

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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1220 Green Valley Way, Bozeman MT 59715

\$13,725,000
Acres: ± 146
MLS#: 402097

INTRODUCTION

Welcome to North Star Ranch, a world-class property that combines pristine turnkey improvements, breathtaking views, exceptional equestrian facilities, and secluded privacy, all just minutes away from Bozeman, Montana. Spanning approximately 146 acres, this turnkey property is part of the exclusive North Pass Ranches community, known for its expansive open spaces and stunning natural beauty. Located a mere 20-minute drive from the ranch gate to downtown Bozeman, North Star Ranch boasts a prime location, offering both proximity to extensive amenities and ample space to embrace the great outdoors. Perched atop a hill, the ranch offers expansive views to the west of the Gallatin, Madison, and Tobacco Root Mountain ranges, as well as the valley floor where Bozeman resides. To the east, you'll enjoy an unobstructed view of the impressive Absaroka-Beartooth range. These views must be seen to be believed. The property includes an 8,000 square foot custom home featuring the highest quality craftsmanship. Additionally, a well-finished 3,000 square foot guest house provides extra space for hosting guests or accommodating a full-time caretaker. The ranch's equestrian facilities feature five indoor stables, two foaling stalls, a spacious heated indoor riding arena, a tack room, a bathroom, and several pastures and paddocks with brand-new fencing. The recreational opportunities at North Star Ranch are exceptional. In addition to the 146 deeded acres that are filled with wildlife, private trails, and sledding hills, the gated community of North Pass Ranches, in which North Star Ranch resides, includes 10 miles of additional developed trails, ideal for horseback riding, mountain biking, hiking, snowmobiling, cross-country skiing, and trail running. The common area features three ponds where residents can swim or fish within the ranch headquarters. Additional amenities include a stable for day boarding horses, a corral, and a common pavilion with a grill and outdoor eating area, perfect for hosting family reunions or special events. North Star Ranch offers a unique turnkey combination of luxury living and outdoor adventure, making it an unparalleled destination for those seeking a fulfilling and distinctive lifestyle in Montana. Whether as a permanent residence or a legacy retreat, this ranch community provides the perfect setting for creating lasting memories amidst Montana's natural splendor.



BIG SKY
MLS

FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2010
Sub Type:	Single Family	Beds:	4
Acres:	± 146	Baths:	6
View:	Meadow, Mountains, Valley, TreesWoods	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Listing Date:	2024-06-06	Heating/Cooling:	ForcedAir RadiantFloor CentralAir
Listing Agent:	Ryan Bramlette of Fay Ranches		

LOCATION



Address: 1220 Green Valley Way, 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.

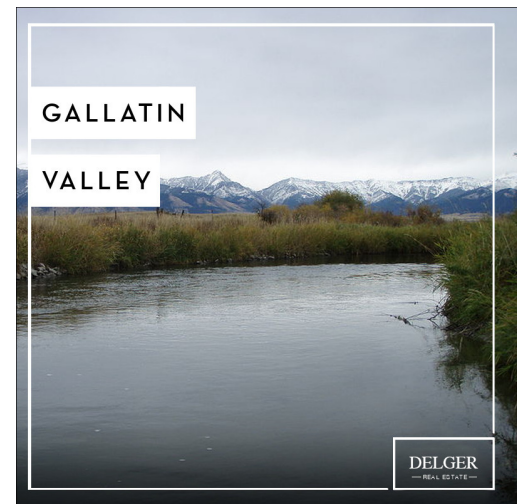
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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