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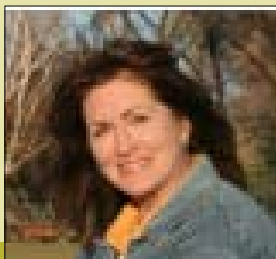
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## Amsterdam Village



Large block of land located between the rural communities of Amsterdam and Churchill perfect for a town center and neighborhood residential lots. Currently, this is very productive irrigated farm ground with good water rights, several wells and shares in the Low Line Ditch company which is piped to the property. There is an approved preliminary plat for the future green community of Amsterdam Village. Extensive plat and site work has been done with adjoining landowner, CTA Engineering



**6500 Amsterdam Rd**  
**Amsterdam, MT 59741**  
**\$2,150,000**



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The Amsterdam Village property is located just 15 miles west of Bozeman, Mt, adjoining the communities of Churchill and Amsterdam. Specifically, the property is located west of Churchill Road, east of Camp Creek Road and south of Amsterdam Road and consists of 227 acres more or less. The property is in the projected town center of the Amsterdam/Churchill design plan and is part of an approved preliminary plat in Gallatin County. Travel time to Bozeman is 15 minutes and less than 10 minutes to Belgrade and Interstate 90. Most of the property is characterized by gently rolling terrain which is covered by agricultural crops including barley, wheat, hay and alfalfa. The western quarter is covered with native vegetation, including native grasses, wild flowers and cactus and is typically sandstone bluffs and draws.

Amsterdam, MT (population 100) has a gas station, grocery store, bank, farm implement dealer and Chevrolet car dealer. Farming is a major economic source and this area is known for seed potatoes, wheat, malting barley, hay and livestock production. Bozeman is home to Montana State University which is well respected for it's agriculture, art and architecture, engineering, and math programs.

The area is served by three private air service terminals and the Gallatin Field Airport in Belgrade which is 12 miles east. Currently, the airport is served by Allegiant Air, Frontier, United (Skywest), Northwest, Horizon Air, Delta and Delta Connection.



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The Gallatin Valley is surrounded by stunning mountain vistas, abundant wildlife, crystal clear streams and breathtaking scenery. Outdoor recreational activities include, but are not limited to, alpine skiing, big game hunting, Blue Ribbon fishing, white water rafting, wilderness hiking and kayaking. Yellowstone National Park is less than one hour away and offers tremendous opportunities for back country camping, exploration and wildlife photography. As a result of our close proximity to the great outdoors and 360 square miles of wilderness and public lands, most valley residents are enthusiastic about the environment.

The proposed Amsterdam Village plat includes an adjacent 78 acre parcel and is intended to create the “greenest community in America”. The Community Builder and Design Team wanted to showcase this planned community as a profitable development and socially responsible lifestyle. One of the main goals of the project is to create and maintain a sustainable community that functions with utmost efficiency, sensitivity to the environment and the surrounding landscape and community; and provides a high quality of life for its residents



This sustainable community project was conceived in response to the growth pressures in and around the Gallatin Valley as well as a desire to conserve open space and rural landscapes. The project places its primary goal on responsible development through design that is energy efficient and environmentally sensitive. It would be the first of its kind in Montana, the northern Rockies, and of a scale and quality to rival any other green community. The ultimate goal is to reconcile the relationship between our built environment and the natural environment and hopefully serve as a model conservation development for rural communities of the future.

PRICE: \$2,150,000

TERMS: CASH

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