

\$1,300,000 - 3600 Cottonwood Ranch Trail, Bozeman

MLS® #30051912

\$1,300,000

Bedroom, Bathroom,
Land on 21.84 Acres

Cottonwood Ranch Trail, Bozeman, MT

A Lot like this in the exclusive Cottonwood Ranch Trail subdivision is hard to come by; with only 14 lots and each at least 20 acres, these don't come up for sale very often. This gorgeous 21.840 acre provides wide open panoramic views of the surrounding mountain ranges and close up views of the surrounding wildlife and it borders public forest service land which is also hard to find these days. This amazing parcel has so much to offer if you are looking to build your dream home outside of town and amongst the trees. There is a well installed on this property which saves a buyer the expense of the startup of the process of the well. And a dirt driveway is already in place that will take you up to a clearing that can be a great build site. Cottonwood Ranch Trail includes many other high-end homes and it's a gated community which adds to the value and privacy of the homes. Being so close to town (only approx. 20 - 25 minutes) yet so far away; this would be your own private oasis!



Essential Information

MLS® #	30051912
Price	\$1,300,000
Acres	21.84
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	3600 Cottonwood Ranch Trail
Subdivision	Cottonwood Ranch Trail
City	Bozeman
County	Gallatin
State	MT
Zip Code	59718

Amenities

Amenities	Gated, Snow Removal
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Additional Information

Date Listed	June 12th, 2025
Days on Market	90
HOA Fees	1691.01
HOA Fees Freq.	Annually