



Bear Den, Gallatin County, Montana, 39.97 Acres

\$1,800,000

- Big Game, Fishing, Off-Road, Snow sports, Timberland, Wildlife Viewing

Own a piece of Montana with this premier 39.97-acre property, a rare gem in the heart of Big Sky. This expansive parcel directly borders the National Forest, providing a private gateway to pristine wilderness and unlimited recreation. Imagine waking up to sweeping views of the Spanish Peaks before stepping directly onto the community cross-country skiing route that winds through the land. Whether chasing morning powder on a snowmobile, embarking on a premier hunt in the adjacent wilderness, or exploring high-alpine terrain via OHV and hiking trails, this acreage is an unmatched sanctuary for the outdoor enthusiast. Two potential build sites have been thoughtfully cleared & marked on the lower 20 acres to capture optimal mountain scenery. To protect the integrity of the land and local wildlife, the upper acreage remains a preserved natural corridor. Located within an exclusive gated community with HOA-maintained roads, this property provides the security of reliable, year-round access. This is a significant, multi-generational opportunity to own an exclusive parcel in the region with the prestige of Big Sky, MT living. This property is minutes away from the vibrant Big Sky community, the legendary slopes of Big Sky Resort, the local golf course, and the blue-ribbon fly fishing of the Gallatin River. Contact your favorite Realtor today for a private tour!

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- Street Address : TBN Bear Court Rd • Lot Size Acres : 39.97 Acres
- Postal / Zip Code : 59716 • Dwelling : No
- State / Province : Montana • (Assessor) Parcel Number : 00RLE44339
- County : Gallatin
- Closest City : Big Sky

Taxes

Tax Year : 2025

Estimated Taxes per year are \$176.00

Broker Info



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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc., bringing a lifetime of Montana knowledge and a passion for land to every client he serves. A 5th generation Montanan, Kevin believes that providing clients with thorough knowledge of the land and the surrounding area is essential for making informed decisions. He prides himself on honest, straightforward guidance, presenting not only the positives of a property but also any potential challenges. Kevin has extensive expertise in land use and development, including hunting, fishing, pond and water management, tax-advantaged conservation easements, wildlife and habitat management, road development, ecological considerations, and a deep understanding of local politics—all of which help clients achieve their real estate goals efficiently and effectively. Dedicated to continual professional growth, Kevin holds designations including CRB (Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), and RRS (Resort and Recreational Specialist), and brings years of experience in real estate brokerage management and supervision. Outside of real estate, Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball, embracing the Montana outdoors he knows and loves. His expertise, integrity, and deep connection to the land make him a trusted advisor for anyone seeking to buy or sell Montana properties.

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