Gallatin River Log Home
BOZEMAN, MONTANA

LiveWater Properties
Hunting | Ranching | Fly Fishing | Conservation
The Gallatin River Log Home is ideal for the angler or outdoor lover looking for a main residence or second home. Boasting Gallatin River frontage, the property borders state land and enjoys a lush riparian corridor, mature cottonwood forest and an incredible array of birds and wildlife. This property is ready for a new owner to move in and start enjoying the recently remodeled custom 4-bedroom, 4-bathroom home. There is also a heated three-car garage. Add that it’s less than four miles to Belgrade and ten miles to Bozeman, and it is easy to see that properties like this are rare and desirable.
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**Improvements**

**THE HIGHLIGHT OF THE PROPERTY IS A FULLY RENOVATED FOUR-BEDROOM LOG CABIN.**

The main residence is a custom 4-bedroom, 4-bathroom, log home of approximately 3,212 sqft. The home was built in 1992, and recently fully renovated. Large windows on every side give a commanding view of the property and are great for natural light and wildlife viewing.

A new owner will enjoy the spacious great room with gas fire place and high ceiling. The custom kitchen is large and open and the perfect place to craft a huge gourmet meal or make a quick sandwich before getting on the river. On the upper floor is one bedroom and full bath. The main floor boasts the master bedroom and master bath. There is a second bed and bathroom down the hall.

The walk-out basement has a full kitchen and would make a great separate living space for out-of-town guests or visiting adult children. Steps away from the home is a spacious three-car garage with extra room for storage or use as a shop.
The Gallatin River Log Home encompasses approximately 10± acres combining river frontage, lush cottonwood river bottom and sub irrigated pasture. 145 ± acres of land owned by the State of Montana boarder the property and offer a new owner plenty of additional land to hike, hunt and enjoy. A new owner can have confidence that the bordering public land can never be developed. The property is accessed from Cameron Bridge Road which is paved and well maintained.
Lying on the banks of the Gallatin River about 10 miles from Bozeman, this location is almost too good to be true. Belgrade and Gallatin Field Airport are less than 10 minutes from the property. Gallatin Field offers air service from United, Delta/Northwest, Frontier, Allegiant and Alaska/Horizon. Service for private aircraft can be had through Yellowstone Jet Center or Arlin’s Air Service.

US NEWS AND WORLD REPORTS RANKS Bozeman as “one of the best places to retire.” “Stunning views of the Rocky Mountains, strong local economy, and intellectual and cultural activities” are cited as the reason for Bozeman being ranked at the top of the list on BIZJORNALS “10 highest ranked cities offering the best quality of life”.

Location
• 10 MILES FROM BOZEMAN
• 35 MILES FROM LIVINGSTON
• 55 MILES FROM BIG SKY
Nearby Live Water

Bozeman and the Gallatin Valley are the center of angling activity in Montana. Residents and visiting anglers know the importance of having the Madison, Gallatin, Jefferson and Missouri less than twenty minutes from the property. Within an hour of the property, the list of great fisheries grows and includes much of the greatest trout water in the world. Some highlights on this list of area rivers and creeks include the Beaverhead, Big Hole, East Gallatin, Yellowstone, Ruby, Shields and all of the smaller creeks that feed these rivers. Fishing spring creeks in the Gallatin Valley and the Paradise Valley offer an angling challenge.
The Gallatin River Log Home enjoys access to the Gallatin River, known to fishermen all over the world as one of the most desirable and productive freestone rivers in the West. This part of the river is a classic “valley stretch” and known for a strong wild fish count and a great average size. Browns and Rainbows are common with the occasional Brook trout being caught. This stretch of the river is braided offering several channels that are ideal for the wade fisherman.

“This stretch offers classic S-turns, inside corners, medium-depth runs and some bottomless pools. Casting a fly here on a midsummer day, with towering cottonwoods standing guard overhead, is a Montana fly fishing treat. Beginning in early March productive patterns include size 18 and 20 Pheasant Tails, Lightning Bugs, Copper Johns, and Serendipities. After runoff expect the usual suspects – salmonflies, golden stones, PMD’s, yellow Sallies, tricos and caddis. Terrestrials are effective in this stretch.”

“Overall, that Gallatin is one of Montana’s top trout waters. It’s a place that offers reliable wild trout in good numbers and the scenery is sure to please”.

From Fly Fisher’s Bible MONTANA by Greg Thomas.

“In the areas that aren’t affected by water depletion, this section of river fishes well with caddis, attractor dries and nymphs. This section of river fishes better in the evening than during mid-day and Elk Hair and Goddard Caddis from #14 to #18 work well at that time. During the day the Royal Wulff, Royal Trude, Bitch Creek and Yuck Bug work well. When the wind blows in August and September try a hopper or beetle pattern next to the bank on the surface. Try this above Cameron Bridge where the effects of irrigation are less severe.”

From The Montana Angling Guide, by Chuck Fothergill and Bob Sterling.

The Gallatin is a mid-sized, free stone western river that flows undammed for over 100 miles. It starts in Yellowstone National Park and ends where it meets the Madison and Jefferson Rivers making up one branch of the Three Forks of the Missouri. Around July 27th 1806, Captains Lewis and Clark named the east fork of the three forks of the Missouri in honor of Treasury Secretary Albert Gallatin.
Bozeman is nestled in the midst of the Gallatin Valley, the heart of Yellowstone Country and is known for being sophisticated, yet down to earth. A vibrant upbeat community, Bozeman is home to Montana State University, Museum of the Rockies and the Bozeman Symphony Orchestra. Bozeman is the center for culture, commerce, tourism and the arts. Visitors and residents will appreciate easy access to commercial air travel, five golf courses, shopping and fine dining.

The Museum of the Rockies is home to one of the largest dinosaur fossil collections in the world and is also home to renowned paleontologist Jack Horner. The museum has several historical exhibits that trace the origins of the area’s native people and the white trappers and settlers that came west. The world class Taylor Planetarium and constantly changing art exhibits are found at the Museum of the Rockies.

“Bozeman is an exceptional town offering many opportunities for recreational experiences, while retaining its flavor as a thriving arts and cultural community. Here culture and entertainment are as abundant as the blue sky. Bozeman uniquely combines the classic Old West with the comforts and amenities of the new.” The Ultimate Montana Atlas and Travel Encyclopedia, by Michael and Heidi Dougherty.
The property is home to an incredible diversity of game and non-game birds and animals. Whitetail deer, moose, black bear, pheasants, and many types of waterfowl live on and around the property. Raptors including bald eagles, great horned owls, red tail, and rough legged hawks, and kestrel falcons at times call this property home. The number and variety of songbirds that can be seen off the back porch are incredible. Other full time or part time residents to this paradise include red fox, coyotes, mink, river otter, turkey, marmot, rough grouse and raccoon.

Drive almost any direction from the property and upland bird hunters will find opportunities to chase pheasants, Hungarian partridge, sharp-tail grouse, as well as blue and rough grouse in the area mountains.
July and August are the warmest months with high temperatures averaging in the low 80’s and night time lows in the 50’s. January is typically the coldest month with daily highs in the mid 30’s. The Bozeman area sees on average over 18 inches of precipitation per year with the majority of that coming in April, May and June. Average annual snowfall is around 85 inches, a little more against the mountains on the southwest side of town. The property will see less than half that amount of snowfall. Snow removal is periodically needed but is rarely a significant issue.
Summary

• 10+ lush acres with Gallatin River frontage
• Award-winning 3-bedroom, 3-bathroom main home
• Large detached garage/storage area with 2-bedroom guest apartment
• Trout fishing, deer, upland bird and waterfowl hunting.
  • 4 miles to Belgrade
• Less than 10 miles from Bozeman
• 5 miles to Gallatin Field Airport
• Approximately 1/2 hour from skiing at Big Sky or Bridger Bowl
• 80 miles to Yellowstone National Park
• Incredible diversity of flora and fauna

LISTING PRICE: $1,095,000
TAXES: $6,318 IN 2018

CONTACTS
For more information please contact Craig Janssen, Jack McInerney or Logan Young at 307.734.6100

Notes:
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