

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



127 River Keep Road, Belgrade MT 59714

\$24,500,000
Acres: ± 86.53
MLS#: 391922

INTRODUCTION

East Gallatin River Preserve - With over 1/2 mile of the best stretch of the river forming its western boundary and trout pond, EGRP is the best flyfishing property available today. Located 15 minutes north of Bozeman offering easy access to shopping, dining, travel and entertainment. Lush riparian area, crop fields and food plots create an ideal habitat for pheasants, turkey, ducks, geese, white-tailed deer. Bridger Mountains are the dramatic backdrop for this 4 season property. Mature trout pond with dock and two recirculating streams. Highly curated landscapes with natural lawns and trails connect all the buildings. Charming 1,200sf rustic cabin with 1 bed, sleeping loft, kitchen, fireplace with a porch looking over a casting lawn, pond and the river beyond. In addition, there is a 2-story, 1 bed, 2 bath managers home with oversized 2 car garage, dog wash station, kennels, greenhouse and garden spot. Log shop/shed re-purposed to hold farm equipment and supplies. Main house is spacious and elegant with vaulted ceilings to capture the views east and west. Tucked in nicely against the banks of the East Gallatin River. Main home was completed in 2023 with over 5,500sf of living space, 3 beds, 3.5 baths, stone great room, chefs kitchen, butler pantry, master wing, two separate offices, exercise room and mudroom. Exterior finishes include stone and mortar, wood, steel and glass exteriors to give the house a modern yet natural feel. Through the main entrance foyer, is the great room with impressive stone fireplace, living room, dining area, open design chefs kitchen with a dining island and top of the line, Viking and SubZero appliances. Large master wing with views of the river, has bathroom with 2 walk-in closets, double vanities and water closets, indoor and outdoor showers. Above the 4 car attached garage is a beautiful, vaulted office and game room, 1/2 bath and excellent views. From the garage, you pass through the mudroom/gear room with a dog wash, into the utility space that includes a large laundry room, with plenty of storage for sporting gear, household items and wine. Cabin architect was Swaback Partners. Main home was designed in conjunction with the owner and Annex Architects. All structures on the property were built by renowned contractor Yellowstone Traditions of Bozeman. Generous conservation easement on the property with Gallatin Valley Land Trust allows up to 30,000 square feet of building coverage within the two separate parcels.



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2023
Sub Type:	Single Family	Beds:	3
Acres:	± 86.53	Baths:	4
View:	Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WineCooler, Washer
Water Features:	Creek, Pond, RiverFront, RiverAccess, Stream	Heating/Cooling:	ForcedAir RadiantFloor CentralAir
Listing Date:	2024-05-17		
Listing Agent:	Jim Toth of Western Ranch Brokers LLC		

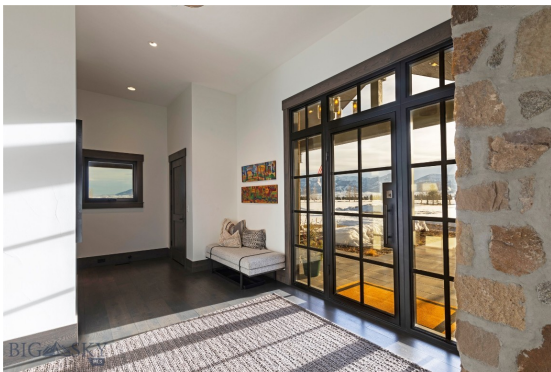
LOCATION



Address: 127 River Keep Road, Belgrade MT 59714

PHOTOS





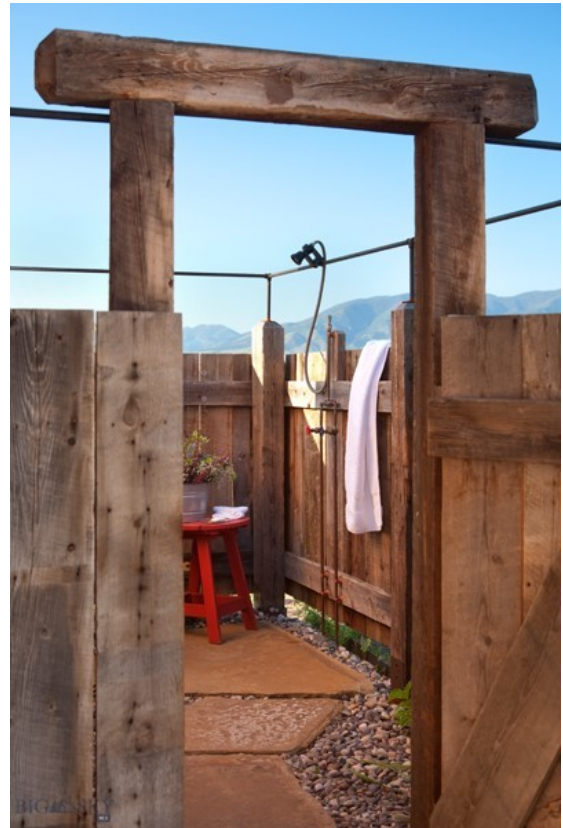
















BELGRADE LIFESTYLE



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.

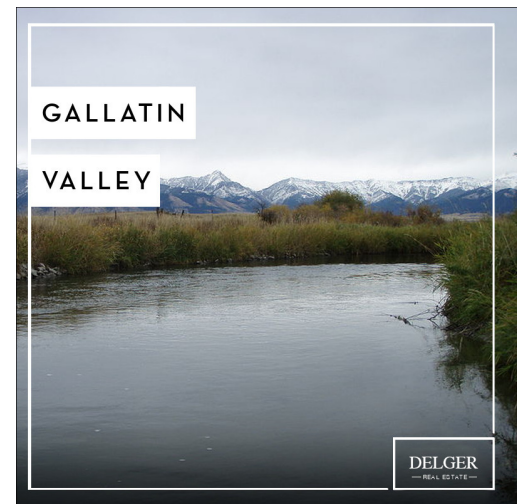
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and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

The world'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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-07-03