



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

HUNTING | RANCHING | FLY FISHING | CONSERVATION

# Bridger Creek Gem

BOZEMAN, MONTANA

71 Acres | Listed at \$3,375,000



## Introduction

The Bridger Creek Gem is the type of property many folks dream of finding in the Bozeman area. Bridger Creek and Slushman Creek run through the acreage, and the property boasts lush cottonwood creek bottoms, dark Douglas fir-covered hillsides, quaking aspens, and wildflower-filled mountain meadows. The two creeks and hillside springs add to the quality of the wildlife habitat. Included on the parcel is an older farmhouse to be renovated or replaced. One can enjoy stunning views of the surrounding mountains or read a book near the creek while listening to the gurgling stream. Bridger Creek Gem is minutes from Bozeman, Bridger Bowl Ski Area, and the area offers many hiking, biking, and horse riding trails.







## **Contacts**

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## Area & Location

This mountain stream property is conveniently located in the heart of the Bridger Mountains, about 10 miles from Bozeman. The Yellowstone Regional Airport is less than thirty minutes from the property. Gallatin Field offers air service from United, American, Delta/Northwest, Frontier, Southwest, Allegiant, and Alaska/Horizon. Service for private aircraft can be had through Yellowstone Jet Center or Arlin's Air Service.

“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*

Bozeman is nestled in the Gallatin Valley, the heart of Yellowstone Country, and is known for being sophisticated yet down to earth. A vibrant, upbeat community, Bozeman is the center for culture, commerce, tourism, and the arts. It is home to Montana State University, the Museum of the Rockies, and the Bozeman Symphony Orchestra. The Bozeman Symphony Orchestra is considered to be the finest in the world for cities this size. Given all the town has to offer, *U.S. News and World Reports* have ranked it as “one of the best places to retire” and has been consistently named by numerous publications as one of the best places to live.







## Climate

This part of Montana enjoys a mild climate with over 300 days of sunshine. July and August are the warmest months, with daytime highs averaging in the low 80s and nighttime lows in the 50s. January is typically the coldest month, with highs in the mid 30s. The Bozeman area sees an average of over 18 inches of precipitation per year, with the majority coming between April through June. The average annual snowfall is around 85 inches, a little more against the mountains near Bridger Canyon on the southeast side of town, where this property is located.





## Improvements

**T**here is a small cabin currently on the property. It is basic, needs major renovation, or a new owner could replace it and build a dream mountain home.



## Wildlife

The property is home to an incredible diversity of game and non-game birds and animals. Whitetail deer, mule deer, elk, moose, and black bear are often observed and in abundance. Raptors, including bald eagles, great horned owls, red tails, rough-legged hawks, and kestrel falcons, at times, call this property home. The number and variety of songbirds seen from the property are incredible. This paradise's full-time or part-time residents include red foxes, coyotes, mink, river otters, turkeys, marmots, rough grouse, and raccoons. Drive almost any direction from the property, and upland bird hunters will find opportunities to chase pheasants, Hungarian partridge, sharp-tail grouse, and blue and rough grouse in the area mountains.

Elk, deer, black bear, and mountain lion can all be found and hunted in the area's mountains and forests. Moose, Bighorn Sheep, and Mountain Goats are also found in the area. These animals require a specific tag from Montana FWP to harvest; start applying and building up preference points for these tags now. Yellowstone National Park and the Gallatin National Forest are some of the nation's best places to find protected animals like grizzly bears, lynx, wolverines, and wolves. This is a wild area with an incredibly diverse list of wildlife.



# Live Water

Bridger Creek is a bit of a “sleeper” since it offers little public access in most areas. One will be pleasantly surprised by the great fishing that the creek provides. Rainbow trout are the primary target, but anglers will catch a few browns and even a brookie. The average size is about 10 inches, but there are significantly larger trout in some of the deeper pools. These fish are abundant and eager. If catching beautiful fish on attractors, ants, and hoppers sounds like a great way to spend a few hours, this creek should not be overlooked.

## Area Live Water

Bozeman and the Gallatin Valley are the centers 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, the list of great fisheries grows to include much of the most excellent trout water in the world. Highlights on this list of local rivers and creeks include the Beaverhead, Big Hole, East Gallatin, Yellowstone, Ruby, and Shields Rivers and all of the smaller creeks that feed these rivers.











## Recreation

**B**ridger Bowl Ski Area and Bohart Ranch Cross Country Center are 10 minutes up the road for winter skiing, summer hiking, and mountain biking. Fishing is the major summertime draw to Southwest Montana in summer and fall, and fishing starts on the ranch or a short drive in any direction. Wildlife such as elk, deer, bears, and grouse are sighted daily on the ranch for viewing or hunting.





# History

The Native American name for the Gallatin Valley was “The Valley of Flowers” because of the lush vegetation from some of the most fertile land on the continent. Captain William Clark and about half of the expedition were the first white men that are known to explore the Gallatin River, the upper end of the valley, and the current site of Bozeman.

While leading wagon trains over the Bozeman Trail to the booming gold camps of Bannack and Virginia City, miner-turned-guide John Bozeman recognized the agricultural potential of the Gallatin Valley. At his direction, William Beall and Daniel Rouse laid out a townsite in 1864. In 1869, the little town of Farmington became known as Bozeman. Bozeman soon became an important supply center for nearby Fort Ellis and those heading farther west and the county seat of Gallatin County. When the designation of Yellowstone National Park brought the promise of renown to the region in 1872, Bozeman already boasted a telegraph line, newspaper, bank, and school. The first building boom along Main Street occurred when the tracks of the Northern Pacific Railroad reached Bozeman in 1883. A decade later, electric streetlights, streetcars, and the grand Bozeman Hotel urbanized the cityscape. The Montana College of Agriculture and Mechanic Arts, later Montana State University, was established by legislative decree in 1893, and the college’s presence helped Bozeman prosper as a regional commercial center.





## Summary

- $\pm 71$  deeded acres
- Many scenic building sites
- Abundant wildlife
- Less than 15 minutes to Bozeman
- Less than 5 minutes to Bridger Bowl Ski Area
- 1/4 mile of Bridger Creek and 1/2 mile of Slushman Creek

Listing Price: \$3,375,000

Taxes: \$2,224 in 2021

## CONTACTS

For more information please contact

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## Bridger Creek Gem - Aerial Map

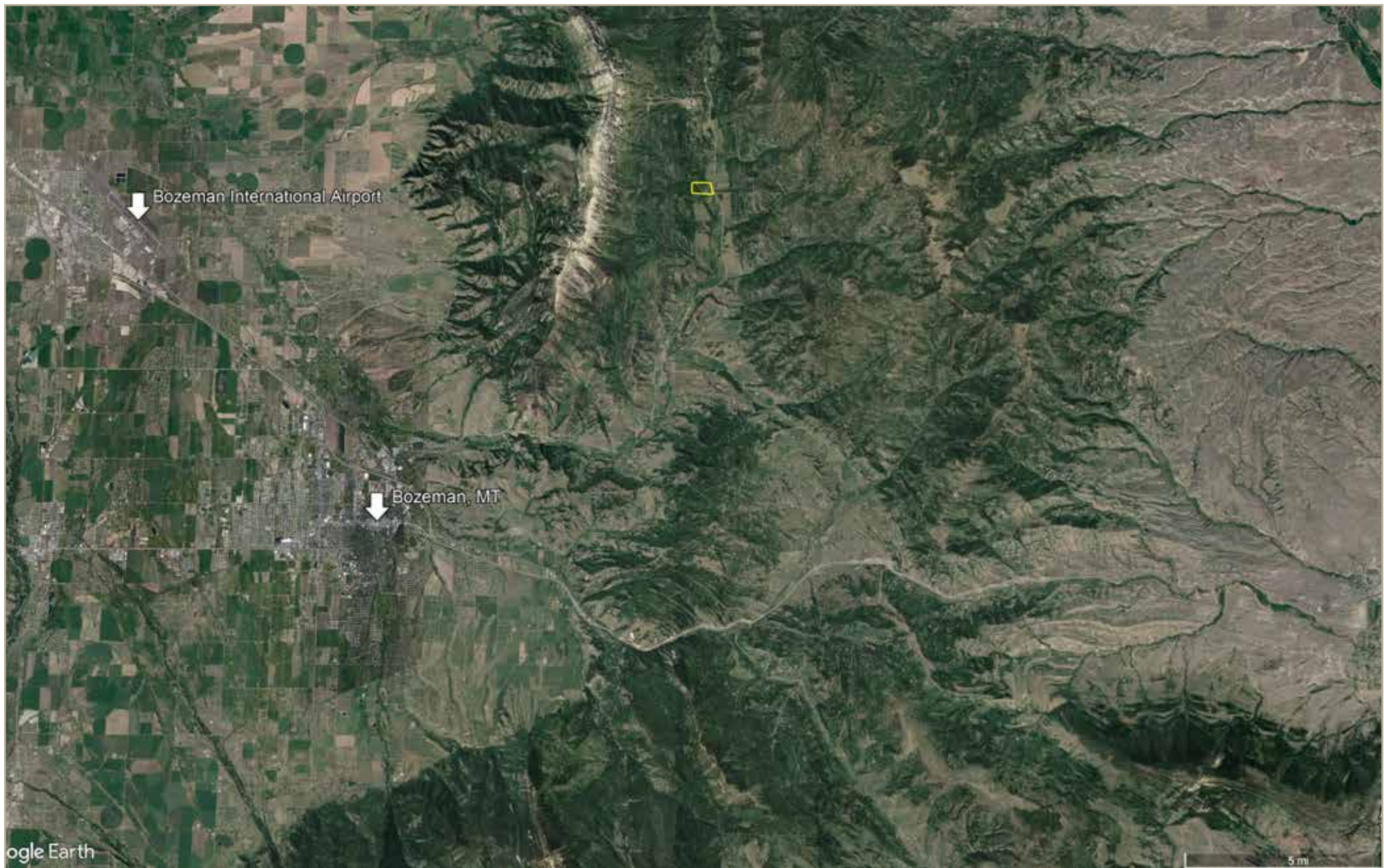
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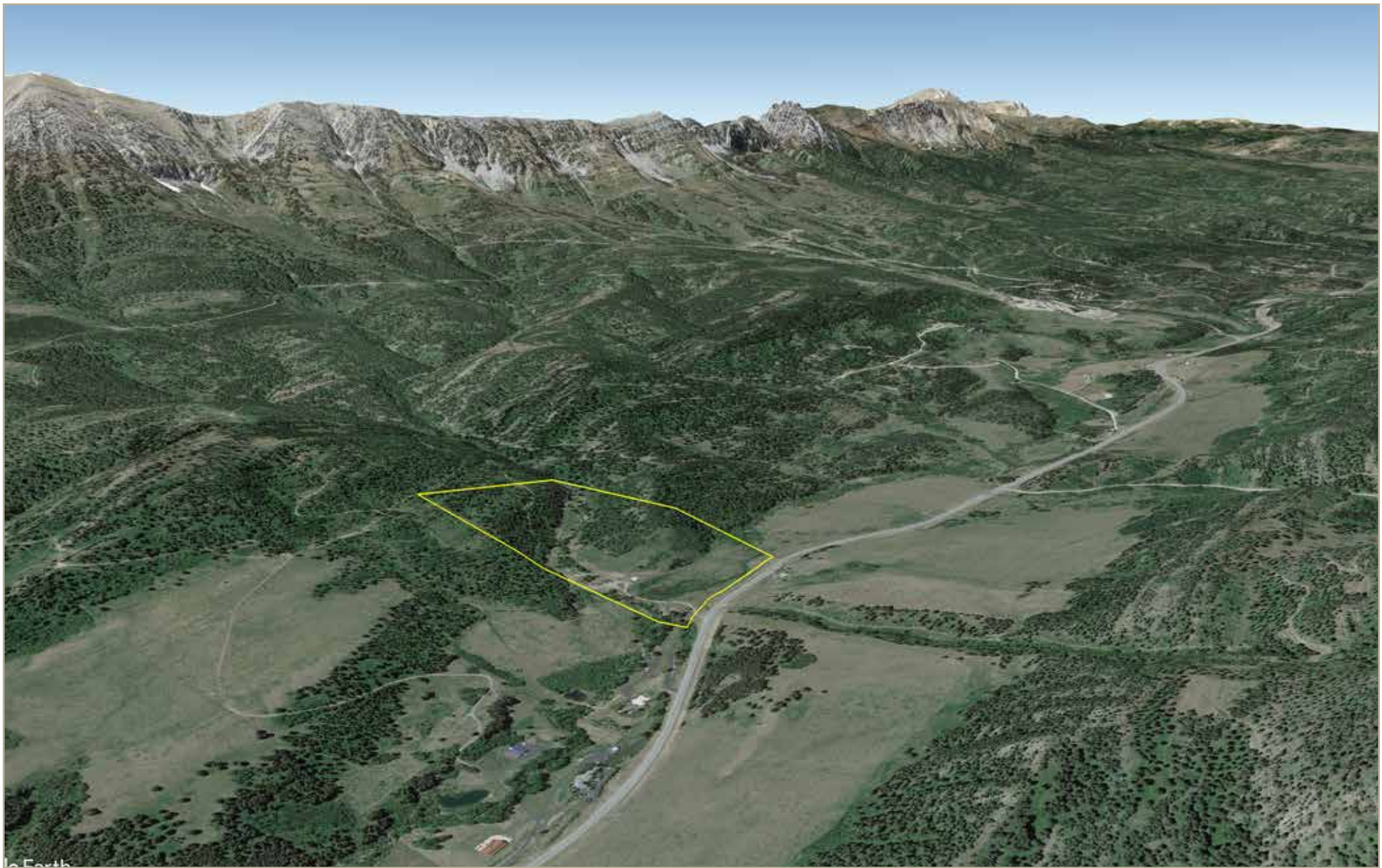
## Bridger Creek Gem - Location Map

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



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## Bridger Creek Gem - Topography Map

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