

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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855 Deer Path, Bozeman MT 59718

\$3,500,000
Acres: ± 22.553
MLS#: 400346

INTRODUCTION

Enjoy the quiet, western landscape of Big Sky country from this picturesque horse property set on 22+ acres. Surrounded by farmland in conservation and larger parcels this 4B|3B custom home with barn and ADU/Studio will WOW even the most discerning buyers. You'll come to treasure the "forever" views of the Spanish Peaks, valley at large, and gently waving grasslands. The east and north side of the property are bordered by trails and farmers canal with stunning views of the Bridger Mountains and private walking path, excellent for your daily exercise routine and enjoyment of live water. You'll also enjoy end-of-road privacy and the peace that it affords. Crafty home layout maximizes square footage while showcasing amenities that make ranch life easy, such as the large, light-filled laundry and separate mudroom, two staircases to access the second level from either end of the house, and a work-horse kitchen with double ovens, granite counters, gorgeous cherry wood cabinetry, large center island, and built-in breakfast nook, that can feed a couple or a crowd. This quintessential country estate is ideal for the equestrian; 22 acres, 3 fenced pastures and a 3-stall barn will ensure happy horses have room to roam. The barn is outfitted with an office/tack area, drive-thru concrete flooring, and lofted storage for versatile uses. Additional studio/ADU on the property makes for an ideal work-from-home setup with large picture windows and bathroom. House guests will sign up months in advance to stay with you! Spectacular country location where big city life is left behind to revel in the charm of the western town of Gallatin Gateway; house to the legendary Staceys Steakhouse/Bar, ElGallo Cantina, and Post Office Pizza. 5 minutes to Gallatin River fishing access, 15 minutes to bustling Downtown Bozeman for shopping and fine dining, and a short 30 mile drive to Big Sky for world class skiing. Come take advantage of all the natural wonders that make this area of Montana one of the most sought after places in the United States of America. Make your appt today to see this high-quality built home and property!



FEATURES

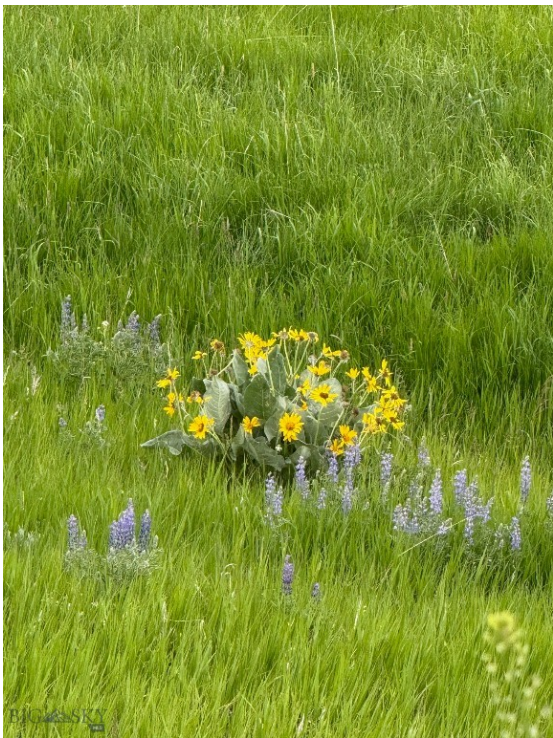
Status:	Active	Style:	Custom
Type:	Residential	Year Built:	1998
Sub Type:	Single Family	Beds:	3
Acres:	± 22.553	Baths:	3
View:	Farmland, Mountains, SouthernExposure, Valley, TreesWoods	Appliances:	BuiltInOven, Cooktop, Dryer, Refrigerator, Washer
Water Features:	Seasonal	Heating/Cooling:	Baseboard RadiantFloor None
Listing Date:	2025-09-12		
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House		

LOCATION



Address: 855 Deer Path, 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.

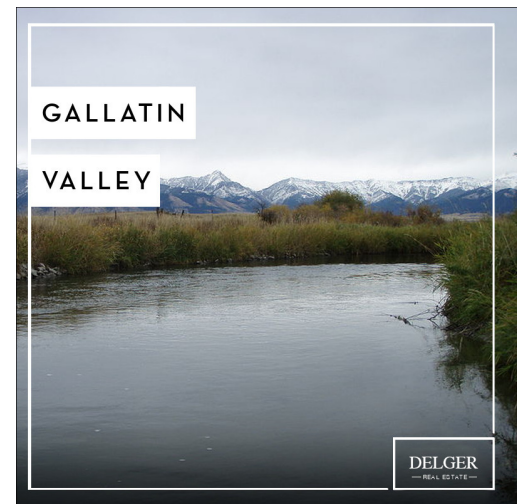
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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 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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