

# Client Full

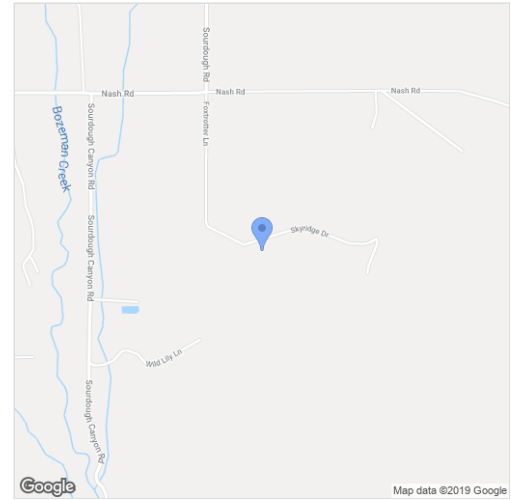
 Listing

## CLIENT DETAIL REPORT

MLS#: 321947

TBD Sky Ridge Drive

Date Printed: 04/18/2019



### 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>	\$549,000	<b>Price/Acre:</b>	54,741.25	<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>	00RHH27107	<b>HOA:</b>	
<b>Additional Parcel Tax IDs</b>		<b>HOA Amount:</b>	
<b>Zoning:</b>	RR - Rural Residential	<b>Livestock:</b>	
<b>Mobile Manufactured:</b>		<b>Flood Plain:</b>	
<b>Modular:</b>		<b>Public Land Adjacent:</b>	
<b>Exceptions:</b>		<b>Covenant:</b>	
<b>Conservation Easements:</b>	No		

### FEATURES

<b>Fencing:</b>		<b>Area Amenities:</b>	
<b>Topography:</b>	Sloping	<b>Buyer Responsibility:</b>	
<b>View:</b>	Mountains, Valley	<b>Utility Services:</b>	None
<b>Road Access:</b>	Dirt/Clay		

### 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. A wonderful place to build your Bozeman home!

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