

# Riverwood 1 +/- Acre Lot

Upper Rainbow Road • Bozeman • \$175,000 • #129166



- ▶ *Quaint, quiet spot near river*
- ▶ *Level lot with pine trees*
- ▶ *Views of mountains*
- ▶ *Convenient to Bozeman and Big Sky*
- ▶ *Sanitary restriction lifted  
(design available)*
- ▶ *Riverwood Minor Subdivision  
covenants*
- ▶ *Power, phone, gas at/near lot*

For more information please contact:

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MLS  

**ALL FIELDS CUSTOMIZABLE**

<b>MLS #</b>	129166	<b>Acreage</b>	1-5 Acres
<b>Status</b>	Active	<b>Water</b>	Buyer's Responsibility
<b>Type</b>	VACANT LAND-ACERA	<b>Horse</b>	Not Allowed
<b>Address</b>	Tr 281A Upper Rainbow Rd	<b>Wtr Amen</b>	No
<b>City</b>	Bozeman	<b>US Forest Service</b>	No
<b>State</b>	MT	<b>Zoning</b>	None
<b>Zip</b>	59718		
<b>Area</b>	Boz Area Four Corners 2FC		
<b>Class</b>	LAND		
<b>Asking Price</b>	\$175,000		
<b>Sale/Rent</b>	For Sale		

**GENERAL**

<b>Number Of Acres</b>	1.0000	<b>Price Per Acre</b>	175000.00
<b>Legal</b>	1 AC TRACT, TR 281a RAINBOW SUB AMND SEC 23 2S 4E	<b>Subdiv.</b>	Rainbow Sub
<b>Directions</b>	Four Corners, S on Hwy 191 to Upper Rainbow. W on Upper Rainbw, road turns towards N, lot on Left.	<b>Sign Y/N</b>	Y
<b>Zone</b>	TBD	<b>Covenant</b>	Riverwood Minor Sub Cov
<b>Topogra</b>	level	<b>Trees</b>	landscaped with Pines
<b>Showing Instructions</b>	Go show. Info and maps at Listing Office	<b>Days On Market</b>	2

**FINANCIAL**

<b>Tax Apx \$</b>	\$557.00	<b>Tax Year</b>	20
<b>Terms Offered</b>	cash, new loan, 1031		

**PUBLIC INFORMATION**

Quaint, quiet spot close the Gallatin River. One of the last remaining lots being released from a historic, family farmstead. One acre lot landscaped with a privacy row of pines. Nice views of the Spanish Peaks from building site. Close to the wooded riverside, home to families of whitetail deer and lots of song birds. Private Septic and well site designed and can be provided. Shared used of current driveway is negotiable. Landscape burm will be created on West boundary. No water rights convey

**ADDITIONAL PICTURES****DISCLAIMER**

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# Montana Cadastral Mapping Project

