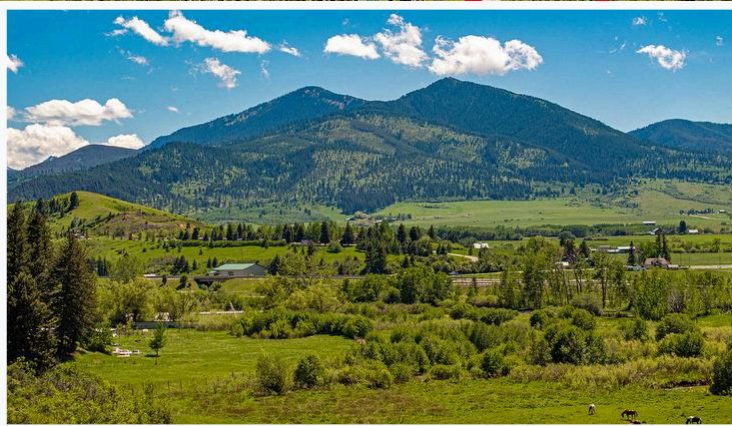
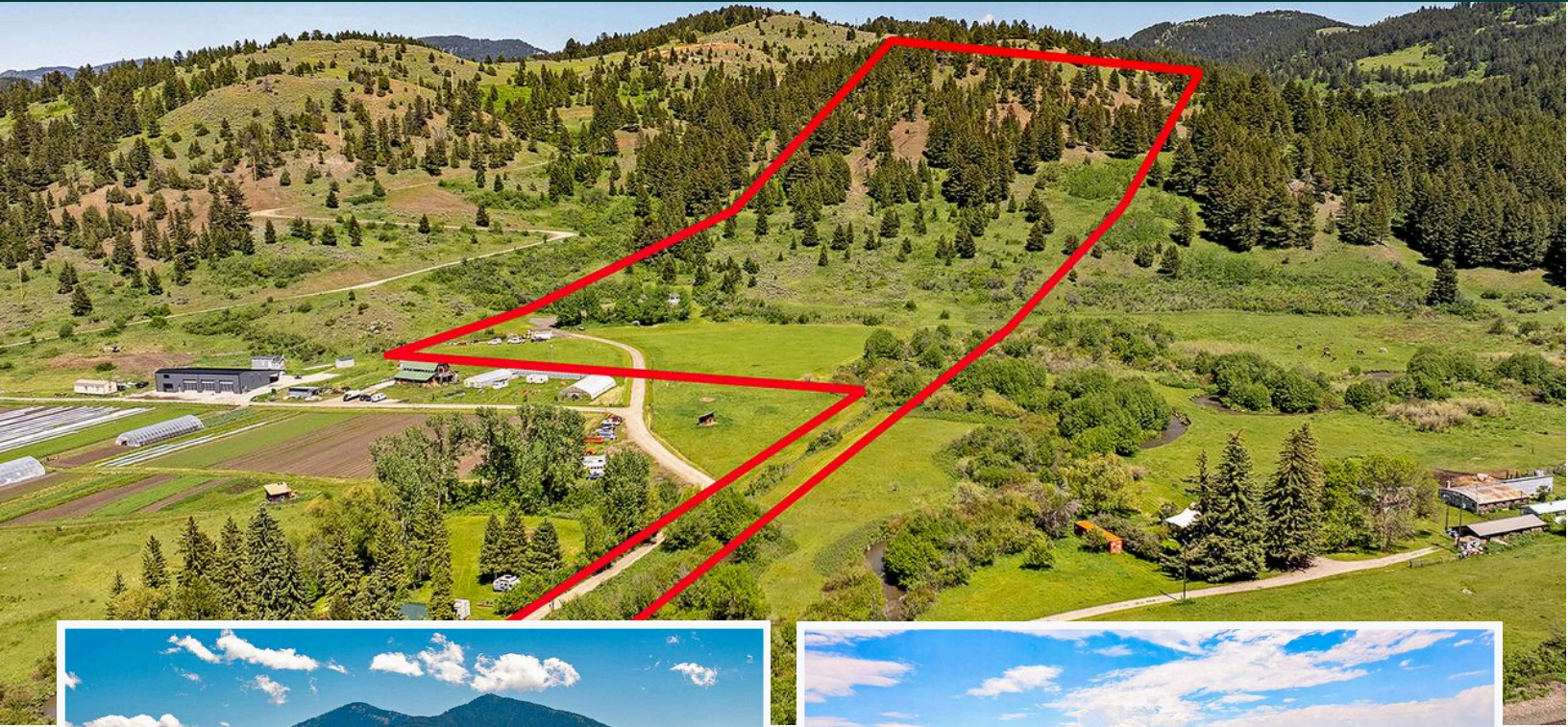


FENTON ENTERPRISES



ROCKY CREEK RANCH

180 Chester Lane, Bozeman, Montana

21± Deeded Acres

Creek, views & home sites — five minutes from downtown

NOTE: Information and maps contained herein have been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

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Ward Fenton, Broker

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FENTON ENTERPRISES



One Family for Over 100 Years

Rocky Creek Ranch is 21± deeded acres held by the same family for more than 100 years on the very edge of Bozeman, at the end of a private drive just five minutes from downtown. The property runs from lush creek-bottom meadows along Rocky Creek up through a timbered hillside with sweeping views of the surrounding mountain ranges and the city below. Property this stunning and this close to town is a rare find! Build the estate you've always planned on one of several extraordinary elevated sites, or secure 21 acres of Bozeman's future. Either way, this land gives you the freedom to make it distinctly your own.

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The Land

The property borders a garden farm to the west, Rocky Creek to the south, and climbs north into the timber. A beautiful grass meadow spreads across the low ground near the creek, then the land rises up the mountain slope through mature pine, aspen, and mountain shrubs. Several benches along the way offer outstanding building sites with views of the mountains, the creek bottom, and the city of Bozeman.



Water: Well & Irrigation Rights

A good well serves the home, and the creek-bottom meadows carry irrigation rights. Rocky Creek, a year-round mountain stream, borders the property on the south.



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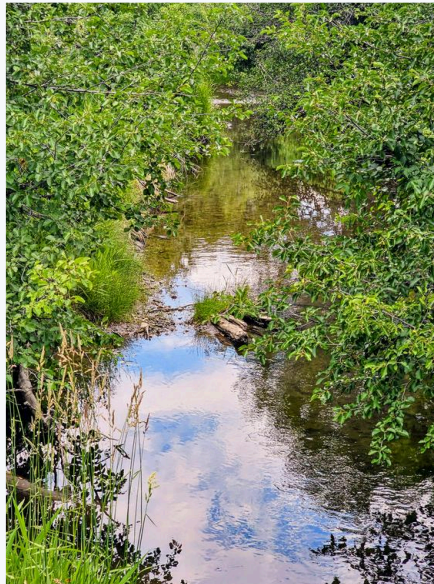
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Rocky Creek: Trophy Trout Water

Rocky Creek is a year-round mountain stream and one of the best fishing streams in the area — loaded with rainbow, brown, and brook trout, with deep pools that hold huge rainbows and browns. It borders the property on the south: trophy trout water at the end of your own driveway.



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The Ranch Home

Tucked into mature aspen and pine, the home looks out over the creek bottom to several mountain ranges and the city of Bozeman below. An open floor plan and generous windows fill it with natural light, and the big south-facing deck is ideal relaxing and enjoying nature.



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The Interior

Built in 1994 on a permanent foundation, the home offers 1,716 square feet of finished living space with 3 bedrooms, 2 full baths, a kitchen/dining room, and plenty of storage throughout. A large south-facing deck and a north-side patio extend the living space outdoors, and forced-air propane heat keeps it comfortable. Well maintained and in good condition.



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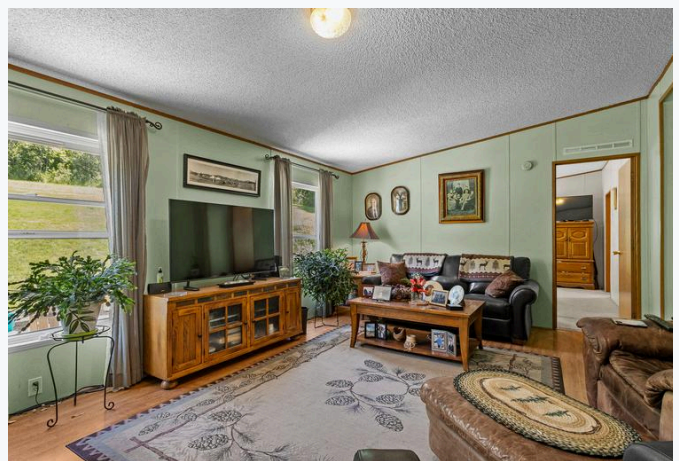
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Additional Interior Photographs



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Additional Interior Photographs



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Future Home Sites

As the land climbs from the creek bottom, several elevated benches open along the hillside — sites for one commanding estate home, or several. Build among the mature pines with the mountains behind you, the creek below, and the lights of Bozeman in the distance.



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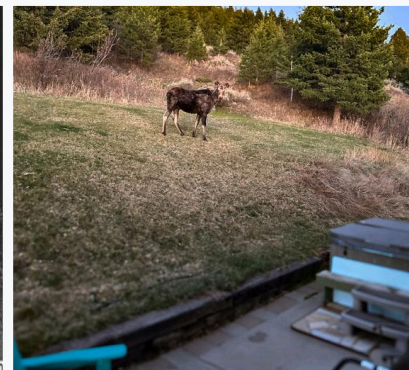
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Wildlife and the Montana Lifestyle

As you can see from these pictures taken on the property, deer, elk, moose, bear, and bobcats are seen here regularly, along with waterfowl and migratory birds of every kind, drawn by the mix of creek bottom, meadow, and timbered slope. It is a rare cross-section of Montana wildlife minutes from Bozeman's city limits.



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Five Minutes from Downtown Bozeman

Rocky Creek Ranch sits at the end of Chester Lane, a private drive on the edge of Bozeman just an unheard-of five minutes from downtown.

Bozeman offers an exceptional blend of Rocky Mountain beauty, outdoor adventure, and lively small-city character. Surrounded by dramatic mountain ranges, the community provides year-round opportunities for hiking, biking, skiing, fishing, and exploring nearby public lands. Bozeman's extensive trail system even connects the heart of town with the surrounding foothills, making the outdoors part of everyday life.



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Bozeman sits in the heart of world-class hunting and fishing country. Blue-ribbon rivers and lakes throughout the area offer floating, boating, and fly fishing, hiking trails lace the surrounding ranges, and breathtaking Yellowstone Park is only a short drive away. For winter, skiing is in your backyard at Bridger Bowl and Big Sky, and thousands of acres of National Forest and other public lands are open to hunt, fish, and hike.

Historic downtown Bozeman brings energy and personality to the community with locally owned shops, restaurants, galleries, cultural venues, and a full calendar of festivals and special events. Montana State University adds another dimension, supporting educational opportunities, collegiate athletics, research, arts, and a youthful, innovative atmosphere.

Bozeman benefits from a diverse and growing economy shaped by technology, tourism, entrepreneurship, research, and locally owned businesses. With convenient air service through Bozeman Yellowstone International Airport and easy access to some of Montana's most celebrated landscapes, Bozeman combines natural beauty, cultural amenities, and economic opportunity in one remarkable place to call home.



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FENTON ENTERPRISES

Contact Fenton Enterprises

Montana-DakotaRanches.com

Purchase Price: \$2,850,000

Shown by appointment only with 24-hour notice.

Call for appointment and more information:

Ward Fenton, Broker

406-698-6183

Trevor Bogunovich, Listing Agent

406-208-2280

Use this QR Code to see the website for this listing.



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