

CORDER

AND ASSOCIATES, LLC



Boundary lines are approximations

Exceptional Elk Ridge Residential Lot
Lot 173 Western Larch Place, Three Forks, MT 59752

Offered at \$79,000



Presented Exclusively by
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Property Information

Lot Size: 1.04 acres

Taxes: \$569.70 (2024)

Legal: PRICE HILLS MAJOR SUB AKA THE VILLAGE AT ELK RIDGE MAJOR SUB, S04, T02 N, R01 E, Lot 173, ACRES 1.04, PLAT 2-232

Utilities: Power to the lot

Covenants: Yes

HOAs: Yes; \$1,000.00/yr.

Access: Legal access via private subdivision road

Elevation: 4,260 ft.



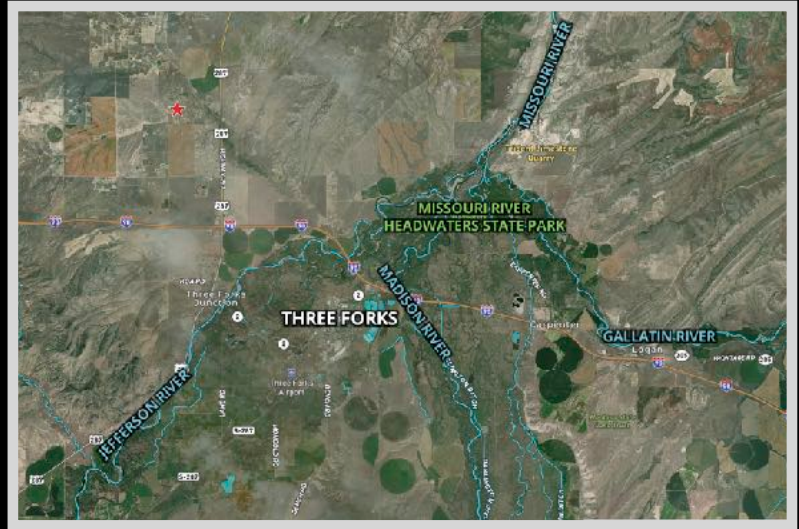
Executive Summary

Welcome to lot 173 Western Larch Place, a 1.04 acre lot eight miles from Three Forks, Montana. Bring your blueprints and construct your dream home with captivating mountain vistas that transform with the seasons, a sight that never fails to leave you in awe. This peaceful, rural subdivision is strategically positioned, offering you the convenience of short drives to the bustling cities of Bozeman, Helena, and Butte. Plus, with a world of recreational pursuits at your doorstep, from golfing to fishing, hiking, camping, hunting, and skiing, you'll never be in want of adventure. Calling all investors – here's an opportunity you can't miss. Create a home that encapsulates the tranquility of the Montana landscapes, a property sure to entice those yearning for an escape from the urban hustle. The Village at Elk Ridge Subdivision isn't just about the homes, it's about fostering a vibrant community. Over 25 acres of shared open area provide ample space for social activities, complete with a 6-acre park, benches to rest and soak in the views, barbeque grills for those summer cookouts, basketball courts for friendly games, a gazebo for gatherings, and more! The paved roads do well to take care of your vehicle and ensure easy access. Start your new chapter in the gallant Village at Elk Ridge Subdivision!



Local Area

Just off I-90 is the recreational mecca of Three Forks, Montana. Three Forks is rich with the historical expedition of Lewis and Clark and how they discovered the confluence of the Jefferson, Madison, and Gallatin rivers. There is much to do regarding outdoor adventuring: fishing, hiking, floating, bicycling, hunting, and much more. Three Forks also has a 9-hole golf course with panoramic views of beautiful scenery all around while you swing away.



Blossoming in the heart of Montana and nestled between four mountain ranges is the picturesque college town of Bozeman. An outdoor recreationist's haven, Bozeman's beauty attracts populations from all over that are seeking a higher quality of life. Bozeman was voted #10 in Money Magazine's best places to live in 2017. In addition, Moody's Analytics predicts an 11.4% job growth over the next five years, and there is access to wonderful jobs in Bozeman as it is a booming hub for innovative companies and those seeking to start up on their own. Bozeman is home to Montana State University and attracts over 15,000 students annually. Cheers for the local Bobcats can be heard through the valley, and fans gear up every fall for the tradition of tailgating before the competitive football games. The city graciously provides an active nightlife and top headlining concerts from various artists. As a result, the cultural scene is dynamic and energetic. Visit local art galleries, charming downtown boutiques, fine dining restaurants, or the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils. If outdoor adventure is what you are craving, Bozeman can feed your hunger. Its central location provides access to world-class skiing, fishing, hiking, rafting, boating, and more. Yellowstone National Park is 90 minutes away where you can catch a glimpse of the rarely-seen grizzly and wolf at the Grizzly and Wolf Discovery Center.

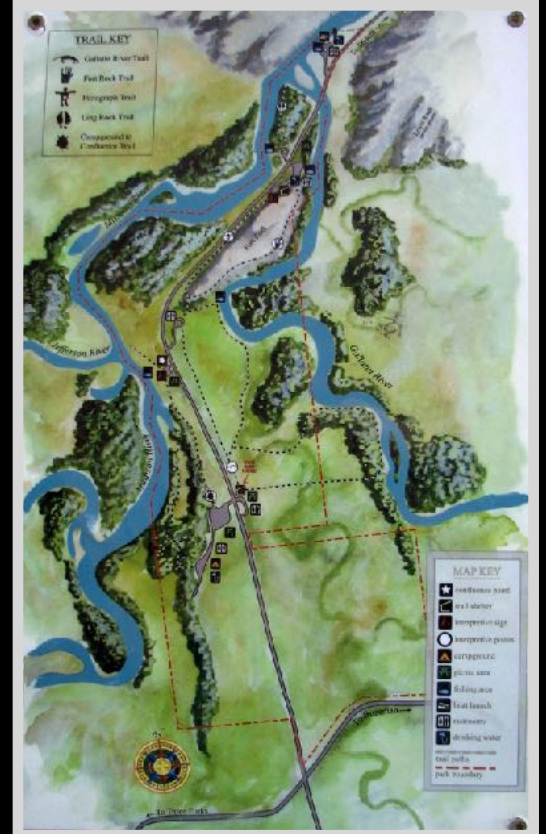
Area Attractions

Headwaters Trail System

Enjoy the paved network of trails that enrich your journey along the beautiful countryside paralleling the Milwaukee Railroad bed. End your ride or walk on the banks of the Jefferson River.

Headwaters State Park

Journey through the park and learn about the history of the area through the information provided by the interpretive signs leading to vistas that commemorate Lewis and Clark's Corps of Discovery Encampment. This is the spot where the famous explorers discovered the source of the Missouri River. For your enjoyment, there are camping and picnicking spots and access to the river to hit up some fishing. It is 8 miles northeast of Three Forks.





Madison River

Considered to be one of the prettiest and most popular rivers in Montana, the Madison River provides scenic floats, gorgeous canyons, and breathtaking views. Even if the fish are not biting, the land surrounding the river makes any day worth it. The Madison begins in Yellowstone National Park and flows for more than 140 miles before reaching the Missouri River near Three Forks, Montana. The mighty Madison River ranks as one of the top rivers for trout fishing and contains high numbers of

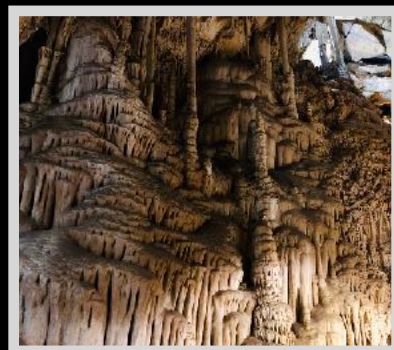
quality-sized Brown and Rainbow Trout. Whether you are a dry fly, nymph, or streamer fisherman, there is enough for all to enjoy success on these waters.

Gallatin River

The Gallatin River flows for 12 miles from its origin where the East and West Gallatin Rivers meet and join the Jefferson and Madison and form the mighty Missouri. Flowing through a fertile agricultural valley, the Gallatin River irrigates and nourishes grazing and farmlands. This river is perfect for wade fishing along the banks or in the deep pools providing coverage for fish. Game fish include Brown and Rainbow Trout and Mountain Whitefish. Access is easy to find, and the river is open all year round for the avid fisherman.

Lewis and Clack Caverns State Park

This unique and fascinating park was Montana's first state park and features one of the largest known limestone caverns in the Northwest. The spectacular caves are lined with stalactites, stalagmites, columns, and helictites.



Madison Buffalo Jump Monument

Archaeologists have been attracted to this monument as it is one of the larger Indian pishkun of buffalo jumps before Indians had horses for hunting. It is a great place to relive the excitement of the hunt and catch a glimpse of how life was!



Museum of the Rockies

Visit the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils.



Yellowstone National Park

Yellowstone National Park is a mere 90 minutes away where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!

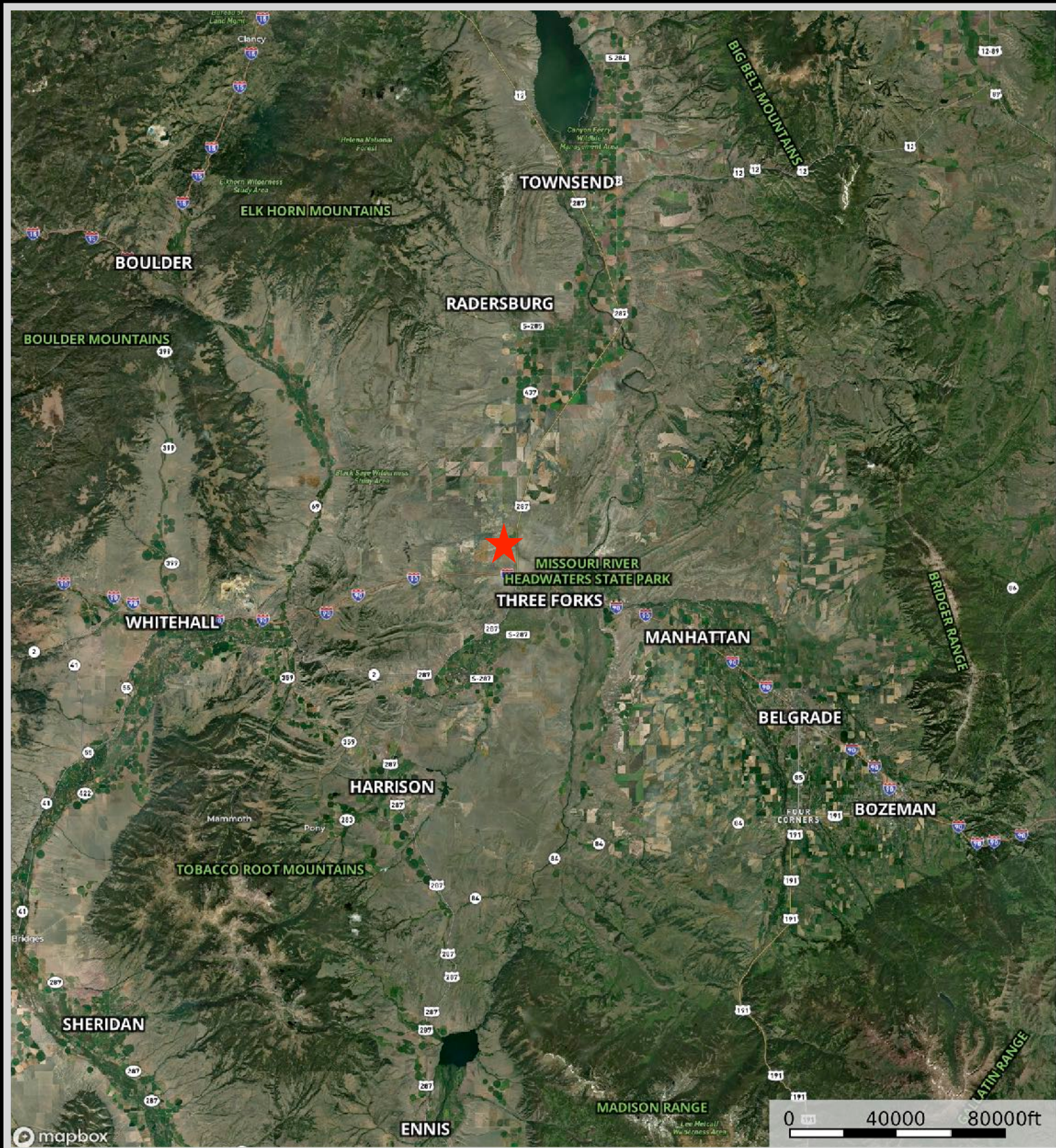
Bridger Bowl Ski & Snowboard Resort

The resort boasts four large bowls within its boundaries that offer a variety of landscapes and terrain for any individual's ability.



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Property Map



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