

Client Full

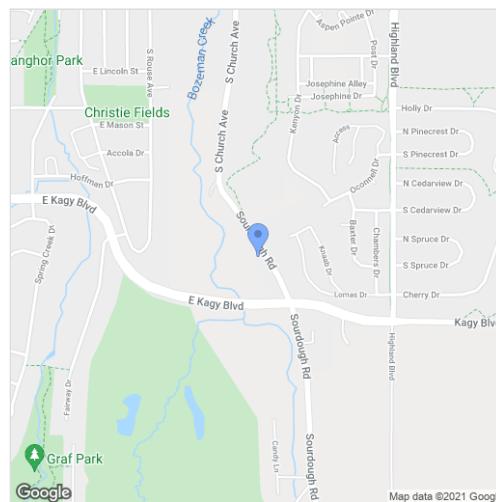
Listing

CLIENT DETAIL REPORT

MLS#: 356919

NHN Lot 3 Sourdough Road

Date Printed: 07/06/2021



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Other	City:	Bozeman
Type:	Vacant Land	# of Acres:	0.45	State:	MT
Asking Price:	\$365,000	Price/Acre:	811,111.11	Zip:	59715
Address:	NHN Lot 3 Sourdough Road			County:	Gallatin
Directions:	South on Church from Main St. Church turns into Sourdough. Lot on west side before Kagy.				
Legal:	LEWIS SUB, S18, T02 S, R06 E, LOT 3, ACRES 0.45, S 25' LOT 2, PLAT F-4				

PROPERTY DETAILS

Parcel Tax ID#:	RGH8458	HOA:	
Additional Parcel Tax IDs		HOA Amount:	
HOA Fee Includes:		Water Amenity On/Adj.:	None
Zoning:	RS - Residential Suburban	Livestock Permitted:	
Mobile Manufactured:		Flood Plain:	
Modular:		Public Land Adjacent:	
Exceptions:		Covenant:	
Conservation Easements:	No	Ownership:	Full

FEATURES

Fencing:	Partial	Area Amenities:	
Topography:	Hillside, Sloping	Buyer Responsibility:	
View:	Mountains, Southern Exposure, Trees, Valley	Utility Services:	Electricity Avail. In Area
Road Access:	Paved		

PUBLIC INFORMATION

Public Remarks

Great opportunity to own nearly half an acre in south Bozeman. Mature landscaping, unobstructed views to the southwest and an extensive tree system are just a few of the qualities that make this a unique opportunity for a little elbow room with an in town feel. Watch the deer feed in the riparian area to the west after an afternoon walk on the Peets hill trail system just across the street.

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