

## Client Full

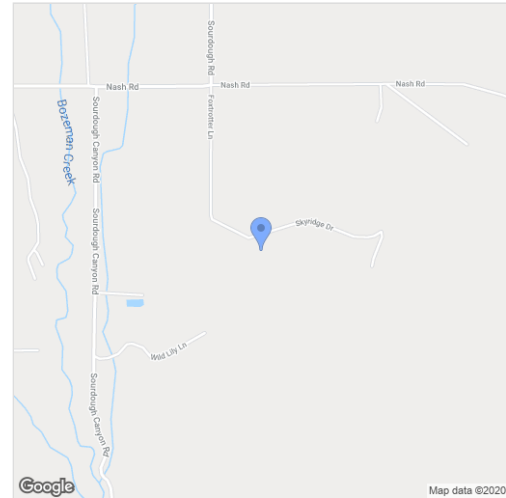
Listing

## CLIENT DETAIL REPORT

MLS#: 348790

TBD Sky Ridge Drive

Date Printed: 08/18/2020



## GENERAL INFORMATION

<b>Status:</b>	<b>Active</b>	<b>Subd/Complex:</b>	Other	<b>City:</b>	Bozeman
<b>Type:</b>	Vacant Land/Acreage	<b># of Acres:</b>	10.03	<b>State:</b>	MT
<b>Asking Price:</b>	\$559,000	<b>Price/Acre:</b>	55,738.36	<b>Zip:</b>	59715
<b>Address:</b>	TBD Sky Ridge Drive	<b>Area:</b>	2SE - Boz S of City E of 19th	<b>County:</b>	Gallatin
<b>Directions:</b>	South on sourdough, go past Nash, Sourdough turns into Sky Ridge Dr, Lot is on the right side.				
<b>Legal:</b>	S05, T03 S, R06 E, C.O.S. 1103D, PARCEL 7B				

## PROPERTY DETAILS

<b>Parcel Tax ID#:</b>	RHH27107	<b>HOA:</b>	
<b>Additional Parcel Tax IDs</b>		<b>HOA Amount:</b>	
<b>HOA Fee Includes:</b>		<b>Livestock Permitted:</b>	
<b>Zoning:</b>	RR - Rural Residential	<b>Flood Plain:</b>	
<b>Mobile Manufactured:</b>		<b>Public Land Adjacent:</b>	
<b>Modular:</b>		<b>Covenant:</b>	
<b>Exceptions:</b>			
<b>Conservation Easements:</b>	No		

## FEATURES

<b>Fencing:</b>		<b>Area Amenities:</b>	
<b>Topography:</b>		<b>Buyer Responsibility:</b>	
<b>View:</b>	Farm Land, Meadow, Mountains, Valley	<b>Utility Services:</b>	Electricity to Lot, Natural Gas to Lot
<b>Road Access:</b>	Gravel		

## PUBLIC INFORMATION

**Public Remarks**

Amazing Bridger Mountain and City of Bozeman views from this elevated southside 10+ acre lot. Great location south of town between Sourdough Canyon and Triple Tree trailhead, this property is tucked in on a private drive with few neighbors. the property to south is in a conservation easement. A rare and wonderful place to build your Bozeman home.

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