



# Bridger Creek 36

## Bozeman, Montana

**\$2,499,999**

36 stunning acres on live water located just 8 miles from downtown Bozeman.

This buildable parcel has everything! Majestic views of the Bridger Mountains, wildlife moving through the riparian corridor, fly-fishing on Bridger Creek, easy winter access, and enough acreage to spread out and create your Big Sky dream. Bridger Canyon is one of the most highly coveted areas to live in Bozeman. Close enough to the City to enjoy all of the amenities of a hip urban town, and just far enough outside to enjoy the natural landscape. The Canyon covenants are designed to protect natural beauty, viewsheds, and control growth, thus an opportunity with this acreage close to town does not come on the market often.



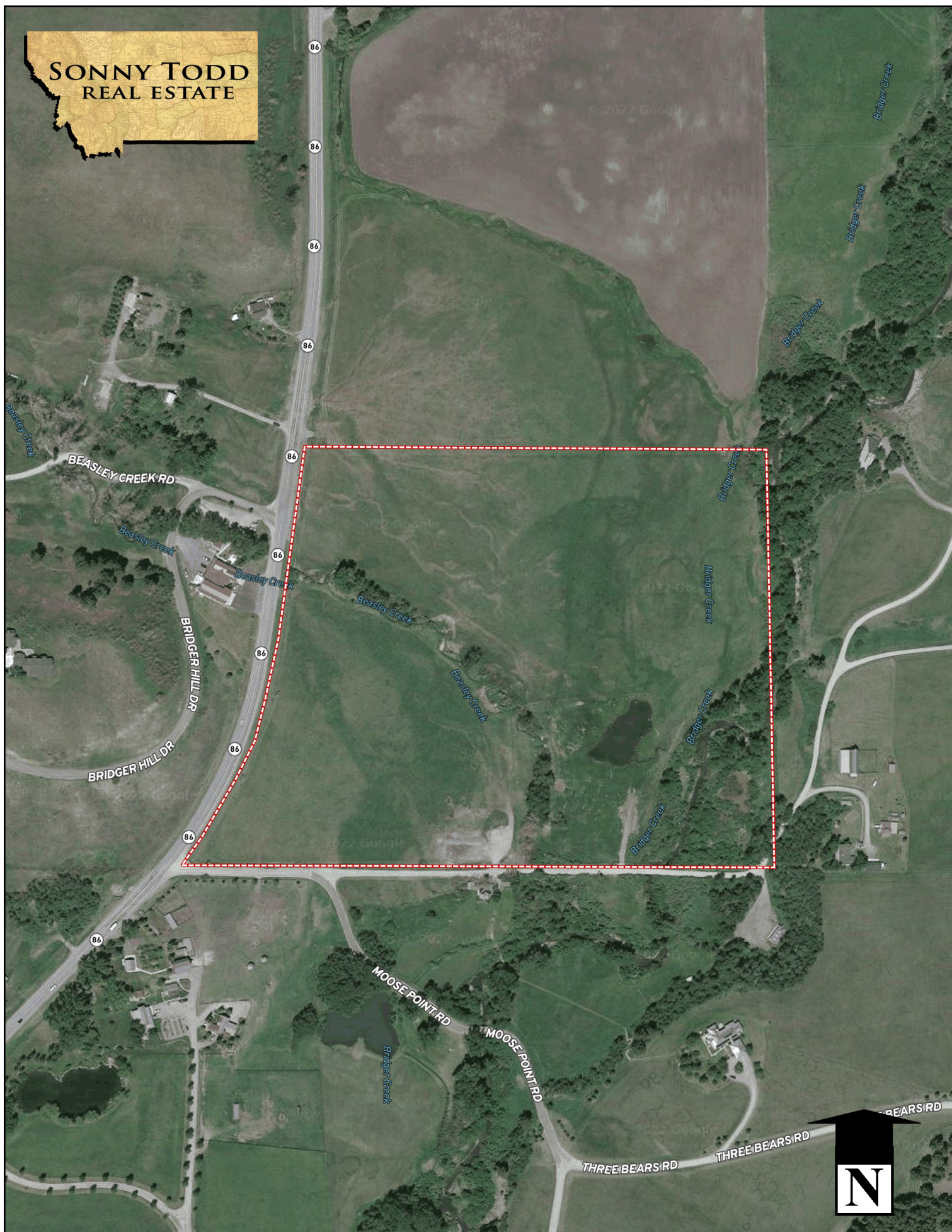
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**BOZEMAN:** Located 9 miles south via MT-86 (Bridger Canyon Drive). Known as the home to Montana State University and surrounded by mountain ranges, Bozeman is known as a year-round recreation center. Fishing is a short distance away on the Gallatin, Madison, and Jefferson Rivers. Gallatin County has numerous hiking and biking trails. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross-country trails.



**NOTICE:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.