

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



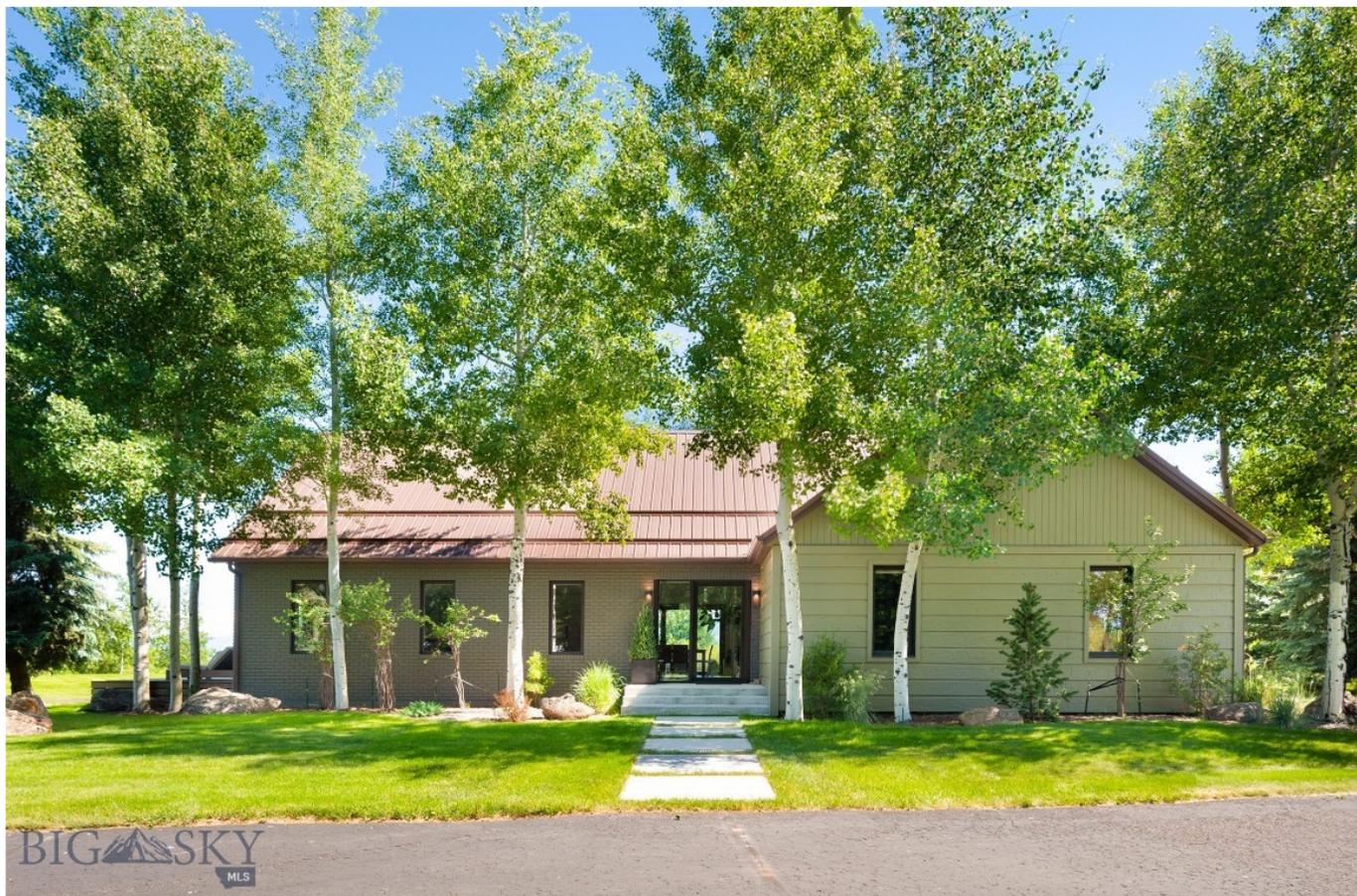
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THIS BROCHURE PROVIDED BY CHRISTY & CRAIG DELGER - LUXURY REAL ESTATE EXPERTS

Powered by Data, Technology, and Local Expertise



139 Rusty Duck Lane, Bozeman MT 59718

\$3,195,000

Acres: ± 11.06

MLS#: 391426

INTRODUCTION

Legacy type property set in the country, yet minutes to town. Stunning, 11 gated acres with significant mature trees and berms created for privacy. The two ponds are stocked with Westslope Cutthroat and Brown Trout. The ponds, and spawning streams were built by a well known pond and stream designer. There are five wells with water rights keep the grounds sprinkled and gorgeous throughout spring, summer, and fall. The modern and comfortable single level home was completely remodeled inside and out in 2020. The home features a brand new gas forced air heating system with A/C, new windows, gorgeous hardwood floors, new kitchen, new bathrooms, Ipe hardwood decking, water softener and filtrations system and much more. In addition to an attached 2-car garage, there is over 5,330 sf of shop and additional garage space for cars, toys, boats, rvs, etc. One of the shops is heated and insulated. This incredible oasis has gorgeous mountain views, private gated access, stocked ponds, and pasture land to enjoy with all your friends and family.. Abundance of waterfowl: geese, ducks, pheasants. Livestock may be raised, bred on any part of the property. Zoning does allow for a secondary home to be built on the property up to 2,000sf. The seller has already done groundwater monitoring for the additional structure and septic system. Set on a street with only four other homes this location is extremely private, but so close to restaurants, shopping, and downtown. You're also within close reach of the Hyalite and South Cottownwood trailheads.

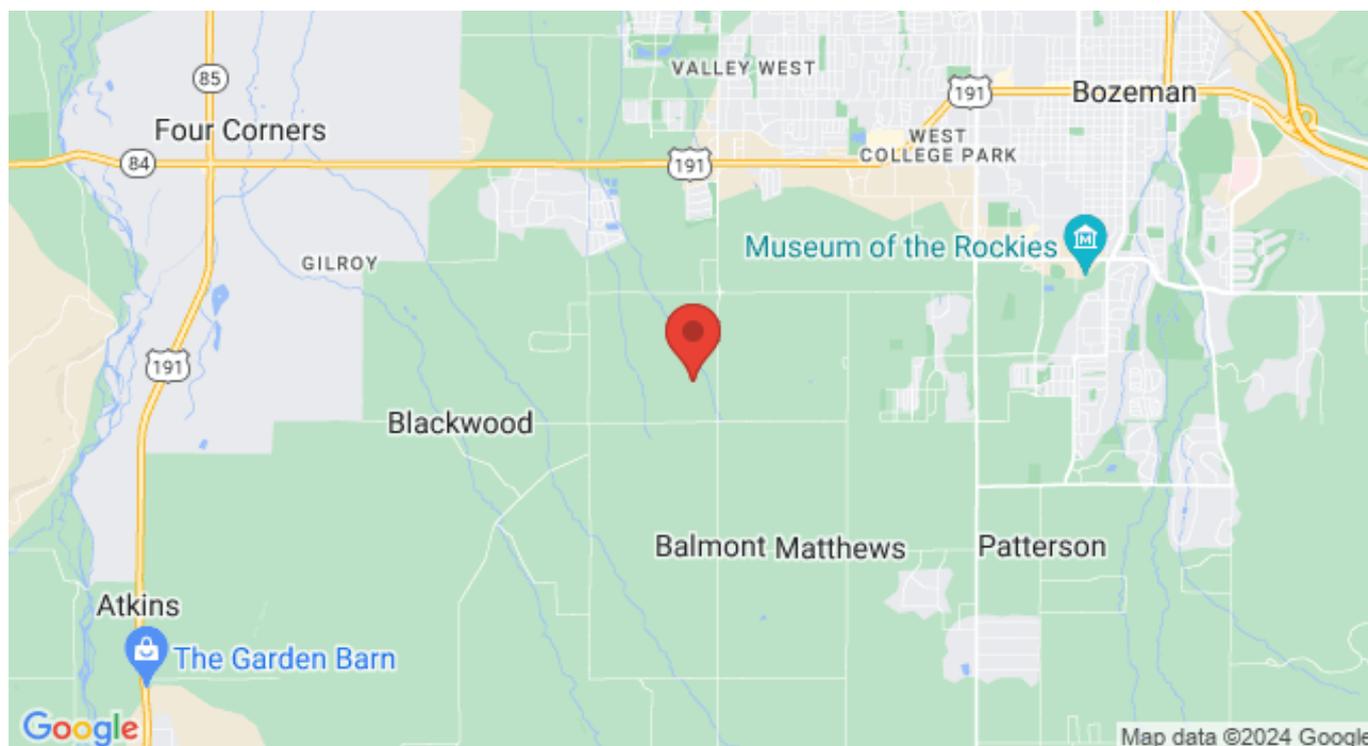


FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 11.06
View:	Farmland, Lake, Mountains, Pond, Southern Exposure, Trees Woods
Water Features:	Creek, Pond, Stream
Listing Date:	2024-04-23
Listing Agent:	Brett Tudsbury of Bozeman Real Estate Group

Style:	Custom
Year Built:	1990
Beds:	3
Baths:	2
Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Heating/Cooling:	Forced Air Natural Gas Wall Window Units

LOCATION



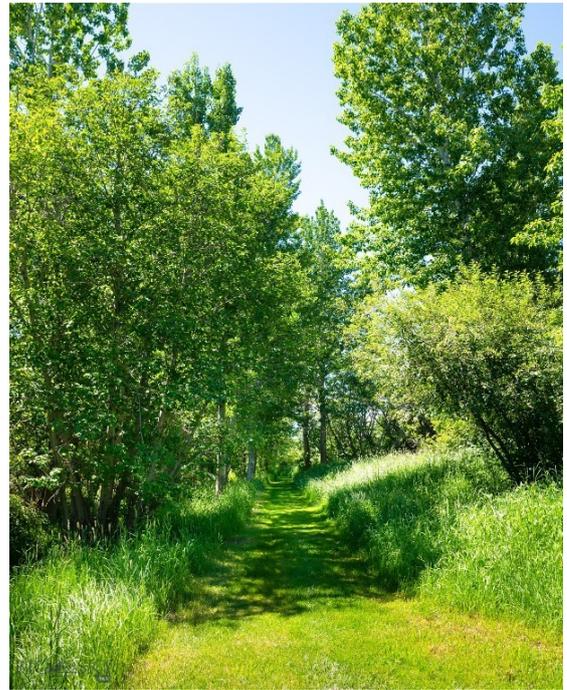
Address: 139 Rusty Duck Lane, Bozeman MT 59718

PHOTOS









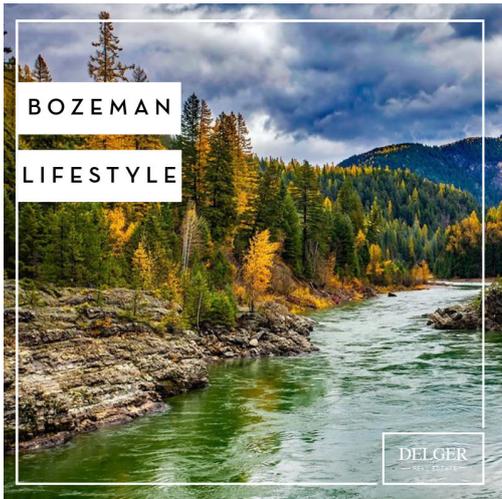








BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour 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.

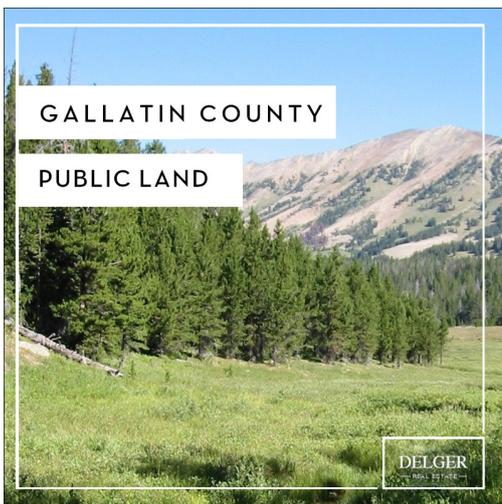
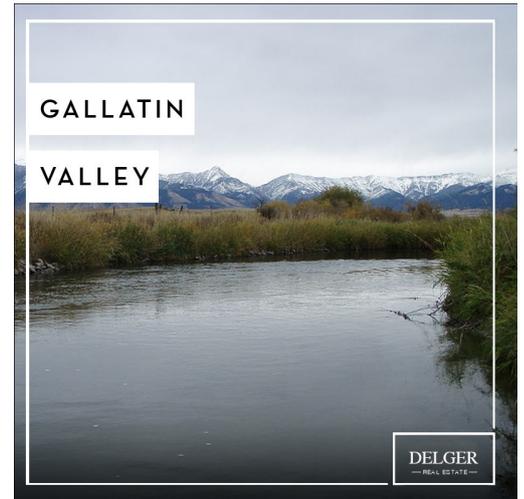
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

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 Bozeman and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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