

Sandhill FAQs

1. What is Sandhill and where is it located?

Sandhill is a pioneering residential community situated on the south side of Kagy Boulevard in Bozeman, Montana. Spanning 160± acres, it aims to redefine modern living while preserving Montana's rich heritage.

2. What Sets Sandhill Apart?

Sandhill is more than a neighborhood; it's a distinctive lifestyle community nestled just 5 miles from downtown Bozeman, Montana. With 2-3± acre homesites and over 40% of dedicated open space, residents enjoy the perfect blend of a breathtaking natural setting, world-class recreational opportunities within the community and beyond its gates. Sandhill defines a unique way of life.

3. What is the history behind the land at Sandhill?

The Sandhill land stands as a testament to Montana's rich heritage, dating back to Nelson Story Sr.'s legendary cattle drive, as portrayed in Larry McMurtry's Pulitzer Prize-winning novel, "Lonesome Dove."

4. Can I Choose My Builder?

Sandhill allows homeowners to choose their own builders or contractors, provided they adhere to Architectural Review Guidelines and gain approval from the Architectural Review Committee. These guidelines offer flexibility to preserve the neighborhood's high-caliber atmosphere while accommodating a variety of architectural styles. The sales team is available to assist in connecting residents with builders.

5. How does Sandhill contribute to a greener future?

Outside of Sandhill's large homesites, access to Gallatin Valley Trail System, and bordering State land, Sandhill will be the first community of its kind to deliver a state-of-the-art water system that upholds 10± acre-feet per year without sacrificing modern conveniences. Each homesite will have an individual well, closely monitored and managed by independent professionals to ensure the highest standards of water quality and conservation.

6. Are Sandhill trails open to the Public?

Sandhill operates as a private, HOA community with public access to the Gallatin Valley Trail System throughout the community. Public parking will only be available in the dedicated Gallatin Valley Trail system parking lot off of Kagy, to the West of the Sandhill entrance.

7. How do I reserve a lot?

To reserve a lot at Sandhill, please reach out to our dedicated sales team. They will guide you through the reservation process, provide information on available lots, and assist you in securing the ideal homesite that suits your preferences. Follow the Reserve

tab on this site to contact our team directly to initiate the reservation of your desired lot at Sandhill.