

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

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590 Middle Skunk Creek, Bozeman MT 59715

\$699,900

Acres: ± 10.04

MLS#: 403655

INTRODUCTION

STUNNING BRIDGER VIEWS w/NO ZONING!! Welcome to Peaks Paradise a 10 acre parcel sitting on a bench overlooking the Bridger Mountain Range in one direction and the Crazy Mountains the other direction. Very rare views for Bozeman to be able to see both ranges. Perfect build site for new home with even better views than the current residence. If you are looking for a mountain retreat 20 minutes from Bridger Bowl with no traffic and right in the middle of excellent hiking then this is for you. The house has a remodeled kitchen designed by Sage Kitchens in 2018 along with other upgrades like railing from the Bridger Bowl lift on the outside deck, etc. Massive garage/shop with wood burning stove and tons of storage space for outdoor adventures. You can hike and mountain bike your own property here as the topography of the land is perfect for this. The land grows wild strawberries and there is opportunity to grow food, have chickens, etc. and be more self sufficient. If someone was so inclined the downstairs could be finished for more bedrooms and square footage and a separate shop garage could be built for vehicles and storage. SHORT TERM RENTAL POTENTIAL: THIS PROPERTY IS OUTSIDE OF THE ZONING DISTRICTS OF GALLATIN COUNTY SO SHORT TERM RENTAL MAY BE POSSIBLE VERIFY WITH THE COUNTY>Unlike many mountain properties this house is only 1.5 miles from paved Bracket Creek Rd. The majority of that 1.5 mile is easy travel but the last ~.3 mile does require 4x4/snow tires in the winter but is accessible year round<



FEATURES

Type:	Residential
Sub Type:	Single Family
Acres:	± 10.04
Listing Date:	2025-06-28
Listing Agent:	Michael Green of eXp Realty, LLC

Year Built:	2015
Beds:	2
Baths:	3
Heating/Cooling:	Baseboard Electric Wood None

LOCATION



Address: 590 Middle Skunk Creek, Bozeman MT 59715

PHOTOS



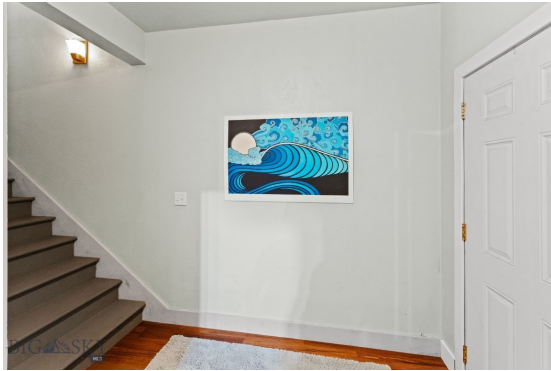












BOZEMAN LIFESTYLE™



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.

BOZEMAN 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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