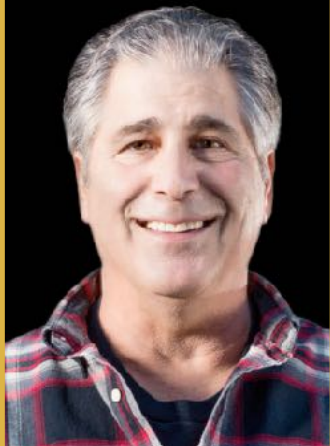


Cameron Bridge - Lot 5

1500 E Cameron Bridge, Bozeman, MT

\$375,000



Presented Exclusively by
Craig Del Grande, Broker

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Craig@CorderLand.com



CORDER

AND ASSOCIATES, LLC



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Property Information

Lot Size: 10.69 Acres

Taxes: TBD

Legal: TRACT 2 W2NE4 SEC 19 1S 5E COS 1415B, GALLATIN COUNTY MT LOT - 5, 10.69 ACRES

Utilities: Electricity, fiber optic and telephone to lot

Water Amenities: Ditch (water rights allocated by acre)

HOA amount: TBD

Covenants: Yes

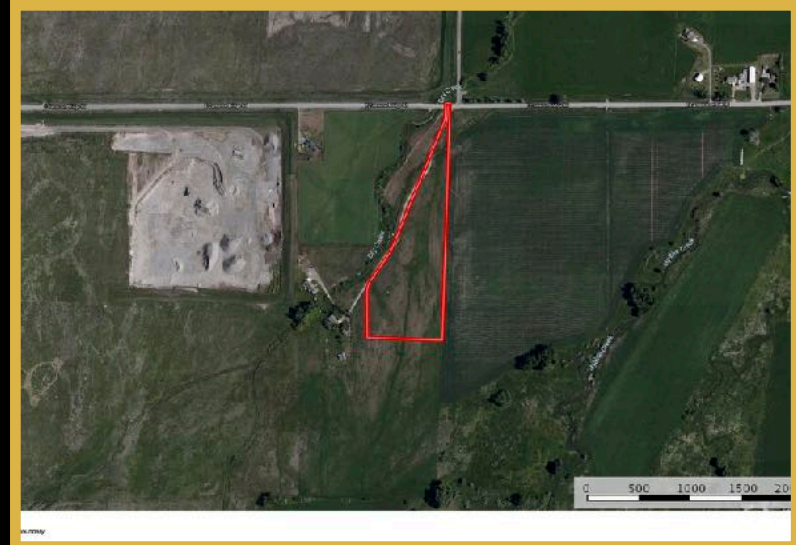
Fencing: Partial

Executive Summary

Get away from city ordinances and nosey neighbors! This parcel of 10.69 acres gives you the comfort of having a city's amenities nearby and the space to breathe in fresh Gallatin Valley air. Let the rugged mountains provide the backdrop of a building plot for a home that you design. Have a guest home for entertaining friends and family when they all choose your fabulous location to celebrate holidays and festivities! A shop is permissible, and you may bring your horses too! Commute to Bozeman is just a short drive, just long enough to allow you to appreciate the astounding place in which you get to return to and put your feet up after a long day, admire the deer passing through, and wonder how the painted sky can be so beautiful each and every evening!

Local Area

Blossoming in the heart of Montana and nestled between four mountain ranges is a picturesque college town of Bozeman. An outdoor recreationalist's haven, Bozeman's beauty attracts populations from all over that are seeking a higher quality of life. In fact, Bozeman was voted #10 in Money Magazine's best places to live in 2017. In addition, Moody's Analytics predicts an 11.4% job growth over the next five years, and there is access to wonderful jobs in Bozeman as it is a booming hub for innovative companies and those seeking to start up on their own. Bozeman is home to the Montana State University and attracts over 15,000 students annually. Cheers for the local Bobcats can be heard through the valley, and fans gear up every fall for the tradition of tailgating before the competitive football games. The city graciously provides an active nightlife and top headlining concerts from various artists. As a result, the cultural scene is dynamic and energetic. Visit local art galleries, charming downtown boutiques, fine dining restaurants, or the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils. If outdoor adventure is what you are craving, Bozeman can feed your hunger. Its central location provides access to world-class skiing, fishing, hiking, rafting, boating, and more. Yellowstone National Park is 90 minutes away where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center.



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