

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1323 Mount Ellis Lane, Bozeman MT 59715

\$3,450,000
Acres: ± 39.46
MLS#: 392114

INTRODUCTION

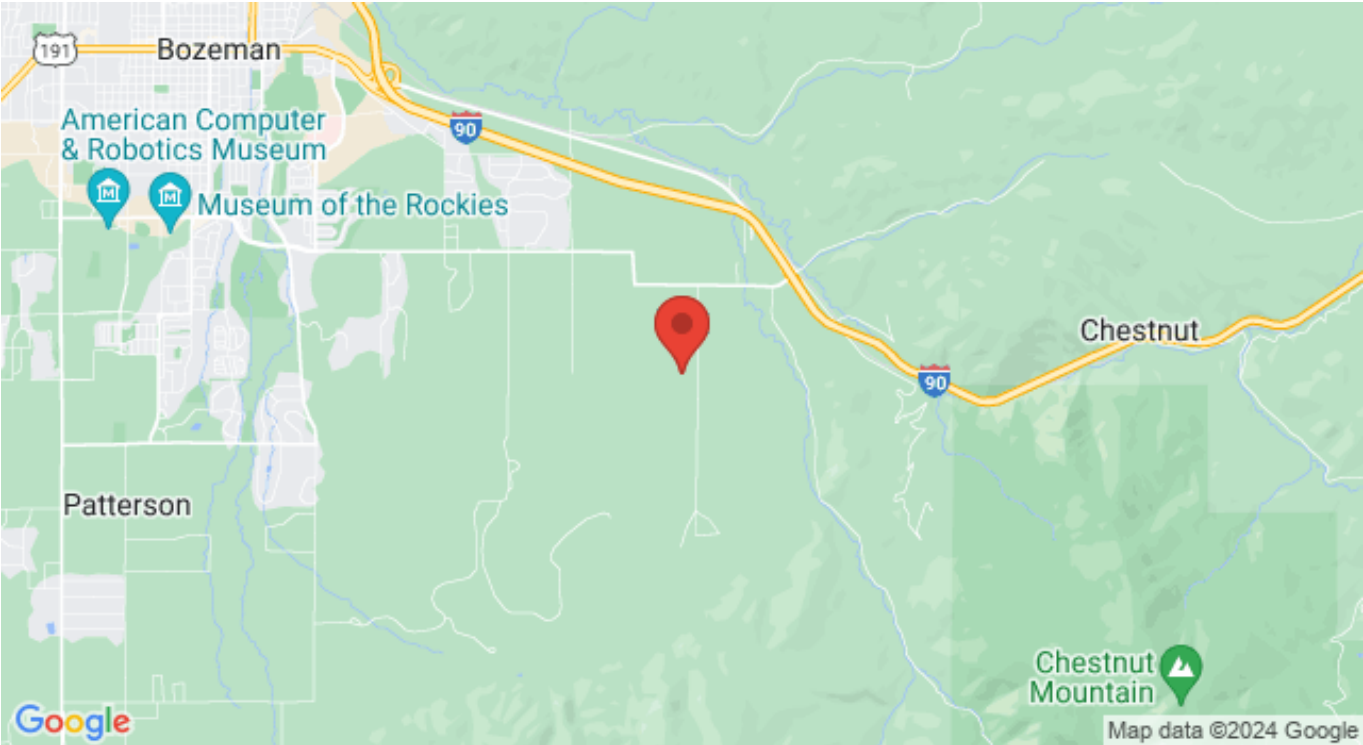
If you are looking for a striking rural Montana paradise within easy reach of a vibrant city center and international transport links, then look no further. This is a rare opportunity to acquire a 40-acre ranchette close to Downtown Bozeman and Bozeman Yellowstone International Airport. As you arrive at the property, you are greeted with a lush, expansive landscape, waiting to be explored. To the south lies the pond, which is home to a variety of birds and wildlife, which has an FWP pond permit allowing the owners to stock rainbow trout. To the north and west lie extensive paddocks, hay fields and well kept lawns, as well as equestrian facilities; and, at every point, a panoramic view of the majestic Bridger and Gallatin Mountain Ranges. It is a haven for nature and your sanctuary. The property features a primary residence and an historic Settlers Cottage, all set within this idyllic location, providing an unparalleled lifestyle for those seeking breathtaking views and the chance to enjoy the numerous outdoor pursuits that the Bozeman area has to offer. Step inside the appealing Colonial-style primary residence, accented with circle sawn wood floors and wood trim throughout. Comfortable and well-appointed with an abundance of natural light, it exudes a warm and inviting atmosphere. The home boasts 4 spacious bedrooms, including a main level primary bedroom with en-suite bathroom and walk-in closet, leading to a private south-facing deck with far-reaching views of the Valley and Gallatin Range during the day, and offering stargazing opportunities at night. In addition to the south-facing deck, there is another large deck facing east and overlooking the pond. This is perfect for entertaining or simply immersing yourself in the tranquil serenity of this delightful oasis. The Settlers Cottage offers a quintessential late 19th century home for the caretaker or your guests, who will immediately appreciate the historical significance and rustic charm of this traditional northwestern homestead. This property offers a peaceful retreat away from the hustle and bustle of city life and a place to enjoy recreational pursuits and the beauty of the natural surroundings. Experience rural Montana at its best. Call your realtor today to schedule an appointment to view this premier property.



FEATURES

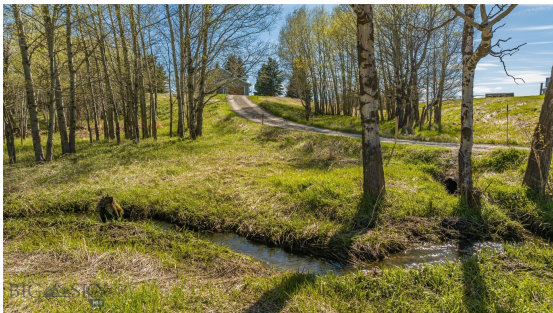
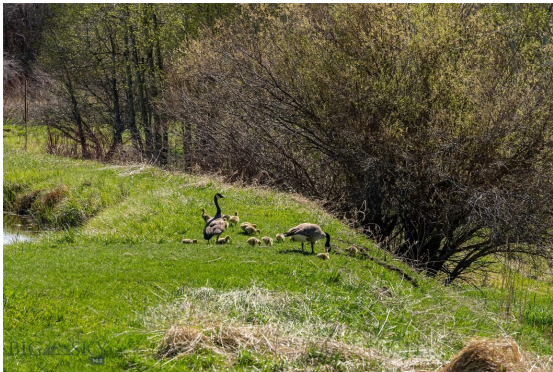
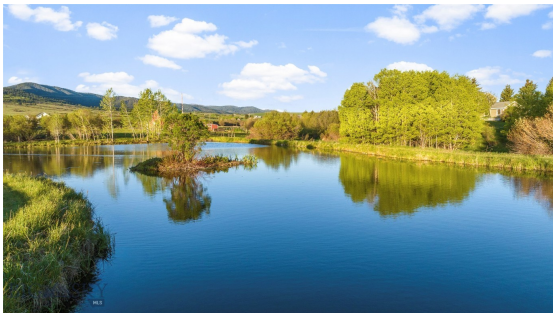
Status:	Contingent	Style:	Custom
Type:	Residential	Year Built:	1973
Sub Type:	Single Family	Beds:	4
Acres:	± 39.46	Baths:	3
View:	Farmland, Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods	Appliances:	BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WineCooler, Washer
Water Features:	Creek, Pond	Heating/Cooling:	Baseboard Electric Wood None
Listing Date:	2024-05-30		
Listing Agent:	Rich Mayo of Coldwell Banker Distinctive Pr		

LOCATION



Address: 1323 Mount Ellis Lane, Bozeman MT 59715

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.

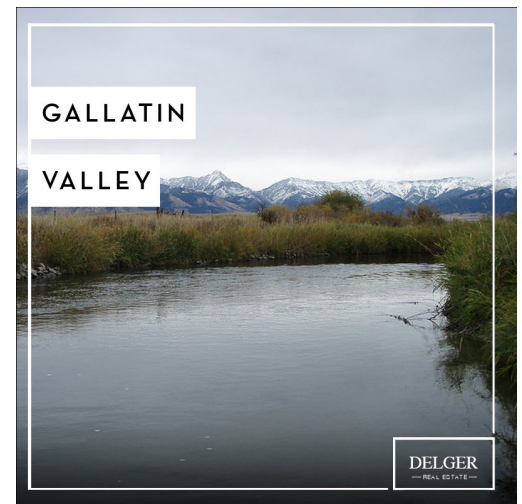
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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 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 Bozeman and the surrounding areas.

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LOCAL EXPERTISE*



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