

# FOR SALE

## HIDDEN HOMESTEAD PIVOT FARM



**SAGE**  
LAND COMPANY

MANHATTAN, MT  
GALLATIN COUNTY  
\$3,100,000



## DESCRIPTION

Nestled in a secluded pocket of the stunning Gallatin Valley and just 30 minutes from downtown Bozeman, the Hidden Homestead Pivot Farm offers a rare opportunity to own a premium agricultural or residential property in one of Montana's most sought-after regions. Positioned near the charming communities of Amsterdam and Churchill, this property blends privacy, productivity, and panoramic natural beauty. Set amid gently rolling hills, the farm features over 143 irrigated acres under pivot, with transferrable water shares supplied by the Low Line Ditch, in addition to a couple shallow wells. This versatile land is ideal for both hobby and production farming or as the site of a secluded dream home. The property is situated in a quiet valley, offering peaking views of the Spanish Peaks, Bridger Mountains, Tobacco Root Mountains, and Horseshoe Hills. Natural boundaries are defined by the Low Line Canal, Camp Creek Road, and Prairie Road, creating a well-contained and easily managed landscape. Multiple prime build sites offer a range of options, from elevated locations with more robust views to tucked-away spots that ensure ultimate privacy. Whether you're envisioning a working farm or ranch, an equestrian estate, or a tranquil Montana retreat, this property provides the perfect foundation. Don't miss this rare opportunity to own a large, irrigated parcel in such a desirable area of the Gallatin Valley.

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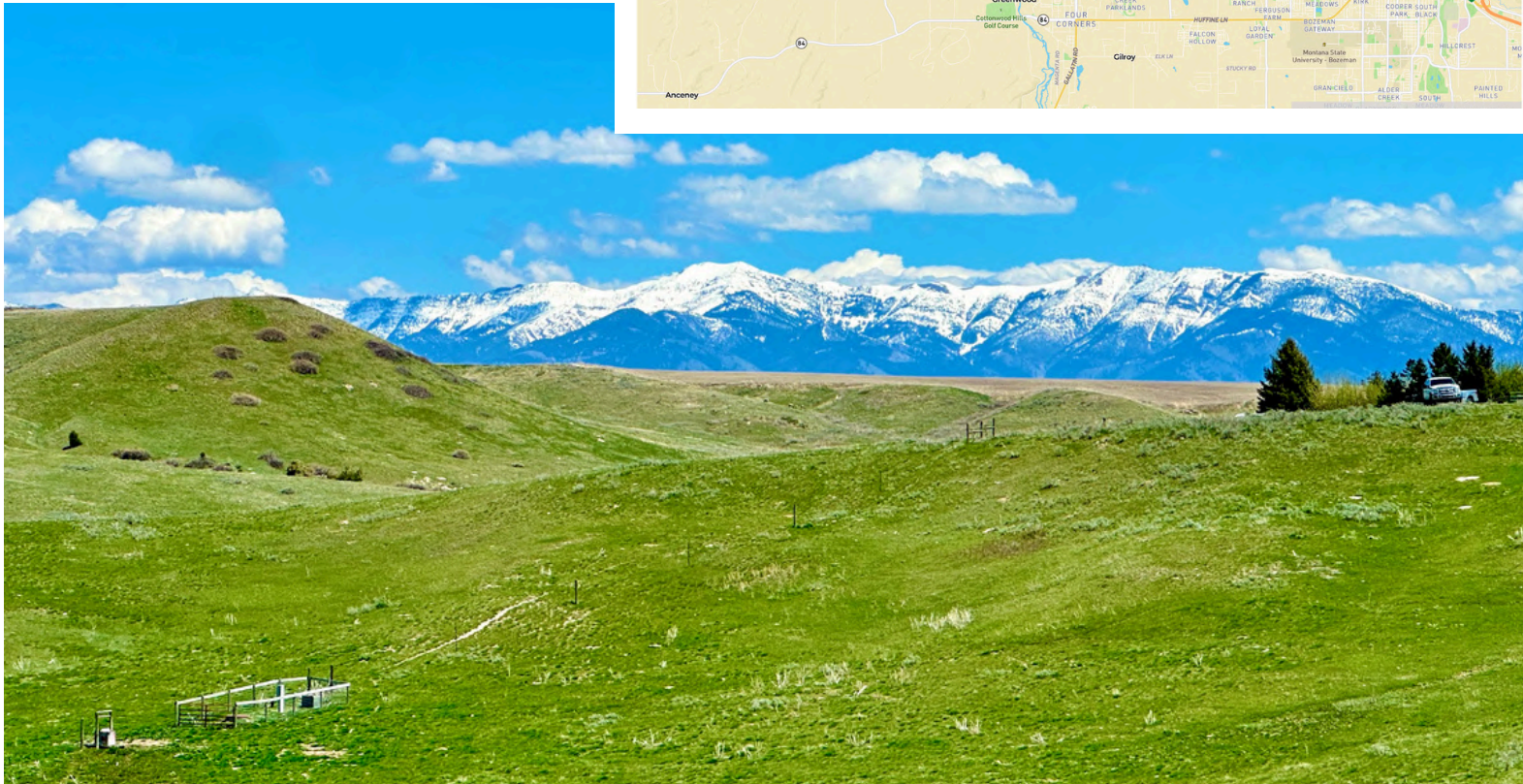
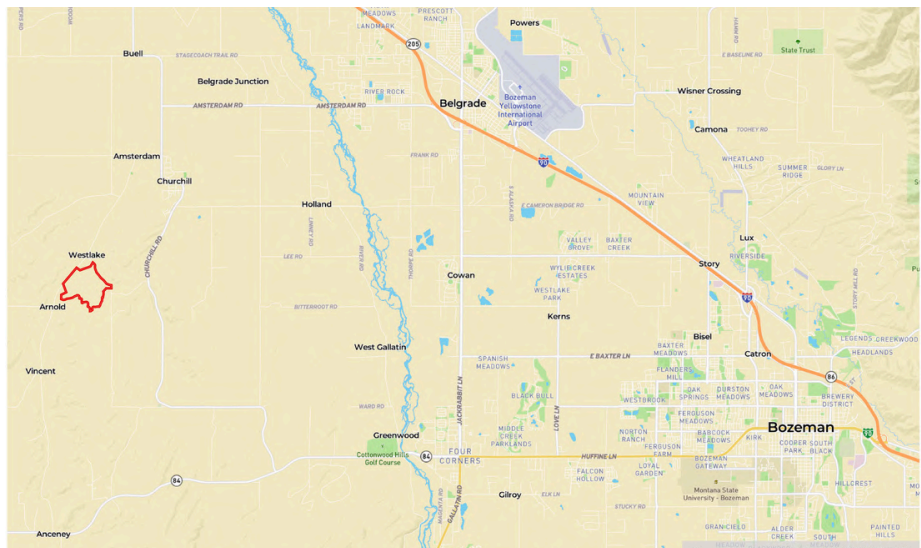


## QUICK FACTS

- Approximately 320 deeded acres
- Approximately 198 acres tillable
  - About 143 of which are irrigated under pivot
- The remaining acreage is in pasture
- Power is run into twosides of the property
- Mule deer and some other smaller wildlife are common on the property
- Access via a well maintained gravel county road
  - if traveling to and from the north pavement is about 3 miles from the property
- Multiple suitable build locations
- Estimated 2024 taxes: \$1,364

## LOCATION

- TBD Camp Creek Rd Manhattan, MT
- Gallatin, County
- 3 Miles South of Amsterdam and Churchill
- 10 miles south of Manhattan
- 20 miles to downtown Bozeman
- 13 miles to the Bozeman Airport
- 13 miles to four corners
- 54 miles to Big Sky Resort



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## LANDSCAPE

The property is situated at a high point within the Camp Creek drainage, offering a landscape dominated by gently rolling hillsides.

Vegetation includes a mix of natural grasses, cultivated crops, and scattered sagebrush, with a few cottonwood trees lining the Low Line Canal. From the higher elevations on the property, you can enjoy peaking views of four distinct mountain ranges, adding to the land's scenic appeal.



## AREA AMENITIES

The property offers a rare blend of seclusion and convenience. Located within 20 to 30 minutes of shopping, dining, hospitals, schools, and other essential amenities, it also falls within the highly sought-after Manhattan School District. The increasingly popular downtown Bozeman is just 30 minutes away, while premier outdoor destinations such as Big Sky Resort, Bridger Bowl, and Hyalite Reservoir are about an hour's drive. Additionally, world-class fishing and recreation await within 30 minutes at the Madison, Missouri, Gallatin, and Jefferson Rivers. In short, the property's peaceful setting does not come at the expense of accessibility to modern comforts and outdoor adventure.



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## IMPROVEMENTS

The property is perimeter-fenced and cross-fenced with a combination of barbed and smooth wire, making it well-suited for livestock or agricultural use. Utilities are in place, including underground power to the eastern well and above-ground three-phase power to the western well and irrigation pump. The property features a 2002 Reinke 10-tower pivot irrigation system. Verizon provides reliable cell phone service, and Starlink offers the best option for high-speed internet connectivity.



## WATER RESOURCES

The property includes 85 shares of the Low Line Canal, which runs along the entire southern boundary. The canal typically runs May 1<sup>st</sup> - July 15<sup>th</sup>. This provides over 953 gpm when the canal is at 100% capacity. The water can be used to run the pivot or a in a ditch system to flood irrigate portions of the pasture, provided there are sufficient water shares available. Two wells are also on opposite sides of the property currently connected to a stock water tank systems.



## MINERAL RIGHTS

All mineral rights the owner possesses, if any, will transfer with the sale of the property, but the actual ownership of the mineral rights is unknown and must be independently verified.



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