

Comparable Sales Report

Date: 02/02/26

★ Subject Property

1 Subject Properties Selected



6

Properties



\$21,532

Average Price Per Acre



\$17,744

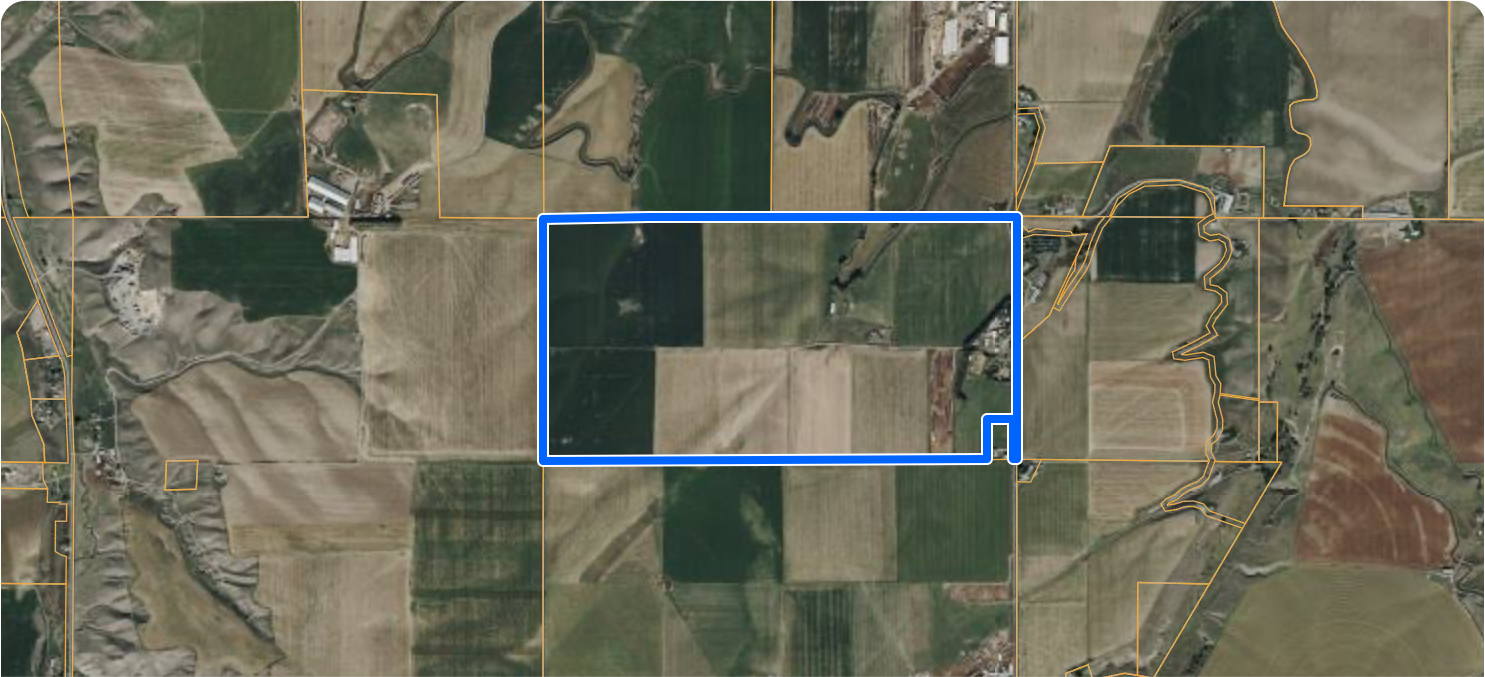
Median Price Per Acre

| Property | County   | Sale Date  | Total Price | Total Acres | Total Parcels | Price Per Acre |
|----------|----------|------------|-------------|-------------|---------------|----------------|
| A        | Gallatin | N/A        | N/A         | 305.56      | 1             | N/A            |
| 1        | Gallatin | 2025-09-05 | \$2,093,750 | 118.00      | 1             | \$17,744       |
| 2        | Gallatin | 2025-08-22 | \$1,562,500 | 200.25      | 1             | \$7,803        |



|   |          |            |             |        |   |          |
|---|----------|------------|-------------|--------|---|----------|
| 3 | Gallatin | 2025-07-31 | \$1,250,000 | 30.88  | 1 | \$40,479 |
| 4 | Gallatin | 2025-07-24 | \$1,437,500 | 40.32  | 1 | \$35,650 |
| 5 | Gallatin | 2025-06-25 | \$1,156,250 | 193.28 | 1 | \$5,982  |

Comparable Sales Report • Comp Report - 789 Highline Rd, Manhattan, MT, 59741



★ Subject Property (A)

789 HIGHLINE RD

8

Beds

2

Baths

305.56

Acres

property details



06090231101020000

Parcel ID



45.210850, -111.278750

Location



N/A

Sold Date



2

Buildings



2317

Building sq. ft.



RESIDENTIAL

Land Use



2024

Tax Year



\$4,518

Tax Amount

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Property 1

**\$2,093,750**

SIMPSON DR, THREE FORKS, MT, 59752

**0**

Beds

**0**

Baths

**118.00**

Acres

property details

# **06179408201010000**

Parcel ID

**42.682253, -112.510891**

Location

**2025-09-05**

Sold Date

**\$17,744**

Price Per Acre

**N/A**

Buildings

**N/A**

Building sq. ft.

**VACANT**

Land Use

**2024**

Tax Year

**\$2,925**

Tax Amount

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Property 2

\$1,562,500

1541 HIGH FLAT RD, BOZEMAN, MT, 59718

4

Beds

2.5

Baths

200.25

Acres

property details



03079733201010000

Parcel ID



45.427976, -101.223485

Location



2025-08-22

Sold Date



\$7,803

Price Per Acre



1

Buildings



3496

Building sq. ft.



RESIDENTIAL

Land Use



2024

Tax Year



\$3,236

Tax Amount

Comparable Sales Report • Comp Report - 789 Highline Rd, Manhattan, MT, 59741



Property 3

\$1,250,000

7702 W PARK AVE, MANHATTAN, MT, 59741

3

Beds

1

Baths

30.88

Acres

property details



03100910212020000

Parcel ID



43.858831, -131.344388

Location



2025-07-31

Sold Date



\$40,479

Price Per Acre



1

Buildings



2702

Building sq. ft.



RESIDENTIAL

Land Use



2024

Tax Year



\$5,188

Tax Amount

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Property 4

\$1,437,500

39 SHADOW WOOD RD, BOZEMAN, MT, 59715

2

Beds

1

Baths

40.32

Acres

property details



06080021220040000

Parcel ID



42.655374, -111.831569

Location



2025-07-24

Sold Date



\$35,650

Price Per Acre



1

Buildings



1416

Building sq. ft.



RESIDENTIAL,  
VACANT

Land Use



2024

Tax Year



\$2,463

Tax Amount

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Property 5

\$1,156,250

MORRIS RD, MANHATTAN, MT, 59741

0

Beds

0

Baths

193.28

Acres

property details



03075413401010000

Parcel ID



41.660970, -112.421813

Location



2025-06-25

Sold Date



\$5,982

Price Per Acre



N/A

Buildings



N/A

Building sq. ft.



VACANT

Land Use



2024

Tax Year



\$77

Tax Amount