

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

*Powered by Data, Technology, and Local Expertise*



5933 Monforton School Road, Bozeman MT 59718

\$4,150,000  
Acres: ± 3.69  
MLS#: 400973

# INTRODUCTION

Welcome to your Montana Shangri-La an extraordinary luxury property that combines take-your-breath-away natural beauty with a distinctive kick-off-your-shoes kind warmth that invites you to walk right in and stay a while. The magazine-worthy main home was fully remodeled and finished at the highest level in 2019, while the stylish and spacious guest quarters (atop a 4-bay garage), light-filled artist/fitness studio, greenhouse and custom treehouse were newly constructed soon after. Together, they blend harmoniously into a lush and verdant landscape as if they had been there for a century or more. With the sound of Middle Creek flowing through the property year-round and the chorus of birdsong echoing through the trees, it's easy to forget that this tranquil sanctuary is merely minutes away from the highly acclaimed Monforton School, Black Bull Country Club, and the fast-growing and amenity-rich city of Bozeman. But beyond the private and secluded splendor of this property, the dwellings themselves are a thing to behold. Indeed, no expense was spared in their completion: from the reclaimed oak beams and plaster walls to the hand-selected wood planks on the kitchen cabinet doors and the custom designed and hand-forged hardware that opens them, every thoughtful detail suggests a level of quality that is unmatched in this market. And although the visual appeal of the property is undeniable, the invisible attributes are just as impressive and include a solar array that provides 80% of the home's electrical needs (plus a backup generator), a state-of-the-art heat recovery ventilation system, radiant in-floor heat, Energy Star program certification, and a CNTRL4 Smart Home system that enables automation of lighting, sound, blinds, irrigation, entertainment, monitoring and HVAC. This rare offering is the kind of property that must be seen to be fully understood. It must be felt. For when it comes to luxury retreats with live water and proximity to the conveniences of Bozeman, this 3.69-acre urban oasis nestled on the banks of Middle Creek truly checks every box for the discerning homebuyer.



# FEATURES

|                 |                                                |                  |                                                                                       |
|-----------------|------------------------------------------------|------------------|---------------------------------------------------------------------------------------|
| Status:         | Pending                                        | Style:           | Custom, SplitFoyer                                                                    |
| Type:           | Residential                                    | Year Built:      | 1973                                                                                  |
| Sub Type:       | Single Family                                  | Beds:            | 3                                                                                     |
| Acres:          | ± 3.69                                         | Baths:           | 4                                                                                     |
| View:           | Lake, Pond, River, CreekStream, TreesWoods     | Appliances:      | Cooktop, Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Washer |
| Water Features: | Creek, Pond, RiverFront                        | Heating/Cooling: | PassiveSolar RadiantFloor<br>CentralAir, CeilingFans                                  |
| Listing Date:   | 2025-04-11                                     |                  |                                                                                       |
| Listing Agent:  | Bessie Hudgens of Berkshire Hathaway - Bozeman |                  |                                                                                       |

# LOCATION



Address: 5933 Monforton School Road, 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*



**Craig Delger**  
BROKER / OWNER  
406.581.7504  
craigdelger@gmail.com

v1.01-2025-10-05