



## **HYALITE CREEK FLOWS THROUGH IT (about 600')**

**8+ ACRES;**

includes 36' x 36' barn.

Close to Hyalite Canyon  
(National Forest Service  
land) with abundant  
summer and winter  
recreational opportunities.  
Nice view of the Bridgers.  
At end-of-road 'cul de sac'.

Seven miles to Bozeman.

Covenants allow a main  
house (1,300 sf minimum  
on main floor) and a guest  
house. State & county  
approved (well and septic  
sites) for two home sites.  
Possible family transfer.  
Possible owner finance.

Buyer agent fee.

**Anderson School  
District (K-8).**

**MLS#408189**

**406-570-0842**