

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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

*Powered by Data, Technology, and Local Expertise*



17700 Timberline Creek Drive, Bozeman MT  
59715

\$1,675,000  
Acres: ± 10.28  
MLS#: 397067

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MLS  
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

Hello Montana mountain lovers and horse friends, if you're looking for an amazing property literally half way between Bozeman and Livingston, with views for days and year round Timberline Creek, this property is for you. Your horses will have 2 loafing sheds and water troughs and also a 47 x 61' barn to take shelter. The barn is complete with a tack room and 3 gated stalls with an inside barn water spigot. The upstairs hay loft can easily store tons of hay. The pastures are cross fenced with pole fences and minimal barbed wire. You can keep your animals in sight near the house or turn them loose on the eastern pasture below the house with Timberline Creek for water. Your views are completely unobstructed. You can easily glass for elk, deer, bears and mountain lions from your back porch or upstairs deck. This property can not be subdivided or developed and is part of the historical Lewis and Clark Trail and the old town of Timberline. Kids still attend the tiny one room school house across I-90 at the Malmborg School. The massive log house was built in 1979 with the addition added in 2003. This 3 level home boasts a front porch with a hot tub and a large covered back deck. Main floor living can be utilized or spread out upstairs and also in the basement. This home has 2 Primary ensuite bedrooms. One on the main floor and the other upstairs. Have your coffee upstairs on the deck from your bedroom and see for miles. The basement has been used as an apartment in the past but is currently being used as work space. The logs on this home are well cared for, gorgeously chinked to the high heavens and in great shape. In the summer it stays nice and cool and the Vermont Casting wood stove will drive you out in the winter. The two furnaces (one which was added in 2017) are run by diesel should you need more heat. There are so many upgrades and improvements in this home. A new roof (\$40K) with warranty, new Pella Windows, new 4 piece stainless steel appliance package in 2020. See docs for complete list and details. The sellers have loved living here and still do. It's simply time to downsize. They have had livestock and utilized this property to it's fullest. They will miss their views, their hot tub (which stays), the wildlife and the elbow room. They are history buffs and will miss the magical stories that come with this particular area. If you're ready for mature trees, beautiful views, room for your horses and a house that has plenty of room, this is it!



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 10.28
<b>View:</b>	Meadow, Mountains, TreesWoods
<b>Water Features:</b>	Creek
<b>Listing Date:</b>	2024-10-07
<b>Listing Agent:</b>	Deirdre Quinn of REAL Broker

<b>Style:</b>	Custom
<b>Year Built:</b>	1979
<b>Beds:</b>	4
<b>Baths:</b>	4
<b>Appliances:</b>	Dishwasher, Microwave, Range, Refrigerator
<b>Heating/Cooling:</b>	ForcedAir Oil Wood CeilingFans

## LOCATION



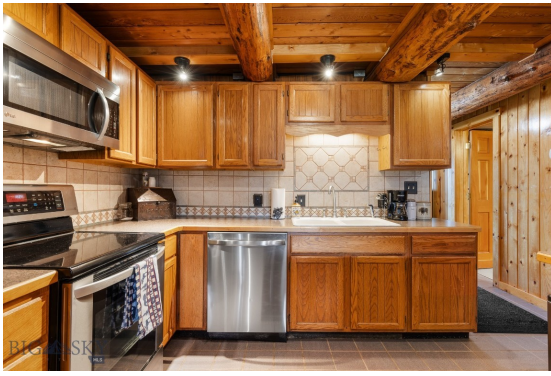
Address: 17700 Timberline Creek Drive, Bozeman MT 59715

# 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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE*



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