



3849 STAFFANSON ROAD

BOZEMAN, MONTANA





BOZEMAN
REAL ESTATE GROUP

INTRODUCTION

3849 Staffanson Lane presents a rare and strategic opportunity for future subdivision development, offering 40 acres of prime land just outside Bozeman city limits.

The location is ideal—close enough to enjoy the conveniences of town while maintaining a sense of open space and privacy. With multiple easements already in place, the property offers flexibility for future infrastructure and layout.

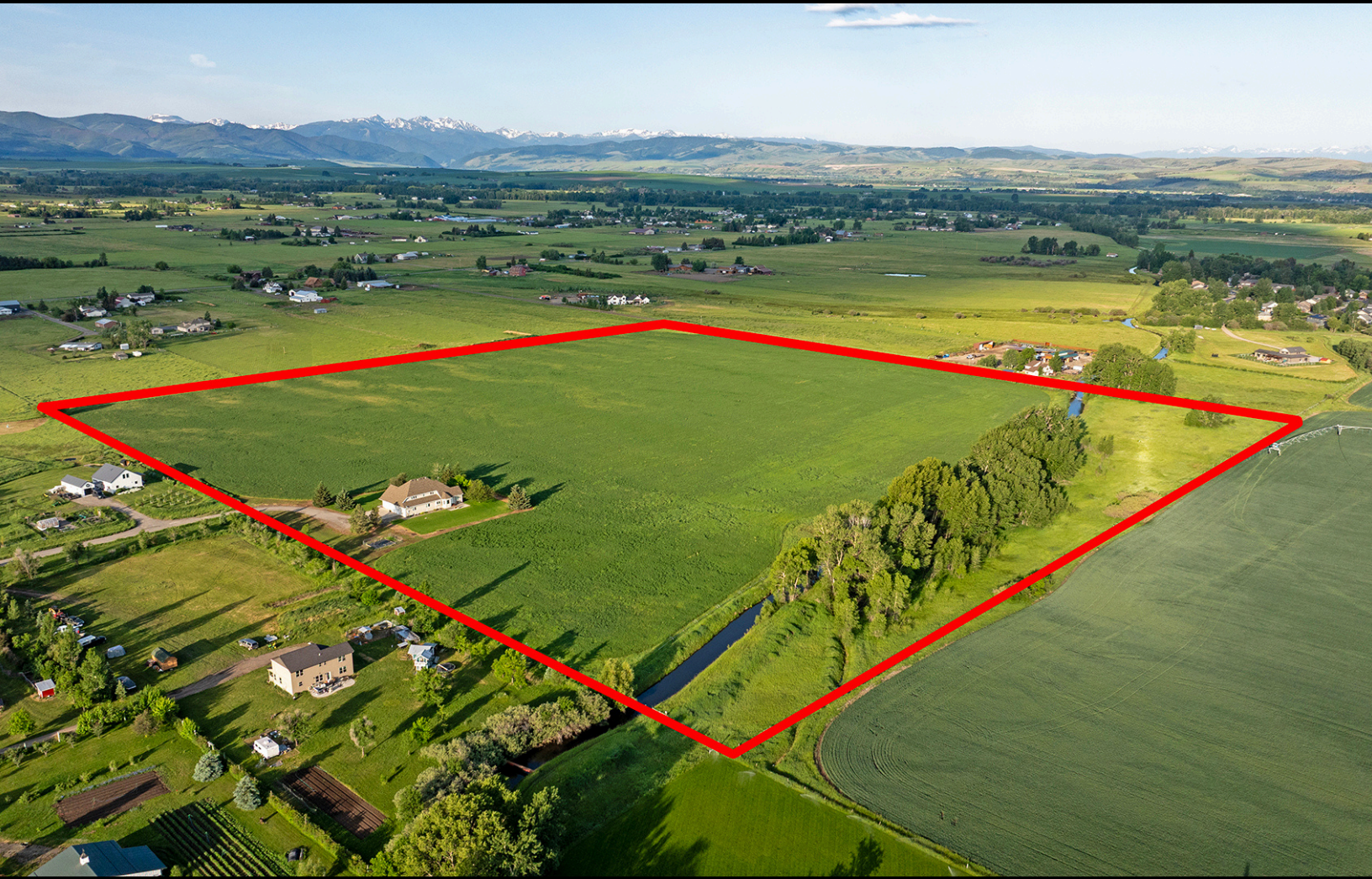
With a well-maintained single-family home on site as well as and additional site featuring its own well, septic, and electricity, this property offers immediate utility and long-term potential. Situated within Bozeman's growth corridor, 3849 Staffanson Lane is an exceptional candidate for a legacy investment or a thoughtfully designed residential community.



QUICK FACTS

- **Size:** 40.65 Acres
- **Location:** Southwest Bozeman, Montana
- **Growth Corridor:** Directly in the path of Bozeman's measured growth expansion
- **City Proximity:** Bozeman city limits border the northeast corner of the property
- **Access Points:**
 - Existing road access via South Cottonwood
 - Northern easement connects to Loyal Gardens Subdivision
- **Traffic & Exposure:** Near Huffine Lane & Cottonwood Road – two major Bozeman thoroughfares with high traffic counts and visibility
- **Utilities & Infrastructure:**
 - City services are expected to expand toward the parcel
 - Two sites are already equipped with separate septic, wells, and power
- **Structures:**
 - Immaculately maintained single-family home
 - Secondary build site in SW corner
- **Topography:** Usable, mostly flat terrain — ideal for development
- **Land Use:** Productive agricultural ground with development-ready potential
- **Views:** Unobstructed mountain views in all directions
- **Development Flexibility:** Multiple access points make subdivision or phased development more feasible
- **Investment Appeal:**
 - Rare large parcel near city limits
 - High long-term ROI potential as Bozeman grows
- **Surrounding Amenities:**
 - Near schools, shopping, dining
 - Close to MSU, Bozeman-Yellowstone Intl. Airport, and world-class skiing
- **Zoning:** AS - Agricultural Suburban
- **Legacy Opportunity:** One of the few remaining large tracts this close to the urban core — ideal for legacy holding or future master-planned development

THE LAND





LOCATION

Surrounded by panoramic views and productive agricultural land, it's just minutes from key points of interest, including Gallatin High School, Gallatin Regional Park, and the Bozeman Sports Park. Montana State University is a quick 10-minute drive, and Downtown Bozeman is just 15 minutes away, offering access to restaurants, culture, and community events. The Ridge Athletic Club and Ferguson Farm are just 5 minutes away where you can area are where you can find multiple restaurants and shops, and opportunities for recreation.

THE PROPERTY



FEASIBILITY STUDY

PROPERTY PROFILE

CERTIFICATE OF SURVEY

FLOOR PLAN

SEPTIC PERMIT

TAXES

UTILITY EASEMENT

WATER RIGHTS

THE HOME







PRICE

\$8,000,000

TERMS

CASH, CONVENTIONAL
FINANCING, 1031 EXCHANGE

CONTACT

BRETT TUDSBURY + JAMIE VANDYKE

This is an exclusive listing. An agent from Bozeman Real Estate Group must be present at all showings, unless otherwise noted or other arrangements are made.

*To schedule a showing please contact
Jamie Van Dyke (406) 581.4064.*

Buyers, and buyer's agents are responsible for their own due diligence and verification of sources. Sellers and/or sellers agents shall not be responsible for claims or representations of the property. A full engineering feasibility study has been completed as well as a geotechnical report, Phase 1 environmental site assessment, ALTA Survey, and a preliminary aquatic resource, and Wetlands Assessment. Above irrigation equipment does not convey with the sale.



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