

OPEN HOUSE: Tuesday, August 27, 2024, from 11:00 a.m. to 1:00 p.m. and 4:00 p.m. to 6:00 p.m.

AUCTION: Online Auction September 19, 2024, from 9:00 a.m. to 4:00 p.m. at the following link:
<https://www.publicsurplus.com/sms/mtre,mt/list/current?orgid=1017600>

FOR SALE – 4,015 sq. ft. TRACT OF LAND WITH IMPROVEMENTS



Scan QR code for more information:



MDT Property for Sale – 808 N. Rouse Ave, Bozeman, MT 59715

Tract 1, shown on Amended Plat C-23-A31, being situated in the SW1/4SE1/4 of Section 6, Township 2 South, Range 6 East, P.M., M., Gallatin County, Montana, as shown by the shaded area on the plat, consisting of 1 page attached hereto and made a part hereof, containing an area of 4,015 square feet, more or less.

It is expressly intended and agreed that these reservations, burdens, and restrictions shall run with the land and shall forever bind the Grantee, their successors, and assigns.

Improvements: A single-family home built in 1910 with 2 bedrooms and 1 bathrooms on the main floor and 2 bonus rooms in the basement level (main floor 735 sf., basement bonus rooms 600 sf., unfinished basement 135 sf.) and a 160-sf shed built in 2008.

Appraised Value: \$375,000.00

MDT cannot accept any bid for less than 90% of the appraised value (\$337,500.00)

This property is being sold “AS IS – WHERE IS”

For complete information on bidding requirements, please review the **Terms and Conditions** document or call/email Melissa at (406)444-9429 or mamman@mt.gov.

To view and/or obtain hard copies of the above additional information and the Terms and Conditions regarding this property, please visit MDT’s website https://www.mdt.mt.gov/business/real_estate.shtml