

\$990,000 - Nhn S Beartrap Canyon Road, Norris

MLS® #30023760

\$990,000

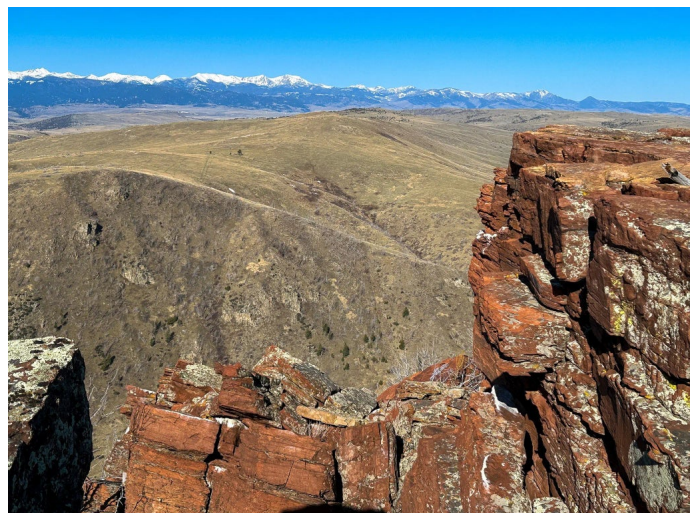
Bedroom, Bathroom,
Land on 159.64 Acres

N/A, Norris, MT

Embrace the epitome of Montana living with this extraordinary property overlooking and set against the backdrop of the majestic Madison River. Located between Bozeman and Ennis, this offering is situated in the heart of all things recreation and boasts panoramic vistas of the river valley and surrounding Mountain Ranges.

Entry to the property is via a Bureau of Land Management easement and over a recently built and graveled road, offering excellent access that provides an unmatched combination of convenience and privacy. This parcel provides exclusive access to the Madison River through the neighboring BLM land and is surrounded by endless recreational opportunities, including world-class fishing, hunting, hiking, and skiing. This property also presents an outstanding location for a gun range, tailored to a unique shooting experience. Its ideal topography, with a large natural backstop, ensures safety and security while also providing noise insulation to the surrounding areas. The terrain offers long-range opportunities and accommodates a variety of shooting inclinations.

Bordering a vast private land holding protected by a conservation easement, the adjacent property ensures both seclusion and the preservation of its pristine surroundings, while also fostering a sanctuary for an array of wildlife. The neighboring ranch's abundant



deer, elk, and upland birds frequently traverse onto this property, offering a glimpse into the untamed beauty of the area and providing tremendous hunting opportunity. With no covenants or restrictions and an electric utility easement in place, the possibilities for building your dream home or recreational retreat are truly boundless.

Essential Information

MLS® #	30023760
Price	\$990,000
Acres	159.64
Type	Land
Sub-Type	Unimproved Land
Status	Active Under Contract

Community Information

Address	Nhn S Beartrap Canyon Road
Subdivision	N/A
City	Norris
County	Madison
State	MT
Zip Code	59745

Amenities

Utilities	Electricity Available
View	Mountain(s), Creek/Stream, Valley
Waterfront	Navigable Water, River Access, Water Access

Additional Information

Date Listed	April 24th, 2024
Days on Market	546