



LIVE WATER
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

Jackson Creek Retreat

BOZEMAN, MONTANA

40 Acres | Listed at \$5,800,000



Introduction

The Jackson Creek Retreat is located in Gallatin County, a convenient 15-minute drive from Bozeman in Southwest Montana. Situated in a scenic, rural mountain setting, the property consists of ± 40 deeded acres, which are surrounded by a neighboring $\pm 2,000$ -acre working cattle ranch. The centerpiece of the property is a custom designed and built home, which was the personal residence of nationally recognized architect James D. Morton. The 5,500 sqft home also served as the headquarters for the Green Mountain Red Angus Ranch, which was founded by the Morton family in the late 1960's. The 40-acre parcel consists of native rangeland and lush creek riparian habitat associated with Jackson Creek, which meanders through the property for approximately one-third mile. In addition to the creek, there is also a beautiful spring fed pond on the property which the home overlooks. The homesite is private and secluded as it is surrounded by mature landscaping and native vegetation. The Jackson Creek Retreat is about a mile from both State of Montana and Bureau of Land Management lands, and close to 2.5 miles from National Forest land. The surrounding area is one of the most sporting-oriented locations in Montana, renowned for a number of excellent fisheries and world-class hunting options for upland birds, waterfowl and big game. The Jackson Creek Retreat is an exciting purchase opportunity in one of the most desirable and highly-touted regions of Montana.





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Location

The Jackson Creek Retreat is located approximately 12 miles east of Bozeman, 14 miles west of Livingston, 56 miles from Big Sky, Montana, and 70 miles from Yellowstone National Park. Year-round access to the property is by county maintained paved road for approximately 2 miles north from Interstate 90.

- 12 miles east of downtown Bozeman, Montana
- 14 miles west of the quaint town of Livingston, Montana
- 56 miles to Big Sky Resort, Montana





Location (cont'd)

Southwest Montana, and particularly the Gallatin Valley, is considered by many to be one of the most desirable addresses in the Treasure State. This region is characterized by varying geography; productive irrigated river valleys, timbered foothill and bench country, large expanses of rolling farm ground and rangeland, and high-alpine mountainous terrain. The area is touted for its premier recreational opportunities, cultural variety, historical richness, and distinctive western “feel”. Situated on the northern fringe of the greater Yellowstone Ecosystem, the Gallatin Valley is framed by several prominent mountain ranges; the Bridger Mountains to the east, the Gallatin and Madison Ranges to the south, and the Tobacco Root Range to the west, with the snow-capped summits of some peaks exceeding 10,000 feet in elevation. Numerous cottonwood lined rivers, freestone streams and spring creeks bisect the valley floor, the majority of which originate from the high, forested slopes of the surrounding mountains. Populations of elk, deer, and moose are frequently seen in the foothills and hayfields around the perimeter of the valley, and the grizzly bear can still be found roaming the forests and peaks of the Gallatin and Madison Ranges.

Bozeman, the largest community in the region with a population of some 54,000 residents, is considered the major trade center for all of southwest Montana and is home to Montana State University with almost 17,000 students enrolled. Bozeman offers all major shopping and service related opportunities, many small specialty businesses, art galleries, historic buildings, sporting goods and fly shops, fine restaurants, and a myriad of cultural amenities including the Bozeman Symphony, dinosaur exhibits at the Museum of the Rockies, and the Taylor Planetarium on the campus of MSU. Bozeman Yellowstone International Airport at Gallatin Field provides jet service to the area with numerous arrivals and departures daily including direct flights to 30 major U.S. cities facilitated by 10 commercial airlines. There are also two full service FBO's catering to private aircraft at Gallatin Field.



Acreage

At elevations ranging from 5,600 to 5,650, the Jackson Creek Retreat consists of ± 40 lush deeded acres situated northeast of Green Mountain, and nearly equidistant from two of the most dynamic communities in the state - Bozeman and Livingston. The property was once part of the $\pm 2,000$ Green Mountain Red Angus Ranch, founded in the late 1960's by nationally renowned architect Jim Morton and his wife, Shirley. The property lies within the Bridger Canyon Zoning District which mandates minimum size of a subdivided parcel at 40 acres, to ensure open space. The acreage is a beautiful mosaic of large aspen and cottonwood trees, native riparian vegetation, and landscaped and manicured grounds. Trails are maintained through out the property to access areas along Jackson Creek, which flows through the acreage for roughly one-third mile. There is also a spring-fed pond on the property. From the higher points on the acreage, panoramic views can be seen of Green Mountain, the Bridger and Bangtail Ranges, and the mouth of Jackson Creek Canyon. The property is partially fenced with barbed wire. Average annual precipitation for the area is estimated at 16". The Jackson Creek Retreat is within minutes of public lands including State of Montana, BLM and National Forest.



Improvements

As is typical with a “Morton house”, the architecture of the residence at Jackson Creek Retreat blends in seamlessly with the natural terrain and surrounding landscape. The four bedroom, four and a half bath home comprises 5,501 sqft total on two levels and a basement. Design features incorporate the use of 1930’s vintage Redwood timbers from northern California, salvaged old barn wood from homestead structures on the ranch, slate and tile, ample large windows, and rock fireplaces constructed of stones harvested on the property. All of the bedroom suites have their own baths. One suite comprises the entirety of the second level with stunning 360-degree views of the surrounding terrain and mountains. Two bedrooms are located on the main level. One is the original master suite that is privately situated away from the home’s activity centers. The other suite on the main level has its own fireplace and could easily be converted to accommodate a cozy den. The fourth bedroom is on the lower level and is combined with a family/recreation room. This expansive area includes a TV area with a dry bar and a pool table, a queen bed, two sets of bunk beds and its own private bath.

Architecture and Design

The residence at Jackson Creek Retreat was designed and built in 1978, and it served for many years as the primary residence for the Morton family, and main headquarters for their ranch. For the bulk of his career, Jim Morton was recognized as one of the finest architects in the country, and several of his designs were acknowledged in national publications such as *Architectural Record*, *Sunset Magazine*, *House Beautiful*, and *American Home*. He received numerous accolades including the Award of Excellence from the American Institute of Architects and a Governor's Award for projects at Lake Tahoe, California. Hundreds of "Morton designed" custom luxury homes, condominiums and resort complexes can be found in Montana, California, Nevada, Arizona, and Hawaii, as well as other states. In particular, two areas stand out - Big Sky, Montana, and Lake Tahoe, California/Nevada. A Morton-designed home has long been recognized as being synonymous with quality at the highest level.





The kitchen is located on the main level, between the formal dining room and a sunny south facing breakfast/lunch sitting area. The kitchen was recently remodeled and contains all new appliances. Doors from the sitting area lead to an outdoor sheltered patio, a screened-in porch, and a large outdoor deck. The formal dining room and adjacent living room each boast a wall of windows that overlook the amazing outdoor landscape, the spring fed pond, surrounding mountains, and the frequently visiting wildlife. Natural beauty at its best! The living room features a large beamed vaulted ceiling, a native stone fireplace, rustic trim features, and built-in bookshelves.

A laundry room and pantry lead out to an attached two-car garage. Heating is central propane/forced air and historically was heated by two wood-burning furnaces, which are still present and fully functional. A 28' well provides domestic water. The home received a \$250,000 renovation in 2015, which included a new metal roof. The property is being sold turn-key with most furnishings and all appliances in the home. This is truly a warm and inviting home, ideal for intimate family gatherings as well as lending itself to a myriad of larger group entertaining options, whether indoors or out.

In addition to the residence, outbuildings on the property include a pole frame building measuring 15'x48' and an implement shed measuring 50'x60'. These buildings were built in 1979 and 1980.





Recreation

Southwest Montana offers an overwhelming bounty of natural resources. The area is blessed with millions of acres of mountains and pristine forests, river riparian ecosystems that include some of the finest wild trout streams on the planet, vast expanses of prairie and plains, and a wildlife community that in terms of density and variety, most likely exceeds any other region in the continental United States. Whether the pursuit is fishing, hunting, camping, hiking, skiing, or any number of other similar activities, the possibilities are limited only by the imagination, and countless people visit Big Sky Country every year to experience outdoor pursuits amidst some of the most magnificent scenery found anywhere in the world.

Nearby Live Water

The Jackson Creek Retreat is positioned at the epicenter of some of the finest trout fishing country in the world. Montana's trout streams are legendary in quality and scale, and the state arguably contains more premier water than could probably ever be fished in a lifetime. Seven rivers in Montana have the distinction of being considered the very best; designated "Blue Ribbon" status, and five of these - the Yellowstone, Gallatin, Madison, Missouri and Big Hole, are all within a 1.5-hour drive or less from the property. Other great fisheries in the general area include the Jefferson, Ruby, Beaverhead, Boulder, Stillwater and Shields Rivers, as well as the enormous diversity of Yellowstone National Park waters. In the Paradise Valley south of Livingston, the world-class O'Hair and Depuy sections of Armstrong Spring Creek, and also Nelson's Spring Creek, are a little over a half-hour drive from the Jackson Creek Retreat. Additionally, a number of high-mountain lakes and small stream fisheries are located nearby, as are several valley lakes and reservoirs that offer excellent stillwater fishing opportunities for trout. Right out the back door, Jackson Creek actually supports a resident trout fishery consisting of brook and rainbow trout that mostly run between 6" to 10".





Downhill Skiing

The closest downhill skiing opportunities are at Bridger Bowl, about 12 miles from the Jackson Creek Retreat in the north end of the Bridger Mountains. The ski area covers 2,000 acres and offers 75 runs accessed by eight different chair lifts. The Crosscut Ranch, which is adjacent to Bridger Bowl, offers 45 kilometers of groomed cross-country trails. Nearby Big Sky Resort offers 5,850 acres of terrain to ski. The region also presents countless opportunities on acres of public lands in the form of National Forest, designated Wilderness, State of Montana and Bureau of Land Management that is easily accessible to hikers, campers, horse enthusiasts, and other outdoor adventurers. The Jackson Creek drainage has vehicular access to the top of the divide and provides hundreds of miles of alpine terrain hiking, as well as ATV, mountain bike and horseback riding trails.

Hunting

Some of Montana's best hunting opportunities are found in the southwest portion of the state. The mountains and plains comprising the region harbor all the recognized big game species in Montana, including elk, whitetail and mule deer, antelope, black and grizzly bear, mountain lion, moose, Big Horn sheep and Rocky Mountain goats. Waterfowl and upland wing shooting is also superb in this area with the possibility of decoying ducks and geese in the morning, then hunting for Hungarian partridge, and both plains and mountain grouse species in the afternoon of the same day. The ranch lies in Montana deer and elk Hunting District 393. The season for archery/gun/muzzleloader hunting runs from early September through the middle of December. There is such a high population of elk in the immediate area, that a second cow elk can be harvested by special permit during a "shoulder season" that runs from the end of November to the middle of February. The upland bird season opens September 1 and runs until December 31.





Water & Mineral Rights

The seller will convey/transfer all appurtenant water and mineral rights, if any, at closing, however the seller makes no representations or warranties concerning current status or validity of any of these rights. Independent investigation of both of these items is recommended to any prospective purchaser.

Summary

The Jackson Creek Retreat checks many boxes for the discerning buyer interested in either a permanent or seasonal residence with meaningful acreage. The residence is first-class in every respect, providing top quality design elements, as well as tasteful construction and function. Additionally, the property is located in a desirable, rural neighborhood surrounded by a myriad of recreational options, offers stunning Montana views, attractive live water resources, varied wildlife, solitude and privacy, and lies within a very convenient drive to two of the most compelling towns in the Rocky Mountain West.

Listing Price: \$5,800,000

Taxes: \$7,646 in 2021

CONTACTS

For more information please contact

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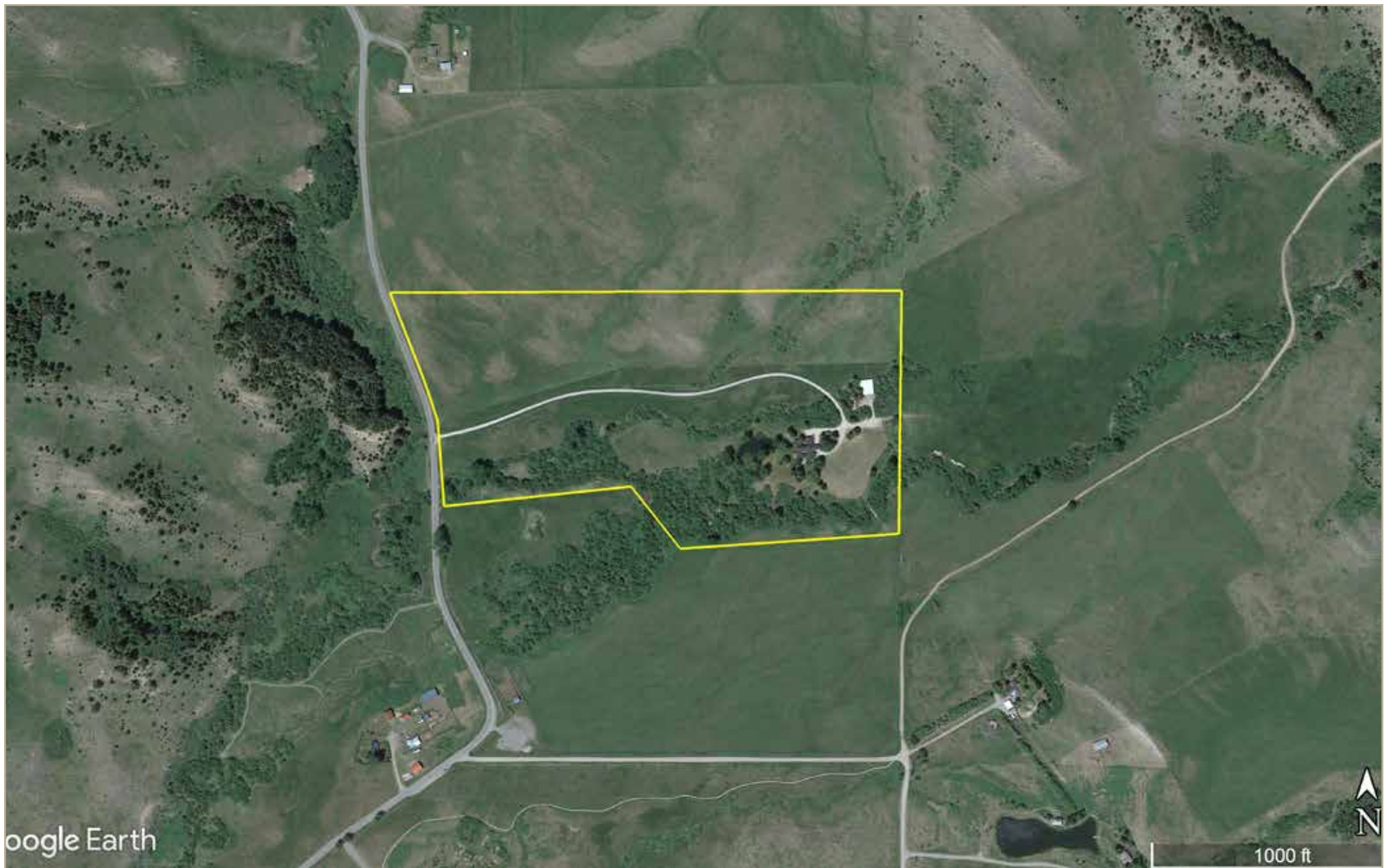
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Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



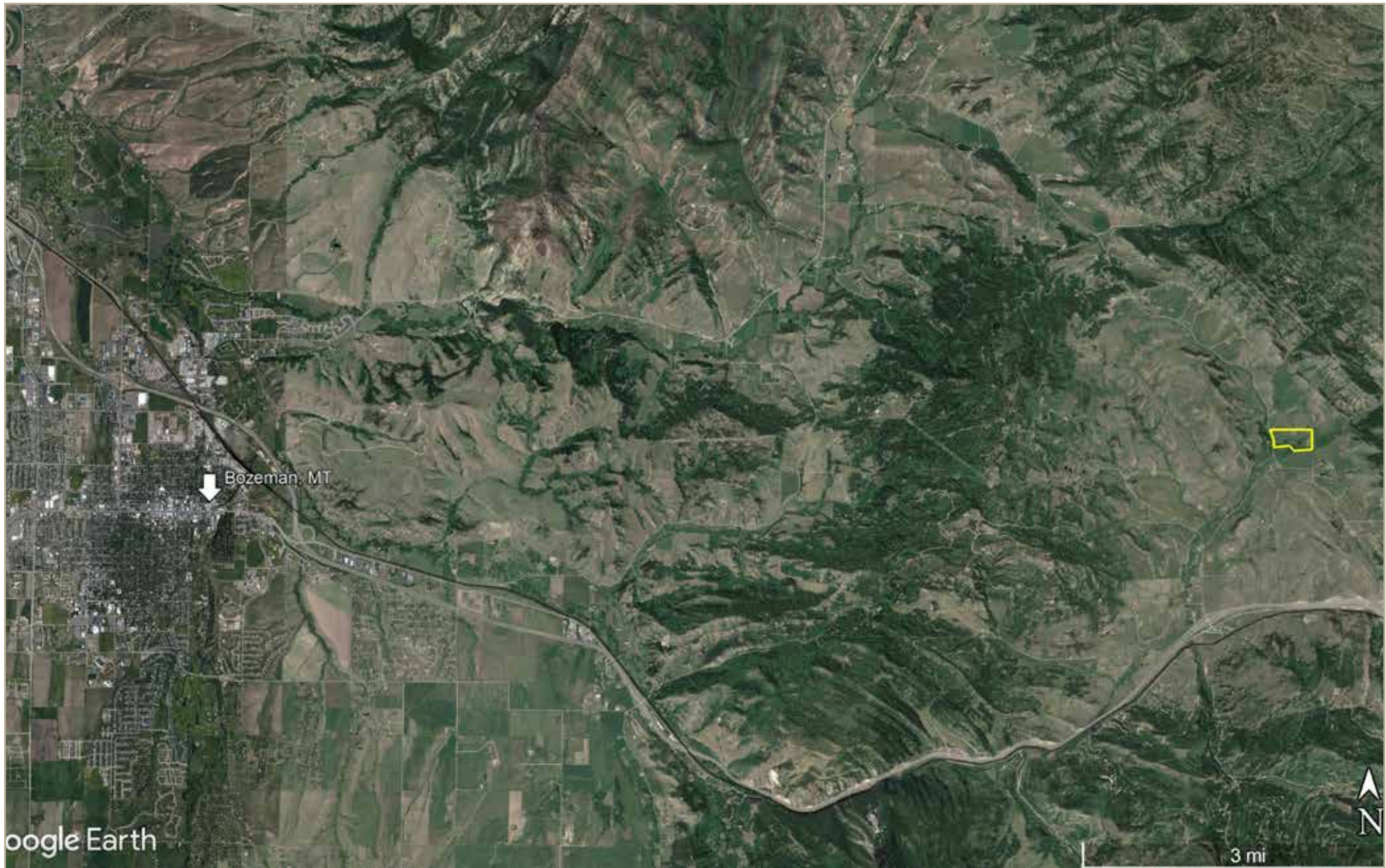
Jackson Creek Retreat - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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Jackson Creek Retreat - Location Map

••Maps are for visual aid only accuracy is not guaranteed.



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Jackson Creek Retreat - Topography Map

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