

BOZEMAN MONTANA





THIS BROCHURE PROVIDED BY CHRISTY & CRAIG DELGER - LUXURY REAL ESTATE EXPERTS

Powered by Data, Technology, and Local Expertise



1445 Weaver, Belgrade MT 59714

\$7,500,000 Acres: ± 373 MLS#: 383547





INTRODUCTION

Story Creek Preserve is a 373 acre sporting property located in the Gallatin Valley north of Belgrade, literally minutes from the airport and an easy drive to all that Bozeman and the Gallatin Valley have to offer. This location, while close to town, is the epicenter of working agricultural operations and recreational retreats-large and small. This part of the Gallatin River watershed is known for its high groundwater table, which supplements a multitude of unsung spring creeks. This property has been developed, creating outstanding waterfowl habitat along with the ability to recruit larger trout from the nearby Gallatin River into the upper reaches of Story Creek. In addition to the water features, the ranch is home to large numbers of whitetail deer and pheasants. The Preserve has been intensively managed for both crops and wildlife with the objective of maximizing wildlife numbers. Story Creek Preserve is truly an open canvas waiting for one to create their own vision of the ultimate sporting property.





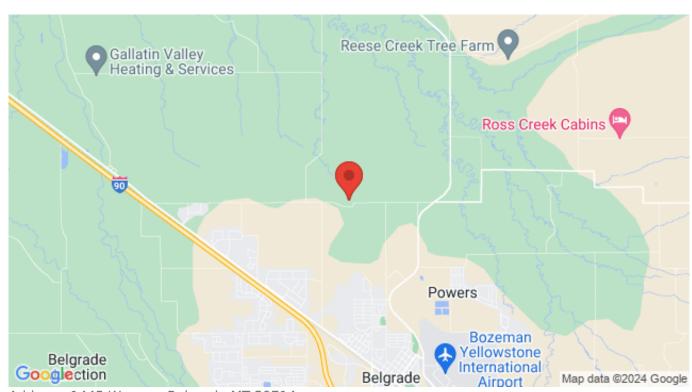


FEATURES

Status:	Active
Туре:	Farm
Sub Type:	Single Family
Acres:	± 373
View:	Meadow, Mountains, Rural, SouthernExposure, TreesWoods
Water Features:	Creek, Pond
Listing Date:	2023-06-23
Listing Agent:	Deke Tidwell of Hall and Hall

Year Built:	2018
Beds:	2
Baths:	3
Appliances:	BuiltInOven, DoubleOven, Dishwasher, Microwave, Refrigerator, WaterSoftener
Heating/Cooling:	ForcedAir Propane CentralAir

LOCATION



Address: 1445 Weaver, Belgrade MT 59714





PHOTOS





































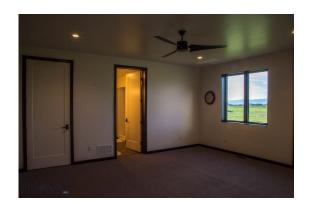












































BOZEMAN MONTANA









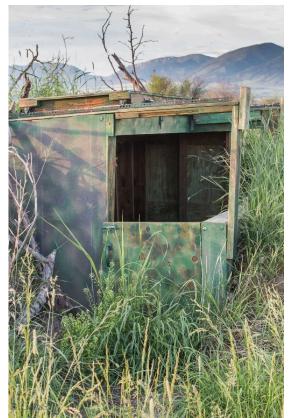
















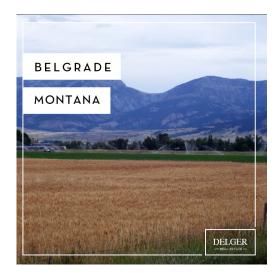








BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of

the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

The word's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park(2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.





GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native americans referred to this area as the "Valley of Flowers". The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and



Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres(2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world's primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size(Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.



LUXURY REAL ESTATE EXPERTS

CHRISTY DELGER AND CRAIG DELGER LEVERAGE THEIR COMBINED CAREERS IN THE HIGH TECH MARKET TO BRING A SUPERIOR SKILL SET OF MARKET RESEARCH, MARKETING AND CONTRACT NEGOTIATION TO EVERY REAL ESTATE TRANSACTION.

Christy & Craig Delger possess a track record shared by very few real estate professionals. Recognized experts in Internet Marketing and Technology, Christy & Craig Delger are able to generate maximum exposure for their real estate listings. The result: according to ListHub, their listings outperform 98% of the market. Christy and Craig Delger sold over \$155 Million in Real Estate in 2016-2023, making them one of the top performing real estate teams in Montana. Christy & Craig were both born and raised in Montana, have lived in Southwest Montana for over 20 years, and are active members of the local community. We encourage you to contact Christy and Craig to learn more about real estate in Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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