Chase HEILAND
Montana Real Estate



Photo courtesy of Tripadvisor. Three Forks, Montana.

Three Forks

A relocation guide for buyers



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If you're holding this, you're thinking about moving to Three Forks, and you have a lot to figure out, often from a long way away. Before you tour a single house, let me tell you how I work. It tends to be a little different.

My job is to help you find the right home in the right part of the valley, and to make a long-distance move feel manageable. I moved to Montana from Southern California myself in 2016, so I know what it's like to learn a new place while you're trying to buy in it. I've been helping buyers here ever since, and that time has taught me which areas hold their value and how to write an offer that wins without overpaying.

Here's the part I care about most. When you find a home you love, the offer I recommend comes from what similar homes have actually sold for, and I'll show you exactly how I got to that number before you sign anything, even if you're reviewing it from a thousand miles away. Sometimes the numbers support stretching a little for the right house, and I'll be just as honest with you when they tell us to walk away.

All of that is part of a process I call the Montana Move Method. It's how I take you from our first call through closing and moving day while I manage the moving parts for you.

There's one more thing I want you to know. When you hire me, I'm the person you work with the whole way through, and you won't get handed off to a team you've never met or passed along once you're under contract. From the first video tour to the day you get your keys, I'm the one responsible for how your move turns out.

I've helped a lot of families make this move, many of them while they were still living somewhere else, and the trust they put in me is the part of this work I value most. When you're ready, I'd be glad to earn yours.

Chase Heiland
Real Estate Advisor & Broker, Bozeman

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GETTING TO KNOW THREE FORKS

Three Forks sits where the Jefferson, Madison, and Gallatin Rivers come together to form the Missouri River, and it was a notable stop on the Lewis and Clark Expedition. The population is about 2,000, and it's a smaller, more affordable option than Bozeman and Belgrade that still keeps you connected to the rest of the Gallatin Valley.

Downtown is walkable, and the land around it is wide open. People here know their neighbors and take a lot of pride in their community, you get views of the Tobacco Root Mountains, and you're a short drive from plenty of Montana's outdoor recreation. If the history, the home prices, or the pace of life are pulling you this way, I think Three Forks is a welcoming place to put down roots, and it's just far enough off the beaten path to keep its small-town feel.

WHAT YOUR MONEY BUYS IN THREE FORKS

Housing in Three Forks costs quite a bit less than in Bozeman or even Belgrade, and in 2026 most single-family homes here have sold between about $450,000 and $550,000. I see a lot of buyers drawn to the newer developments here, because you get larger lots, modern amenities, and views of the Tobacco Root Mountains.

Residential growth has been steady, and the planned subdivisions and infill projects are making room for newcomers while the town keeps its slower pace. The city has adopted a Growth Policy that focuses on preserving open space, expanding infrastructure responsibly, and keeping its small-town identity as it grows.

HOW THREE FORKS IS GROWING

Three Forks has been adding homes at a steady pace, and a lot of that comes from housing demand across the region. The city's growth policy, Envision Three Forks, was adopted in 2022 and plans for roughly 625 more homes by 2042, and the city council and zoning board have approved several permits and zoning changes that make room for new subdivisions while protecting open space and infrastructure.

Builders have been keeping up, and new listings include modern single-family homes from $489K to $850K, along with the town’s first live/work condo project in downtown Three Forks.

WORKING IN THREE FORKS

A lot of people who live in Three Forks commute to Bozeman or Belgrade, and the town also has its own economy built on small businesses, construction, tourism, agriculture, and local services. You'll find employers here in transportation, health care, and light manufacturing too. Because Interstate 90 and Bozeman Yellowstone International Airport are both close by, it works well if you want to live in a rural setting and still get to work and travel easily.

SCHOOLS AND HEALTH CARE

The Three Forks School District covers K–12, with extracurricular programs and a school culture where a lot of families know each other, and the town has its own public library. For health care, nearby clinics handle most day-to-day needs, and people usually drive to Bozeman or Helena for specialized care. Regional systems like Bozeman Health and Billings Clinic serve the area as well, so you have more options than the town's size might suggest.



COMMUNITY, EVENTS, AND THE OUTDOORS

Three Forks has a lot going on for a town its size. The Three Forks Rodeo happens every July, and there are seasonal events, parades, and local festivals throughout the year. Missouri Headwaters State Park is a few minutes away, and you can hike, fish, kayak, and learn the history of the place where Lewis and Clark once camped.

In town you'll find coffee shops, boutiques, golf at Headwaters Golf Course, a walkable downtown, and access to the river.

IS THREE FORKS RIGHT FOR YOU?

Three Forks gives you lower home prices, a town that's actively planning for growth, a local school district, and a lot of history. If you want a small Montana town that stays a little under the radar and still keeps Bozeman within driving distance, I think it's worth a close look.

It works well for families, retirees, and anyone who wants good value for their money, and I'd be glad to help you figure out if it fits your goals.

