DELGER
REAL ESTATE
BOZEMAN MONTANA

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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*

# 11900 Corbly Gulch Road, Belgrade MT 59714

$6,495,000
Acres: ± 114
MLS#: 389079



MLS
Information deemed reliable, but not guaranteed

# INTRODUCTION

Springhill Ridge, situated in one of Montanas most highly sought-after locations, is a well-kept secret, offering awe-inspiring vistas of the majestic Bridger Mountain Range and the vibrant Gallatin Valley. Tucked away at the end of a road, this property shares its boundaries with 900 feet of National Forest, providing access to thousands of acres for boundless outdoor recreational pursuits. The propertys panoramic views encompass the Bridger Mountains in one direction while the other reveals the Gallatin Valley, characterized by its undulating hills, meandering creek valleys, fertile farmland, and expansive mountain ranges. Adding to the serenity, the gentle murmur of Corbly Creek graces the property, winding its way through for approximately 0.85 miles. Presenting numerous possibilities for a new owner, this property spans across two distinct parcels, affording a new owner a range of choices. These options include prime building sites with uninterrupted vistas that complement the existing home seamlessly. This exquisitely crafted log home, constructed in 1992, boasts four bedrooms and two and a half bathrooms, harmoniously blending rustic charm with contemporary comfort. A spacious wrap-around deck offers a convenient vantage point for observing wildlife or relishing quality moments with friends and family. The residence has a versatile history, having served as both a part-time residence and a short-term rental property, offering potential income opportunities for a new owner. The location is a magnet for a thriving elk herd that meanders in and out of the area throughout the year, along with whitetail deer, mule deer, black bear, and mountain grouse. Springhill Ridge is a year-round playground with endless recreational opportunities, including backcountry skiing, hiking, mountain biking, big game, and upland bird hunting.Conveniently located just 20 minutes from Bozeman, Montanas most vibrant mountain town, Springhill Ridge has easy access to world-class amenities but is far enough away to unplug and enjoy privacy and the beauty that Montana has to offer.

# FEATURES

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|---|---|
| **Status:** | Active |
| **Type:** | Farm |
| **Sub Type:** | Single Family |
| **Acres:** | ± 114 |
| **View:** | Meadow, Mountains, Rural, Valley, TreesWoods |
| **Water Features:** | Creek |
| **Listing Date:** | 2023-08-22 |
| **Listing Agent:** | Ryan Bramlette of Fay Ranches |

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|---|---|
| **Year Built:** | 1992 |
| **Beds:** | 4 |
| **Baths:** | 3 |
| **Appliances:** | Cooktop, Dishwasher, Freezer, Refrigerator |
| **Heating/Cooling:** | Baseboard Electric CeilingFans |

# LOCATION

Address: 11900 Corbly Gulch Road, Belgrade MT 59714

# PHOTOS

MLS
Information deemed reliable, but not guaranteed

# 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.

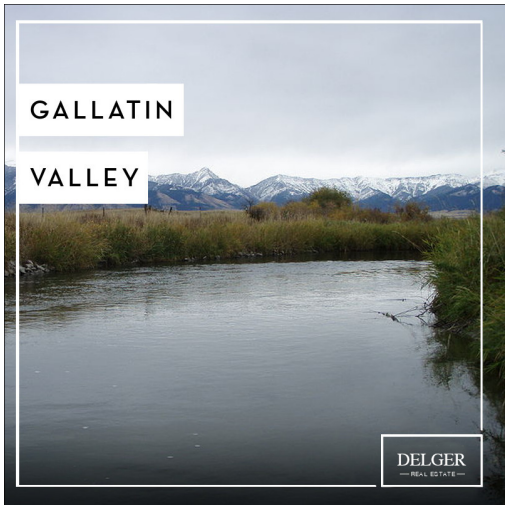
Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like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

Delger Real Estate sold over $155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact 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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