

\$1,250,000 - 3900 Cottonwood Ranch Trail, Bozeman

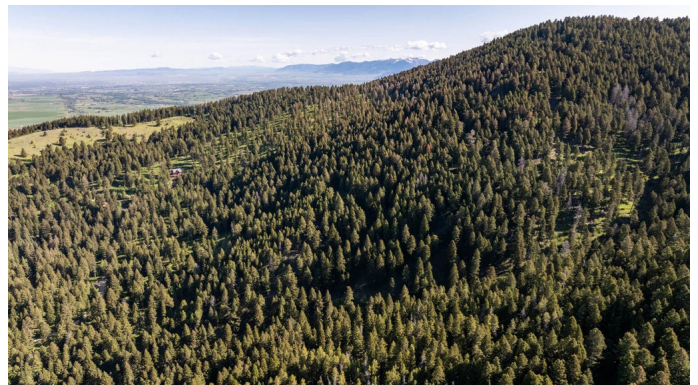
MLS® #30051915

\$1,250,000

Bedroom, Bathroom,
Land on 22.02 Acres

N/A, 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 22.023 acre lot borders public forest land and allows for so much recreation and private use through forest service access. The topography is sloping and rolling; there are several sites that would be terrific as home build sites. Want to be away from town? This is it! Build amongst the trees and wooded scenery with wildlife walking through your front yard. Cottonwood Ranch Trail includes many other high-end homes, and it is a gated community which adds to the value and privacy of the homes. Imagine your dream home being nestled into this gorgeous canyon surrounded by nature and privacy; the perfect combination.



Essential Information

MLS® #	30051915
Price	\$1,250,000
Acres	22.02
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	3900 Cottonwood Ranch Trail
Subdivision	N/A

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	1705.02
HOA Fees Freq.	Annually