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RIVERS TO PEAKS
Big Sky Real Estate



CABIN & PARCEL IN THE CANYON



49825 GALLATIN ROAD - \$850,000

ADJACENT 5 ACRES - \$398,000

- 3 BEDROOMS + BONUS ROOM, 3 BATHS, 2,568 SQUARE FEET ON 5.06 ACRES
- LISTEN TO THE RIVER OR OBSERVE THE ABUNDANT WILDLIFE

CONTACT THE EXCLUSIVE LISTING TEAM FOR ADDITIONAL INFORMATION

Ryan Kulesza, Broker

Tallie Jamison, Associate

Ryan@RiversToPeaks.com | (406) 539-4666

Tallie@RiversToPeaks.com | (406) 800-8081



LAND | RANCHES | COMMUNITIES | CONDOMINIUMS | COMMERCIAL | HOMES

FEATURES & AMENITIES

THE CABIN: \$850,000 MLS : 160841
Bedrooms: 3 + Bonus Room Baths: 3
Square Footage: 2,568 Acreage: 5.06
Garage: 2.5 Attached and Heated
Location: Jack Creek Bridge in the North Canyon
Viewshed: Mountains and WILDLIFE!
Heating System: 2 Wood Stoves
Year Built: 1997
2009 Taxes: \$2,940.48 Tax ID: RLE24592

VACANT PARCEL: \$398,000 MLS: 167232
Acreage: 5.06
Location: Directly adjacent to the cabin
2009 Taxes: \$1,452.49 Tax ID: RKF20728



Please call us for additional information regarding a special pricing option for a buyer who wants both the cabin and the adjacent acreage.

THE STORY OF THE PROPERTY

If you've been dreaming of a cabin in the woods of Montana, perhaps alongside a river, then take a look at this home in the Gallatin Canyon. There is a long and storied history regarding this area of Southwest Montana. The Gallatin Canyon has been a thoroughfare for loggers, trappers, and back country enthusiasts for hundreds of years. Just a few miles north of Big Sky and about 40 miles south of Bozeman, this 5 acre parcel sits only a couple hundred feet above the Gallatin River. From this perch, you can hear the river running all year long and walk down to it for fishing or kayaking. You could spend a lifetime enjoying all of the wildlife that frequents this residence. The land surrounding the home is spotted with herds of elk, moose, mountain goats, and the neighbor's horses. An aspen grove just below the back porch welcomes migrating birds and eagles of all sorts. Horses are permitted on this land so you could take a pack trip from your house right into the neighboring Gallatin National Forest or Yellowstone National Park. The home is cozy and warm with really wonderful views and tons of privacy due to its location at the end of a quiet road. With a large kitchen that spills into the main living area, it's a great place for family to gather. The master bedroom is on the main floor with two bedrooms, a bonus room, and second living room on the lower level.

Call us for a private tour of this dream property!

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THIS IS ONLY ONE OF OUR MANY PREMIER BIG SKY LISTINGS.
CALL US TODAY TO LEARN MORE ABOUT ALL OF OUR OFFERINGS.



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