

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



624 Rocking Horse Drive, Bozeman MT 59718

\$4,500,000

Acres: ± 23.073

MLS#: 400347

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MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Striking and Secluded, this End-Of-Road, Park-like and Private River Property will blow you away!! Situated on 23+ Acres with direct Gallatin River Frontage, Baker Creek Overflow (Moreland Ditch) & bordering 346 ACRES OF STATE LAND. Explore, Ride, Hunt, Fish to your hearts content! This property has it all to LIVE your BEST Montana Life. Decompress as you enter your long, private drive through the cottonwoods teeming with wildlife. Extremely, well-built home that takes inspiration from the surroundings with bold river rock exterior and hardboard siding mimicking the natural landscape. The thoughtful layout allows you to live simply on the main level and seems to magically expand when hosting friends/family. Spacious main level primary suite has glass doors to a private patio for peaceful mornings/evenings as you listen to sounds of water while enjoying sunrises/sunsets. Take in the serenity while soaking in the jetted tub under the big picture windows and revel in the beautiful natural light streaming in. Plenty of space with dual vanities, tiled shower & huge custom closet. Walls of windows greet you in the living room bringing nature inside. Anchored by the cobblestone fireplace, the living room connects to the whole house with sightlines to the kitchen, formal entry and lofted upstairs. The kitchen has a large paneled fridge, center island with cooktop, dual wall ovens- ideal for a feast of 12 in the adjoining dining room or for more intimate meals at the bar seating/breakfast nook or Grill on the outdoor patio next to the water feature. Lots of special summertime memories in store while living here! Enjoy playing yard games, shooting hoops, a fire in the firepit next to the live water or fish the Gallatin. Watch the kids shoot the ditch on their innertubes or play on the sandy beach. When guests visit, the upstairs is perfect for hosting with 3B|2B, expansive family room with fireplace & wetbar/kitchenette plus an extra bonus room for pool table/ping-pong which has access to the backyard, hot tub gazebo, and basketball court. 1B|1B separate ADU adds even more guest space above the detached shop/RV BARN! Come ride your horses on the State Land, fish & float the Gallatin River, BBQ and Firepit in the backyard, summer tube on the ditch, hunt abundant morel mushrooms in the spring, or nature watch on this VERY RARE and HARD to FIND RIVER property!



FEATURES

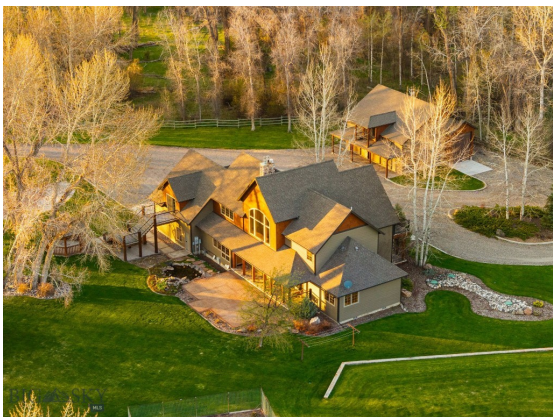
Type:	Residential	Style:	Custom
Sub Type:	Single Family	Year Built:	2002
Acres:	± 23.073	Beds:	4
View:	Rural, River, SouthernExposure, CreekStream, TreesWoods	Baths:	4
Water Features:	Creek, RiverFront, RiverAccess, Seasonal	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Washer
Listing Date:	2025-05-04	Heating/Cooling:	RadiantFloor CeilingFans
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House		

LOCATION



Address: 624 Rocking Horse Drive, 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.

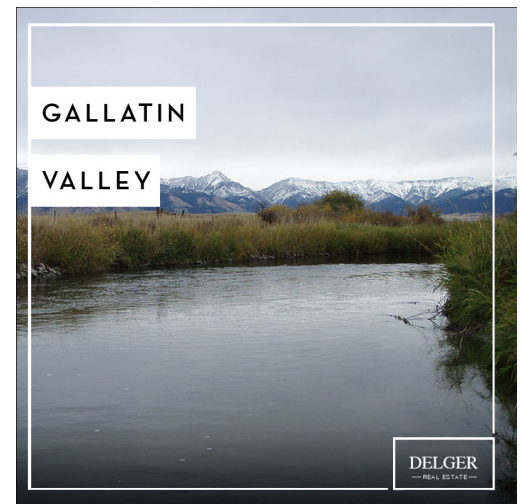
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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