

Cross Property All Fields Detail

 Listing

CONFIDENTIAL DOCUMENT - BIG SKY COUNTRY MLS MEMBER USE ONLY ALL FIELDS DETAIL REPORT

MLS#: 412203
Status: **Active**
Asking Price: \$2,500,000
Original Price: \$2,500,000
Address: TBD Indigo
City: Bozeman
State: MT
Zip: 59715
Area: 2FC - Boz Area Four Corners
County: Gallatin
Subd/Complex: Rainbow
Legal: RAINBOW SUB, S14, T02 S, R04 E, LOT 226 RAINBOW SUB, S14, T02 S, R04 E, LOT 224 - 225
Directions: Call Listing Agent
Custom Map: No Link Provided

Class: Land
Type: Vacant Land
of Acres: 7.5 - Acres
Price/Acre: \$333,333



GENERAL LISTING INFORMATION

Input Date: 06/13/2026 07:13 AM
Listing Date: 06/13/2026
Agent 1: [Randy Cain Ph:\(406\) 223-7688](#) 
Office 1: [Organic Forces Real Estate Ph:406-640-0910](#)
Agent 2:
Office 2:
Agent 3:
Office 3:
Update Date: 06/13/2026
Expiration Date: 06/13/2027
Listing Type: Exclusive Right to Sell
REO/Short Sale/Foreclosure: Neither

PROPERTY DETAILS

Parcel Tax ID#: [RGF34690](#)
Zoning: None/Unknown
Possible Use: Recreational, Residential, Commercial
Mobile Manufactured: Allowed
Modular: Allowed
Exceptions:
Conservation Easements: No
Additional Parcel Tax IDs: RGF34691
Livestock Permitted:
Flood Plain: Yes
Public Land Nearby:
Public Land On/Touching:
Covenant YN: No
Ownership: Full
Water Amenity On/Touching: River
Water Amenity Nearby: River

Showing Instructions: Must call Randy Cain for showing

MISCELLANEOUS

Days On Market: 65
CDOM: 65
Owner Name: Estate of Luella Cain
ListHub: Yes
Automated Valuation: No
Realtor.com: Yes
Delayed Marketing YN: No
IDX Include Address: Yes
VOW Comment: No

FEATURES

Fencing:
Topography: Level, Rough
View: Stream, Creek, River
Road Access: Dirt/Clay, Privately Maintained
Area Amenities:
Buyer Responsibility:
Utility Services: None
Water Amenity On/Adj: River

COMMUNITY INFORMATION

HOA:
HOA Pay Period:
HOA Contact:
HOA Amount:
HOA Includes:
HOA Contact Phone:
HOA 2:
HOA 2 Pay Schedule:
HOA 2 Contact:
HOA 2 Amount:
HOA 2 Fee Includes:
HOA 2 Contact Phone:

AGENT INFORMATION

Agent Only Remarks

Seller Agent is Executor of Family Estate and has partial ownership interest. Some of the property is in the 100 year flood plain. There should be some buildable area. Buyer to confirm all information.

PUBLIC INFORMATION

Public Remarks

A hidden gem containing an undeveloped quiet end of the road Gallatin river front property. This property includes nearly 700 feet of Gallatin river frontage in the Rainbow Subdivision near four corners. The property includes 3 two and one half acre lots (2 1/2) totaling seven and one half (7 1/2) acres. A portion of the property is within the 100 year flood plain which does not allow permanent structures. The property has no improvements but currently comes with access to four corners sewer district for two homes. Additional capacity for a guest house for each home can be purchased. Wells will need to be drilled on the property for water for the homes. Power is close to the property. Wildlife abounds in the area including deer, ducks, geese and trout to keep your attention or just enjoy the quiet...

FINANCIALS

Tax Year:2025

Apx Tax Amt:\$5,653

Assumable:

SID/RID:

Possession:Closing

Financial Comments:

Terms Acceptable:Cash

Preferred Title Company:

Owner Financing:

Prepared By: James Gingery

Date Printed: 08/17/2026

Property History

TBD Indigo, Bozeman, MT 59715

MLS# [412203](#)



Prop. Type: LND/Vacant Land

CDOM: 65

List Office: [Organic Forces Real Estate](#)

DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
	\$2,500,000	New Listing	06/13/26	->A	06/13/26 07:13 AM

Photos

Vacant Land

TBD Indigo

LP: \$2,500,000

[412203](#) Active

Bozeman, MT 59715

