

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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1520 Black Bull Trail, Bozeman MT 59718

\$1,895,000

Acres: ± 1

MLS#: 403903

INTRODUCTION

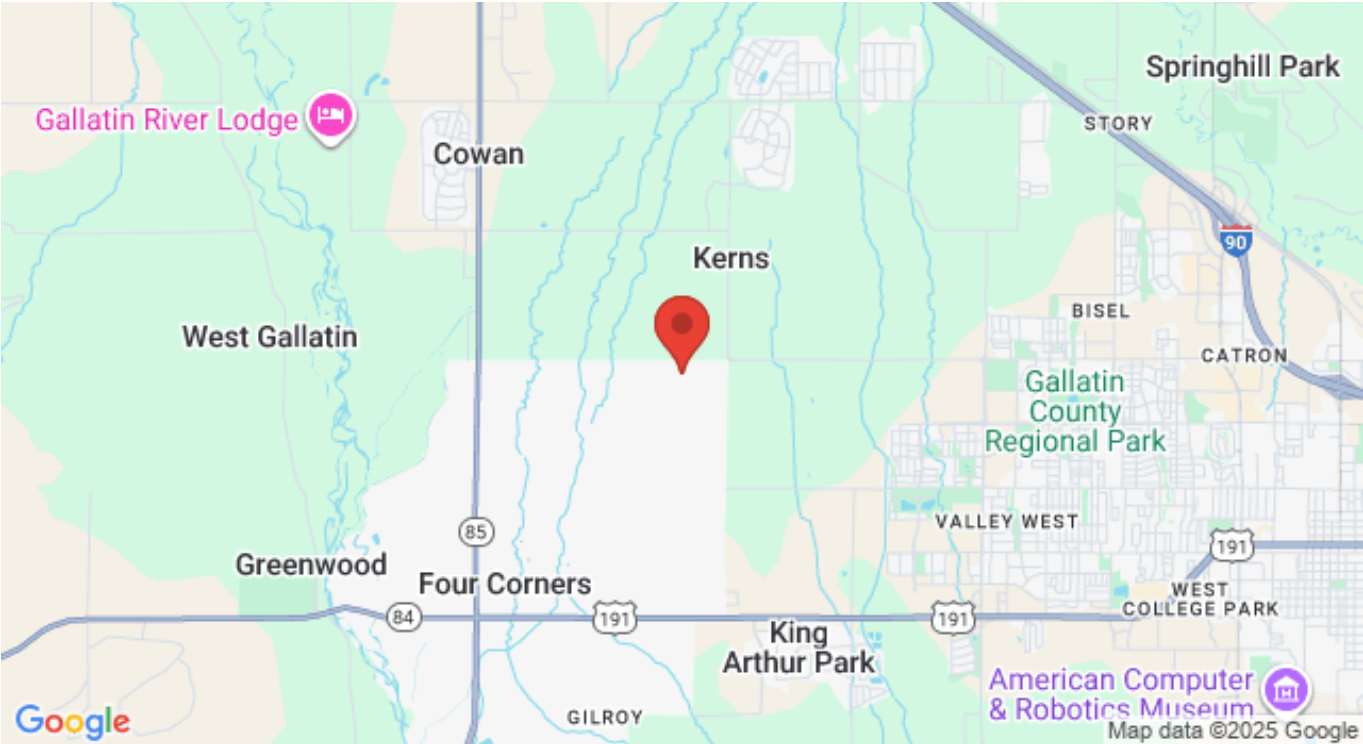
Welcome to the original ranch house of the Leachman Angus Ranch which has now become the Black Bull Golf Community. This site was chosen by the original owners for its commanding views of the ranch and the mountain ranges to the south and west. It now comprises one of the best view lots in Black Bull, looking across the 13th and 14th fairways directly towards the Spanish Peaks and Tobacco Root mountains. The spacious one acre lot provides privacy and boasts over 1300 square feet of patio and covered decks surrounded by manicured lawn and mature landscaping perfect for entertaining in the warmer months. The ranch house was designed by Paul Schofield and Associates and built by Jack Sievert and features lofted ceilings and an open floor plan with a wall of windows that capture the majestic views and provides great natural light to the interior. The front hall opens up to the kitchen, dining and living room with a great stone fireplace that now holds a gas insert. One hallway leads to a bedroom currently used as an office, a powder room and the primary bedroom suite with its own covered balcony, large bathroom and walk in closet. The other hallway offers lots of storage and leads to a laundry area and the oversized two car garage. The daylight walkout lower level is also accessed from the front hall and offers a family room with brick fireplace, a craft room or office and two large bedrooms which share a full bathroom. One of the bedrooms has a covered patio while the other has two closets, one of which could easily be converted to a large en suite bathroom. The lower level hallway has four storage closets and a large utility room. The house has been meticulously maintained over the years and has a newer stucco exterior, newer windows and exterior doors, a remodeled kitchen and remodeled master bathroom. The home currently has a wonderfully warm and comfortable feel and is move in ready or one could do minor or major updates to make it more contemporary. Properties like this one rarely come on the market so do not delay!



FEATURES

Type:	Residential	Style:	Ranch
Sub Type:	Single Family	Year Built:	1974
Acres:	± 1	Beds:	4
View:	Farmland, Mountains, River, SouthernExposure, CreekStream, Valley, TreesWoods	Baths:	3
Listing Date:	2025-07-08	Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Listing Agent:	Laurie Andrews of ERA Landmark Real Estate	Heating/Cooling:	Baseboard Electric ForcedAir NaturalGas CeilingFans

LOCATION



Address: 1520 Black Bull Trail, 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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