities. The home has a spacious open feel w/tray ceilings & 9' ceilings. The kitchen is warm & inviting w/an open floor plan design. The upper level flex/recreation room is spacious & perfect for many activities. The half acre fenced yard is relaxing when sitting beneath the pergola off the dining area w/your favorite beverage & friends. This great community has events, activities periodically & all the homes are on large lots which offer a lot of neighborly elbow room & Big Sky views! This fabulous home is MOVE-IN READY!

ED & KAREN THOMES-BROKERS 406.570.6080



\$974,680 | MLS# 399019

10 BRANDON TRAIL RD • BOZEMAN, MT

Discover this one-of-a-kind Southwestern-inspired retreat at 10 Brandon Trail Rd, hitting the market for the first time! This spacious 3,304 sqft home features 5 beds & 3.5 baths, offering a perfect blend of warmth, character, & modern comfort. The home showcases metal Spanish barrel roof tiles, adding to its unique architectural charm. The main lvl also features the primary bed/bath, 2 guest beds, a guest bath, & a laundry room/half bath. Downstairs you'll find a cozy family room, 2 beds, 1 bath, & a versatile bonus room currently used as an exercise space.

AMI SAYER-BROKER 406.580.0481
SAM SPENCER-SALES ASSOCIATE 406.431.1825



\$855,000 | MLS# 397551

511 TABLE MOUNTAIN DRIVE • GALLATIN GATEWAY, MT

This 1,260 sqft home features 3 bds, 2 bths, & spacious front & back decks. The 0.7 ac lot includes a hot tub, fire pit, landscaped areas, & fenced yard. A 24x28 det gar provides ample storage, while the 30x60 shop, built in 2014, is ideal for a variety of projects & hobbies. Conveniently located just 30 minutes from Big Sky, 20 mins from Bozeman's shopping, dining, & cultural events, 20 mins from the airport, & only 10 mins from premier fishing on the Gallatin River.

KELLEY HALLE-SALES ASSOCIATE 406.581.3144

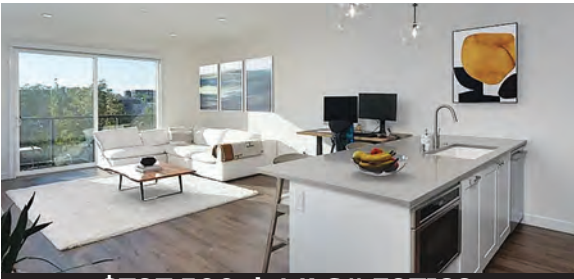


\$855,000 | MLS# 399630

1228 CHERRY DRIVE • BOZEMAN, MT

Located in the desirable New Hyalite View Sbdvn (Tree Streets), this charming 4 bed, 2 bath home is a hidden gem. Backing to open space, it offers direct access to the public trail system whether from the north side of the house or right out the bkyd making it perfect for outdoor enthusiasts year-round. The thoughtfully designed floor plan provides seamless living on both the main lvl & the walkout bsmt. Inside, a stylish 2016 remodel enhances the homes appeal, blending modern updates w/cozy comfort.

JOE KOLWYCK-SALES ASSOCIATE 406.581.1959



\$797,500 | MLS# 397129

116 N BOZEMAN #305 • BOZEMAN, MT

Welcome to modern living in the heart of Bozeman! This sleek 1 bd, 1 bth condo located in the desirable Merin building. The kitchen features sleek cabinetry, ss appliances, & a spacious island. The bd provides ample space & storage. Enjoy the convenience of a dedicated heated gar stall.

AMI SAYER-BROKER 406.580.0481
SAM SPENCER-SALES ASSOCIATE 406.431.1825



\$649,500 | MLS# 400035

713 N ASTOR AVE • BOZEMAN

This single-lvl 3 bed, 2 bath home in Harvest Creek Subdivision was remodeled in 2018 & has an open floor plan, w/a gas fireplace in the living room. The primary suite has dual sinks in the bath while the kitchen features a gas cooktop & solid surface counters. Fenced bkyd w/ access to the linear park, & convenient location to shopping, restaurants & local schools.

JOE KOLWYCK-SALES ASSOCIATE 406.581.1959



\$624,000 | MLS# 398911

6360 W DRY CREEK RD • MANHATTAN, MT

Escape to a peaceful haven in Manhattan, MT! This charming 3-bd house on a lg 1.3-ac lot offers serenity & freedom w/no covenants. Enjoy hardwood floors, a lg mudroom, & a rustic bsmt. The open space is perfect for farm animals, the patio offers gorgeous views. Close to the Gallatin River, trails, & just 30 minutes from Bozeman!

KELLEY HALLE-SALES ASSOCIATE 406.581.3144



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\$495,000 | MLS# 389577

26580 DRY CREEK RD • BELGRADE, MT

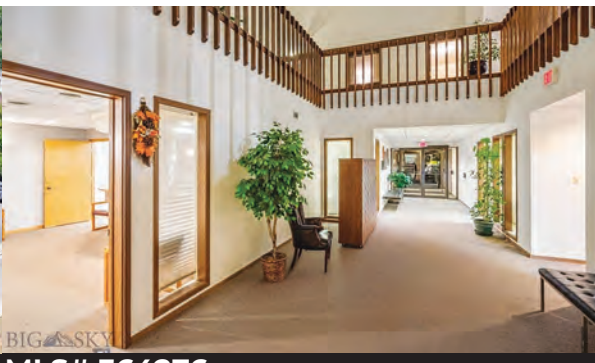
Own a piece of Gallatin County history w/eight lots in Maudlow, MT, totaling over 4 ac, including the roadways of the old Milwaukee Land Company Subdivision. Enjoy privacy, w/one lot featuring a 3-bd septic, well, & power. Sixteen Mile Creek is just a minute away, & Belgrade/Airport is 30 mins.

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\$2,990,000 | MLS# 364276

422 S MAIN STREET • LIVINGSTON, MT

INVESTORS! 422 South Main offers a unique opportunity w/commercial units on the first floor & eight residential units above. The building features 18 garage parking spots, CO2 exhaust, heated ramp, & automatic lift chairs. Located next to schools & downtown, w/strong rental history & cash flow.

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2221 WILLOW DR. UNIT 137 • LIVINGSTON, MT



This is a spectacular opportunity to own a fully furnished, turn key, like new, 2-bed, 2-bath home in the heart of Livingston, MT. Located just minutes from world-class fishing, and a short drive to Yellowstone Park, this home serves as the ultimate gateway to outdoor adventure. The open-concept living area with a walk out covered balcony features large windows, while the kitchen boasts modern appliances and ample cabinetry. The Master bed offers a private retreat with gorgeous en-suite and walk-in closet, while an additional bed provide space for family, guests, or a home office. Also included, a one-car detached garage, and access to a club house with a few darling amenities and small work out facility. This place is a rare find and ready to to call your HOME SWEET MONTANA HOME! **\$379,000 • MLS#399447**

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632 E. FRIDLEY STREET • BOZEMAN, MT



Over 10,000sf corner lot in NE Bozeman with 3- bedroom 1- bath older home. Looking for a project in a quiet neighborhood with room to grow? This is it! E Fridley St. and N Ida Ave are at the center of Bozeman’s artistic northside community with old homes, new homes, quiet streets, large trees and community businesses. Tucked off the main roads, this one- of- a- kind property is at the center of it all. Head north to Wild Crumb Bakery, Finks Deli and Treeline Coffee, east to Bozone Brewery and Roly-Poly, south gets you to historic Main St with Aleworks, Bozeman Public Library, shopping and more.

Call Eddie Steinhauer, Broker (406)580-1456
MLS#395340 | \$649,000

1223 SOUTH GRAND AVE • BOZEMAN, MT



Beautifully maintained home on a landscaped corner lot between Downtown Bozeman and Montana State University. This 3- bed, 1- bath home has an open floor plan with 2+ bedrooms, basement, laundry area and a mud room. A very unique property with a little something for everyone. Call your agent and tour this piece of Montana history today!

Call Eddie Steinhauer, Broker (406)580-1456
MLS#393329 | \$599,000



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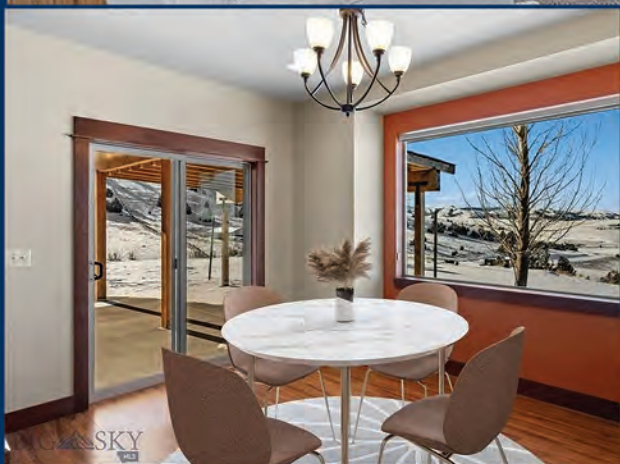
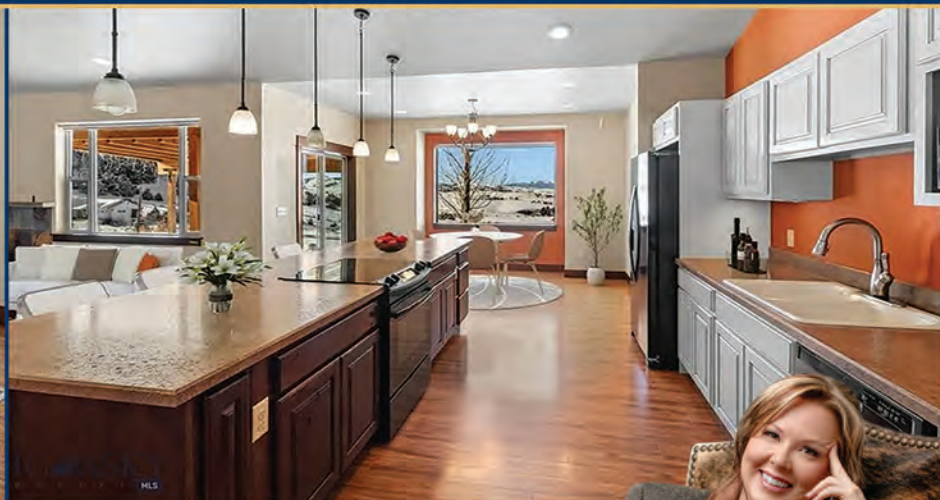


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406-548-2635

blayneaafedt@gmail.com



26 DALESVIEW ROAD • THREE FORKS, MT
4 BED • 3 BATH • 2,447 SF • 7.14 ACRE LOT • \$1,395,000 • MLS#399347



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ANDERSEN**

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Escape to your personal sanctuary, set on seven expansive acres perfect for exploration and animal setup. Take in breathtaking views of the Tobacco Root mountain range while enjoying a private back patio that makes every day feel like a retreat. This delightful 4-bedroom, 3-bathroom home is a peaceful haven for anyone seeking a slower pace of life. With a cozy fireplace, a spacious kitchen island, and a beautifully cared-for backyard featuring a greenhouse and flourishing berry bushes, this home offers the perfect harmony of comfort and nature. **CALL TODAY TO VIEW!**

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\$2,680,000

3120 Autumn Grove Street, Units A-D, Bozeman

Minutes from Gallatin County Regional Park in Bozeman, Montana, these four new adjoining condominiums combine modern living with easy outdoor access. Ideal for investment or 1031 Exchange, each unit offers nearly 2,000 sq ft of living space with three bedrooms, 2.5 bathrooms, a fenced yard, and a large two-car garage. The open-concept layout enhances flow on the main floor, while upstairs bedrooms ensure privacy. Three unique interior finishes add style to each home, built for durability and comfort. Nearby parks provide walking trails, scenic views, and dog areas. Low-maintenance living with a \$300 monthly HOA fee ensures more leisure time, centrally located near downtown, schools, and shopping.



Call Regan (406) 539-5382

MLS#399847

20+ ACRE PARADISE



\$325,000

Call Ashley (406) 539-3563

Lot 183 TBD Rockhaven Road

MLS#397931

This 20+ acre parcel in Gallatin River Ranch combines privacy, stunning mountain views, and outdoor recreation. Located just 40 minutes from Bozeman and 30 minutes from the airport, it offers private river access, hiking, and wildlife viewing. Ready with utilities and no immediate building requirement, it includes preliminary architectural plans for your dream Montana home. Embrace the beauty and tranquility of Big Sky Country.

~20 ACRES ADJACENT TO CITY LIMITS



\$1,300,000

Call Regan (406) 539-5382

TBD Cedar Lane, Manhattan

MLS#394434

Exceptional path of progress investment! 19.72-acre property on the corner of Cedar Lane and Dry Creek Road, with two boundaries directly bordering city limits of the charming town of Manhattan, Montana. This parcel, adjacent to established subdivisions, offers a blend of tranquility and convenience, ideal for future residential development or commercial use. No known covenants or zoning.

BUILD YOUR DREAM MOUNTAIN RETREAT



\$595,000

Call Ashley (406) 539-3563

TBD Gallatin Road, Gallatin Gateway

MLS#398909

Explore this 2.42-acre lot in Gallatin Canyon, with no HOA. Located between Gallatin Gateway and Big Sky, the property offers direct access to Storm Castle Mountain and the Gallatin National Forest. It features utilities including electricity and a well, plus a driveway and septic system for a one-bedroom cabin. Perfect for a mountain retreat.

TOP OF THE WORLD VIEWS



\$325,000

Call Nancy (406) 579-9190

Lot 115 Mossy Rock Road, Manhattan

MLS#392465

Enjoy top of the world views from one of the largest parcels available at Gallatin River Ranch! Almost 22 acres with stunning mountain range, valley floor & river views. Completed driveway allows easy access to multiple builds sites with end of the road privacy! Power is to lot and has approved septic sites, so it's turnkey to start building your Montana dream home. Covenants allow house, guest house, shop and barn.

20 ACRES, HOUSE, BARN & VIEWS!



\$125,000

Call Kim (406) 570-1513

TBD Whitetail Drive, Harrison

MLS#390001

Looking for amazing mountain views? This spacious 1+ acre corner lot is waiting for you! With a gentle slope, it offers endless design possibilities. Situated just outside Harrison, MT, in the picturesque Hollowtop Vista subdivision, this property is perfect for outdoor enthusiasts. Enjoy nearby hiking, fishing, and more, all while escaping the hustle of city life. Plus, you'll still be within an easy commute to essential amenities. Don't miss this opportunity to create your dream retreat!

4.7 ACRES WITH STUNNING VIEWS



\$169,000

Call Nancy (406) 579-9190

Lot 10 Morning Glory Road, Three Forks

MLS#396606

4.5+ acres in Rolling Glen with gentle slopes, stunning views, and privacy at the subdivision's back. Partially fenced, bordering a private ranch. Build multiple structures, including a shop; horses, cows, and chickens allowed (HOA approval needed). Power available. Conveniently close to Three Forks, Bozeman, Canyon Ferry Lake, Copper City Trails, and more. Excellent investment with low holding costs!

*All listing details & prices
are subject to change.

102 W Main Street Unit A
Manhattan, MT (406)
(406) 284-6546

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\$200,000-\$625,000

Listed by: AmeriMont Real Estate (406)284-6546

20-40 Acre Parcels Available in Gallatin River Ranch, Manhattan

Welcome to the scenic Gallatin River Ranch (GRR), where ranch living meets modern luxury. Here, you can explore the rolling hills, enjoy private access to the East Gallatin River, or ride horses in the GRR equestrian center and indoor arena. Experience breathtaking mountain and valley views while listening to the songs of native birds, spotting deer families, and maybe even catching a glimpse of an elk. This idyllic ranch lifestyle is conveniently close to the vibrant Bozeman community, just a 25-minute drive away, with Bozeman/Yellowstone Airport only 13 miles down the road. Gallatin River Ranch is celebrated for its sweeping views of mountains, gentle hills, and the winding Gallatin River. Residents are treated to stunning sunsets, abundant wildlife, and endless outdoor adventures. This setting offers residents privacy and tranquility, along with ample opportunities for gardening, horseback riding, and other outdoor pursuits.

SINGLE LEVEL LIVING & SOLAR ASSIST!



\$215,000

Call Nancy (406) 579-9190

Lot 12, Block 11 Colony Court, Manhattan

MLS#399436

Fantastic parcel in Manhattan's Pioneer Crossing to build your dream home. Spacious .4 acres with unobstructed Tobacco Root Mountain views. Located at end of a quiet cul de sac for privacy. Neighborhood amenities include playground, park and paved walking trails. Gallatin River Fishing access is a mile from neighborhood so you can easily enjoy epic fly fishing or floating. Parcel is ready to go with power, city sewer & water so you can start building immediately.

10 ACRE BEAUTIFUL, ROLLING LOT IN PONDEROSA PINES



\$775,000

Call Ashley (406) 539-3563

820 Miller Canyon Road, Three Forks

MLS#391916

Well-built 5-bed, 3-bath home on 10+ acres backing 894+ acres of land. Main level includes an open living area with wood stove, dining, kitchen, and three bedrooms, including a main suite with ensuite and walk-in closet. Walkout basement has a large living room, two bedrooms, ¾ bath, and a pantry/storage room. Features off-grid power (wind, solar, propane), radiant floor heat, air exchange, and a 1,100-gallon cistern with filtration.

GREAT COMMERCIAL INVESTMENT PROPERTY



\$4,950,000

Call Dan (406) 599-9925

225 Bolinger, Belgrade

MLS#390156

Prime 10-acre lot on Belgrade's west side, offering an excellent opportunity to invest in the area's growth. Ideal for development or building, this property combines space, potential, and a strategic location in a rapidly expanding community.

WHITEHALL HOME ON 40 ACRES



\$1,100,000

Call Kim (406) 581-1496

11 Lost Moose Bend, Whitehall

MLS#397348

Welcome to your private oasis! This stunning 3900+/- sq. ft. home seamlessly combines modern luxury with timeless charm and the beauty of nature. With 3 bedrooms and 3 bathrooms, it is nestled against a breathtaking mountain backdrop, surrounded by lush trees, natural boulders and a peaceful pond. Step inside to find a spacious open concept living area with family/game room and office space.

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY



\$2,183,118

Call Regan (406) 539-5382

71 Wooden Shoe Road, Manhattan

MLS#390876

Prime commercial development with high visibility from I-90, just 15 minutes from Bozeman. Zoned Light-Industrial, this property offers a 5-lot subdivision (1.8 to 5.7 acres), flexible for various uses. Engineering can transfer with sale, and covenants are negotiable. Ideal for businesses targeting Manhattan's growth. Additional 39+ acres with 8-lot approval available.

ELEGANT LIVING ON 9+/- ACRES



\$1,575,000

Call Kim (406) 581-1496

91026 US Highway 87, Lewistown

MLS#398707

Magnificent 110+/- acre estate offers a picturesque countryside setting with stunning features. Nestled amidst rolling meadows, towering trees, natural springs and two serene ponds, this property is a true oasis. The centerpiece of this exceptional property is a remarkable 2,690 square foot house boasting high-end finishes throughout.

*All listing details & prices are subject to change.

Sustainable Home + Detached Studio

\$795,000 | MLS #399550 | N 3RD STREET



SALE PENDING

Located in vibrant Northeast Bozeman, this charming 1,761 SF remodeled 1930s home blends character and sustainability. The main house offers 2 BR, 2 BA, and thoughtful upgrades. Enjoy the heated studio above the detached garage. The large lot includes gardens, raised vegetable beds, and a chicken coop.

Gorgeous Valley West Home + ADU

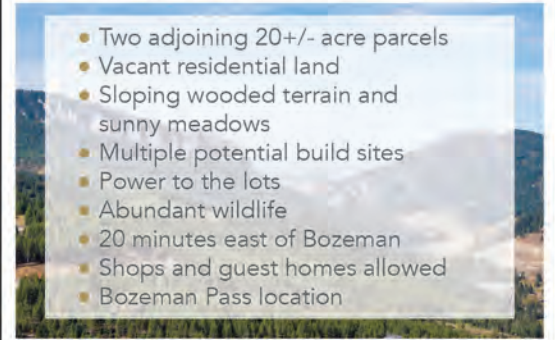
\$1,247,000 | MLS #399548 & #399403 | BEMBRICK ST

Located in the beautifully planned Valley West Subd. - this meticulously maintained, single-family home, built in 2017, offers 4 BR and 3.5 BA in 3,092 SF of thoughtfully designed living space. The 9,583+/- SF lot also houses a well-appointed, detached ADU apartment perfect for extra income, visiting guests, or a separate home office.

Photography by:
Lander Peck
MediaTwo 20+/- Acre Parcels
off Woodchuck Road

LOTS 1 & 2 | \$1,290,000 | MLS #396875

- Two adjoining 20+/- acre parcels
- Vacant residential land
- Sloping wooded terrain and sunny meadows
- Multiple potential build sites
- Power to the lots
- Abundant wildlife
- 20 minutes east of Bozeman
- Shops and guest homes allowed
- Bozeman Pass location

TBD WOODCHUCK ROAD LOT 1
\$695,000 | MLS# 36899

*Home is Virtually Staged

TBD WOODCHUCK ROAD LOT 2
\$595,000 | MLS# 396797

*Home is Virtually Staged

66 Lot Manhattan
Development Property\$4,375,000 | MLS# 383154
23.9+/- ACRES | FARMALL LANE

- 24 +/- acre parcel
- Pre-approved plans include...
- 58 residential lots
- (4 of which could be duplex lots)
- 8 commercial 1-acre parcels
- Part of Manhattan's growing "small town" community
- Surrounded by existing development



*Virtually Staged

SoBo Condo - Studio Loft

\$610,000 | MLS# 398567
DOWNTOWN BOZEMAN

This stylish SOBO loft is the epitome of downtown Bozeman living. SOBO 401 is a top-floor, corner studio that has a quasi-1-bedroom, full bath, and features southeast sun exposure, stunning mountain views, plenty of natural light, and quality finishes throughout.

Manhattan Commercial
Shell Condo

\$419,400 | MLS# 392081

- Central Business District
- 1,864 SqFt corner condo
- Grey shell space
- Forced air heat & central cooling already installed
- Designed: Bechtel-Slade
- Built: Langlas Construction
- Elevator & courtyard access
- Manhattan's Town Center Commercial Building



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190 SKYWAY BLVD, UNITS 4 – BELGRADE, MT

COMMERCIAL
CONDO
FOR SALE

These Condos are 3900 SF +/- and are constructed W / 6 inch Insulated Panels that are very economical to heat and cool. There are 2 - 12 X 14 overhead doors and the ceilings are 17 feet tall. Great LED lighting throughout. Extra thick concrete with drains. Nice office with heat and AC and a full bath with shower. **\$845,000**

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FOR SALE! 229 SWAYBACK LANE • BOZEMAN, MT NEW CONSTRUCTION!



\$1,297,000 • MLS# 397493
3,138 SF • 4 BED • 3.5 BATH • .32 ACRE LOT

Introducing a stunning new home by Graham Enterprises Inc., a trusted name in the Gallatin Valley for over 30 years. Located in the sought-after White Horse Ranch subn, this thoughtfully designed home offers spacious living w/ 9-foot ceilings & solid hardwood oak floors throughout. Open-concept living, kitchen, & dining areas w/ vaulted ceilings & lg windows, flooding the space w/ natural light. Kitchen boasts a Quartz island, SS appliances, & soft-close cabinetry. Back patio offers mountain views in a serene, park-like setting. Main level includes a luxurious primary suite w/ an oversized walk-in closet, spa-like bath, plus 2 add'l bedrooms & full bath. Upstairs, an extra living area, a three-quarter bath, & 4th bed. Spacious 3-car garage w/ ample storage, making ***THIS HOME A TRUE MONTANA RETREAT.***



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\$740,000 • MLS#400004

ASSUMABLE ~5.475% FHA LOAN OPTION!

309 8TH STREET • BELGRADE, MT

Charming Single Level Home with an Open Concept Layout and Vaulted Living Room. The Updated Kitchen Features White Cabinetry, New Stainless Appliances and Plenty of Counter Space. Fresh Updates Include New LVP Flooring, Paint and Carpet in all 3 Bedrooms. The Primary Bedroom has Access to a Stylish Full Bath. A Mud/Laundry Room with Half Bath Leads to the Heated Detached Garage. The Fenced Yard Offers Space for Gardening and Parking Toys. Perfect for First-Time Buyers or Those Downsizing.

\$510,000 • MLS#399312



OFFERING AN EASY LOCK & LEAVE LIFESTYLE!



210 S. COTTONWOOD #204 • BOZEMAN, MT

Looking for Easy Lock & Leave Living or the Perfect Investment Rental? Welcome to this Delightful 1012 sf Second-Floor Condo, Where Comfort Meets Convenience in the Heart of it All. Enjoy Ample Natural Light and a Warm Atmosphere in the Thoughtfully Designed Layout. The Spacious Kitchen with Hard Surface Counters and Pantry Flows into the Inviting Living/ Dining Area & Private Covered Balcony. Two Bedrooms and a Full Bath with Laundry Offer Easy One-Level Living. Elevator Access and Reserved Parking Add Great Convenience. HOA Covers Maintenance, Making Life Carefree.

\$353,150 • MLS#398509

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14 BUNNY DRIVE • THREE FORKS, MT



NESTLED IN A SERENE NEIGHBORHOOD IN THREE FORKS, THIS CHARMING OLDER HOME OFFERS A PERFECT BLEND OF VINTAGE CHARACTER AND MODERN COMFORT, ALL WHILE BOASTING BREATHTAKING VIEWS OF THE RIVER. 1.52 acres of serene property to enjoy your own oasis with private river frontage and an array of wildlife. Step inside, and you'll find spacious, sun-drenched living areas adorned with original details that give the home a unique warmth. The cozy living room features large windows that frame the stunning river view, creating an inviting atmosphere perfect for relaxation or entertaining. The kitchen, equipped with essential appliances and ample cabinet space, seamlessly flows into the dining area, where meals can be enjoyed while gazing out at the tranquil water. Retreat to the well-appointed bedrooms, each infused with natural light and offering serene views of the surrounding landscape. The bathrooms, though vintage, are well-maintained and provide a charming touch reminiscent of the home's history. Properties like this do not come along often, call your favorite agent for a showing today! **\$959,000 • MLS#398790**



1113 W PARK AVENUE • APT A • BELGRADE, MT



DONT MISS YOUR CHANCE TO OWN A WELL-SITUATED, FULLY REMODELED HOME IN THE HEART OF BELGRADE! This three-bedroom, two-and-a-half-bath-room home has been completely updated in the last six months, with no detail overlooked. The private backyard is perfect for your pets or for relaxing in the hot tub. This fantastic end-unit townhome (not a condo) in Belgrade features a functional floor plan and a fully fenced backyard. The kitchen is equipped with stainless steel appliances and flows nicely into the living and dining areas, with direct access to the backyard, patio, and hot tub. Upstairs, you'll find three spacious bedrooms, including a generously sized master suite complete with an ensuite bathroom and a walk-in closet. The other two bedrooms, also located upstairs, share a large full bathroom, laundry room and plenty of closet space and built-ins for additional storage. With an attached one-car garage, no HOA, and no known covenants, this property is ideally positioned to be the perfect place to call home or a great investment rental opportunity! **\$485,000 • MLS#399068**



FEATHER MEADOWS • THREE FORKS, MT

10 ISDELL • PONY, MT



PERFECT 1.8+/- ACRE LOT FOR THOSE WHO LOVE WIDE-OPEN SPACES. Located on corner and offers stunning views of the mountains, as well as a beautiful overlook of the community park. Plenty of space to build your dream Montana home and even add a shop if you wish. Electricity is readily available on the lot. Rolling hills and breathtaking views make this an ideal location, and only a short thirty-minute drive to Bozeman. If you're looking for the perfect spot to build your dream home, this lot is definitely worth checking out!
\$125,000 • MLS#391312

COME HOME TO PONY! Fantastic lot in heart of Pony, well situated on a quiet street w/ mature trees & established garden, & direct creek access. Manufactured home on property, used as rental & would make a great investment opportunity, or build your dream home and enjoy all Pony has to offer. Pony provides unlimited recreational opportunities, small town living, just one hour from Bozeman and Butte. Don't miss out on this beautiful lot with loads of potential!
\$269,000 • MLS#400120

Jaime EDMUNDSON
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WEST POST RESIDENTIAL LOTS!

~ WEST POST SUBDIVISION ~ BELGRADE, MT

This stunning new Master Planned Community has something for everyone including commercial, retail, office, residential, parks, walking trails and so much more! The Developer is sparing no expense to deliver the Gold Standard of developments and is building the entire subdivision all at once. Residents of West Post Subdivision will enjoy all of the benefits and amenities of the subdivision as soon as they move in! The subdivision is located conveniently on the South side of beautiful Belgrade, MT and has easy access to Bozeman, Big Sky, Four Corners, Interstate 90 & the airport. And then there are the views! Stunning 360 degree views of the Bridgers, Spanish Peaks, & the Gallatin Range. Currently available are single family and townhome lots, but the development also has apartment and condo opportunities. Just give me a call or call your favorite Realtor for more information!

~ LOTS FOR SALE ~

PENDING	• BLOCK 15	• 7,841 SF	• \$185,000
LOT 10	• BLOCK 15	• 8,276 SF	• \$192,000
LOT 11	• BLOCK 15	• 15,682 SF	• \$250,000
LOT 12	• BLOCK 15	• 9,147 SF	• \$210,000
LOT 13	• BLOCK 15	• 7,841 SF	• \$185,000
LOT 1	• BLOCK 26	• 10,019 SF	• \$225,000
LOT 2	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 3	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 4	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 5	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 6	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 7	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 8	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 9	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 10	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 11	• BLOCK 26	• 7,841 SF	• \$195,000
LOT 12	• BLOCK 26	• 7,841 SF	• \$195,000
PENDING	• BLOCK 9	• 16,988 SF	• \$520,400
LOTS 9 -12	• BLOCK 9	• 18,731 SF	• \$565,200



2303 ORIOLE DRIVE – BELGRADE, MT

New construction beauty by Sunrise Homes, nestled in Meadowlark Ranch subdivision Belgrade, MT. This splendid 1,912 SF home is situated on a spacious lot over 10,000 SF, featuring 3 large bedrooms, 2 bathrooms, Open floor plan. 2-car garage. Luxury vinyl plank flooring in the living areas and bathrooms, carpet in the bedrooms, a gas fireplace with a mantel and tile surround, quartz countertops, flat panel cabinets, and upgraded plumbing and lighting fixtures. Stainless steel appliances, pendant and can lights, The master bathroom offers double sinks and a 5-foot tiled shower. Enjoy partial views of the stunning Bridger Mountains. Includes full landscaping, a sprinkler system, and a radon mitigation system. \$629,900 - MLS#397097



508 WINSTON LN. UNIT B – BELGRADE, MT

Charming 3-bed, 2.5 bath townhouse in Cloverleaf Meadows with 1,634 sq. ft. of living space. The open-concept main level features a spacious living room, dining area, and modern kitchen with stainless steel appliances. Upstairs, a primary suite with a private bath, walk-in closet, and vaulted ceilings. Two additional bedrooms share a full bath. Enjoy a private, fenced yard with mountain views. Close to schools, amenities, and recreation. Don't miss out on this blend of comfort and style! \$479,900 - MLS#399402



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C 10 BASTING TRACTS LOT C10 • COOKE CITY, MT



A rare opportunity to own 1.5 acres on the banks of the Soda Butte Creek between Cooke City and Silver Gate, less than 3miles to the NE Entrance to Yellowstone Park. Property is home to abundant wildlife and stunning mountain views. **\$374,999 • MLS#351205**

104 BROADWAY AVENUE S. • COOKE CITY, MT



Located outside of Yellowstone Park and in the center of Red Lodge you will find a hidden gem of a restaurant. This property has all the charm, history and following for a successful transition. The newly renovated historic building was used as a bakery for 100 years prior and the history has been preserved in a creative way for customers to enjoy. This turnkey business has the location, customer loyalty and continuos growth to be a successful purchase for any restaurateur. **\$974,999 • MLS#351205**

115 MAIN STREET E. • COOKE CITY, MT



Located on the Northeast Entrance of Yellowstone, in the heart of charming downtown Cooke City, Montana (America's Coolest Small Town") lies this turnkey business property with unbelievable mountain views. The business opportunities abound with year around vacation rental cabins, 2 employee/owner housing units, additional retail space rental, gas station & C Store. There is room for your creative business expansion with 3 additional adjacent commercial building lots. The owner pride is apparent in this very well-maintained property. The northeast entrance of the Park boasts over 140,000 visitors each summer. **\$1,799,999 • MLS#**



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514 S 11TH AVE • BOZEMAN, MT

Here is your chance to own a property on the historic South Side Bozeman 3 blocks from **MONTANA STATE UNIVERSITY**! If the location isn't enough, this home has been recently updated to be as cute as a button can be. Tons of totally updated electrical, plumbing, appliances, windows, new radon system, & brand spanking new siding installed fall of 2024. The lot is well sized w/alley access in the rear yard & makes an adorable home for the Southside loving Buyer or an amazing rental or investment property simply w/its proximity to MSU. Surrounded by tons of historic Bozeman trees & classic Bozeman, MT ambiance, it's simply a must see property. R-2 Zoning could allow for a guest house, garage, or expansion of the homes current existence. Come make this your classic Bozeman property. Welcome to your **HOME SWEET MONTANA HOME!**

\$649,900 - MLS#399483

www.CrystalSellsBozeman.com

Crystal Chase-Kirchhoff
CALL OR TEXT
406-360-2436
CrystalChase@yahoo.com



Come Experience the Misty Creek Ranch!



13830 COTTONWOOD RD • TRACT A-D • BOZEMAN, MT

Welcome to Misty Creek Ranch, a rare Montana treasure. Nestled on 241+/- acres, the property features a winding road through towering trees & over 1/2 mile of Cottonwood Creek, opening to panoramic mountain & valley views. This historic land is home to elk, whitetail deer, native fish, turkeys, mule deer, & diverse birdlife. Facilities include a barn, sheds, & corral for horses & livestock, along w/a comfortable 3,800 sqft guest house. Just 20 minutes from downtown Bozeman, 30 minutes to the airport, & 40 minutes to Big Sky, Misty Creek Ranch offers boundless beauty & potential. If 241+/- acres is just too much, then choose one of the 4 individual parcels ranging from 40+/- acres to 80+/- acres. Book your showing now, this one just won't last!

OVER 241 +/- ACRES • \$24,900,000 • MLS#397647



13830 COTTONWOOD ROAD • TRACT A • BOZEMAN, MT

THE CREEKSIDE LOT - 40 ACRES OF PRISTINE LAND W/ SOUTH COTTONWOOD CREEK MEANDERING THROUGH TOWERING COTTONWOOD & ASPEN TREES. New improvements include a paved road & electricity to lot. Choose from several scenic build sites to create your own oasis amongst the babbling waters or on a hill to take in the vast panoramic views. A20 mins to Downtown, 30 mins to international airport, 40 mins to Big Sky world-class resort. Property part of the 241 ac Misty Creek Ranch, also available for purchase, offering unparalleled beauty & boundless potential.

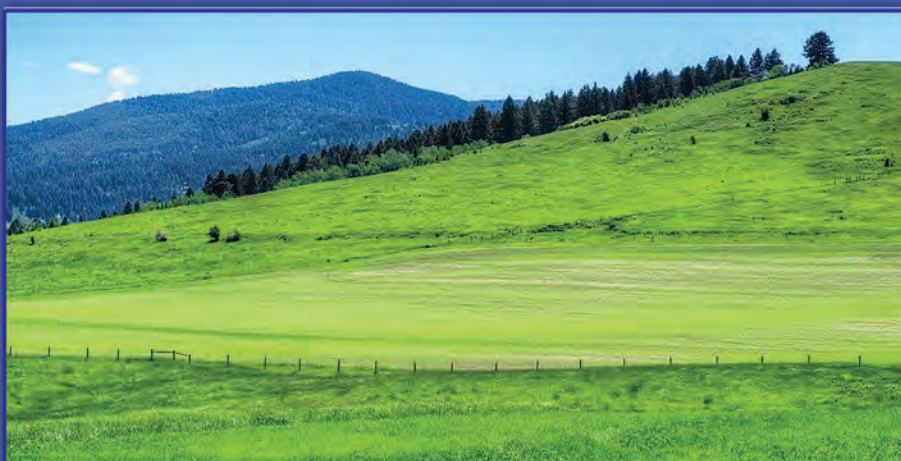
40.86 ACRE LOT • \$4,800,000 • MLS#397641



13830 COTTONWOOD ROAD • TRACT B • BOZEMAN, MT

THE HOMESTEAD IS 40 AMAZING ACRES & A CHARMING 3,800 SF HOUSE, BUILT IN 2001 AMIDST THE WILDERNESS. Perfectly suited for housing property managers or serving as a temporary residence while your dream home takes shape. Property: 3 sheds, a historic barn, shop, magnificent old Douglas Fir, fondly named 'Grandma Tree'. Multiple building sites offer opportunity to create your own oasis among the whispering pines or positioned in the grassy meadow. Property part of Misty Creek Ranch.

0.50 ACRE LOT • \$5,200,000 • MLS#397642



13830 COTTONWOOD ROAD • TRACT C • BOZEMAN, MT

MISTY CREEK RANCH PRESENTS ELK MOUNTAIN! Ascending a gentle hill, the 80 acre landscape unfolds before your eyes, revealing panoramic vistas of majestic mountains & sprawling valleys. This rare jewel of prime raw land is a natural habitat for elk herds & an historical calving sight. The 320 degree views present an abundance of scenic mountain ranges, offering the perfect canvas for your dreams to unfold. Elk Mountain is part the 241 ac Misty Creek Ranch, also available for purchase, offering unparalleled beauty & boundless potential.

80 ACRE LOT • \$8,800,000 • MLS#397643



13830 COTTONWOOD ROAD • TRACT D • BOZEMAN, MT

WELCOME TO THE PEAK, AN EXCEPTINAL 80-ACRE PARCEL IN THE HIGHEST AREA OF MISTY CREEK RANCH. Newly paved road winds up to this stunning property, endless opportunities. Breathtaking panoramic views of multiple mountain ranges, immerse yourself in the beauty of the surrounding wildlife. Overlooking serene creeks, tranquil ponds, & expansive valleys, this land is a rare gem w/ limitless potential. The convenient location & 360 degree scenery presents a canvas to paint the life you've always imagined. The Peak is part of the 241 ac Misty Creek Ranch

80 ACRE LOT • \$7,900,000 • MLS#397644



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36 & 37 W OVERLAND TRL • THREE FORKS, MT

\$579,000 • MLS#397422 & 397821



Step into this beautifully designed 3 bedroom, 2 bathroom home, nestled on over an acre of pristine land in Three Forks, MT. Enjoy wide open views including the Bridger mountains out your front door. This property features a functional office space, perfect for working from home, or maybe a baby room! The interior boasts quartz countertops, sleek laminate flooring, and stainless steel appliances, complemented by striking black fixtures. Enjoy peace of mind with a 1-year builder warranty, a 10-year structural warranty, and a custom water treatment and RO system included. Located in a friendly neighborhood, just a 30-minute drive to Bozeman or Canyon Ferry Lake, with Butte, Helena, and Ennis all less than an hour away. Indulge in local culinary delights with many legendary restaurants nearby. **DONT MISS OUT ON THE OPPORTUNITY TO OWN THIS EXQUISITE HOME WITH GREAT VIEWS!**



39 W OVERLAND TRAIL • THREE FORKS, MT

\$589,000 • MLS#398448



Step into this beautifully designed 3 beds, 2 bath home, nestled on over an ac of pristine land in Three Forks, MT. Enjoy wide open views from your backyard, this lot truly is a MUST SEE. This property features a functional office space, perfect for working from home, or maybe a baby room! The interior boasts quartz countertops, sleek laminate flooring, & stainless steel appliances. Enjoy peace of mind w/a 1-year builder warranty, a 10-year structural warranty, & a custom water treatment & RO system included. Located in a friendly neighborhood, just a 30-minute drive to Bozeman & Canyon Ferry Lake, w/Butte, Helena, & Ennis all less than an hour away. Indulge in local culinary delights w/ many legendary restaurants nearby. Dont miss out on the opportunity to own this exquisite home.

12 S DURANGO • THREE FORKS, MT

\$585,000 • MLS#391565



Step into this beautifully designed 3 bed, 2 bath home, nestled on over an ac of pristine land in Three Forks, MT. Enjoy wide open views from every direction, this lot truly is a MUST SEE. This property features a functional office space, perfect for working from home, or maybe a baby room! The interior boasts quartz counters, sleek laminate flooring, & SS appliances. Enjoy peace of mind w/a 1-year builder warranty, a 10-year structural warranty, a custom water treatment & RO system included. Located in a friendly neighborhood, just a 30-minute drive to Bozeman & Canyon Ferry Lake, w/Butte, Helena, & Ennis all less than an hour away. Indulge in local culinary delights w/many legendary restaurants nearby. **A MUST SEE! YOUR CHANCE TO OWN THIS EXQUISITE HOME.**

5.99% FHA/VA AVAILABLE - CALL TODAY FOR DETAILS!



Curt Van Dyken
BROKER OWNER
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