

THE LAND EDITION

CHESTNUT ROAD BOZEMAN, MT

230 Acres between
Bozeman and
Livingston
Offered at
5,950,000.00



RUSTIC ELEGANCE
MAGAZINE

Listed by
Kelly Bishop

Corporate Broker | Founder
Rustic Elegance Montana Living
B.11792

WELCOME HOME



Step on top of the mountain. Take your time and enjoy the fresh mountain air



Chestnut Road, Bozeman, Mt

HIGHLIGHTS OF THIS PROPERTY

Great Location

Close to the Airport

Easy highway access

Hunting on the Property

Multiple Build Sites

HIGH POINTS OF THIS PROPERTY

Nestled in the heart of Montana's breathtaking landscape, this 230-acre mountain retreat offers the perfect blend of natural beauty, recreational opportunities, and potential for development. Situated conveniently between the vibrant communities of Bozeman and Livingston, this property provides easy access to urban amenities while maintaining a sense of wilderness and privacy.

The land boasts multiple build sites, allowing for flexible development options whether you're envisioning a personal sanctuary or a commercial venture. With its diverse terrain and abundant wildlife, including moose, elk, deer, and grouse, the property is a haven for nature enthusiasts and hunters alike.

Water rights and nearby conservation easements ensure the land's natural resources are protected while still allowing for sustainable use. The property's strategic location near both state land and private property, provides an expansive feel and potential for even more exploration.

Outdoor enthusiasts will revel in the proximity to world-class recreation. The legendary Yellowstone River offers premium fishing just a short drive away. Winter sports lovers can hit the slopes at Bridger Bowl or Big Sky for downhill skiing, or explore the numerous cross-country skiing trails in the area. Hiking, biking, golfing, and camping opportunities abound in the surrounding region. The property itself features an extensive network of trails, perfect for horseback riding, ATV adventures, or serene nature walks. With its natural beauty and versatile landscape, the possibilities for income generation are endless. Consider developing a hunting lodge, a charming bed and breakfast, a picturesque wedding venue, or offering guided horseback tours, trail rides, and winter sleigh rides.



For the savvy investor, the property also includes harvestable timber, adding another potential revenue stream. With its easy highway access and proximity to Bozeman Yellowstone International Airport (just 20 minutes away), this property offers the perfect balance of seclusion and convenience.

This rare offering presents a unique opportunity to own a slice of Montana's majestic wilderness while having the flexibility to create your own mountain paradise or lucrative business venture. Don't miss your chance to be part of this exceptional landscape that captures the true essence of Big Sky Country.

Kelly Bishop

406-220-3021

Broker Owner

**Rustic Elegance
Montana Living**

B.11792

Property Highlights:

- 230 acres of pristine mountainous terrain
- Multiple build sites for ultimate flexibility
- Abundant wildlife: moose, elk, deer, and grouse
- Borders state land and private property
- Nearby Conservation easements in place
- Hunting rights included
- Water rights secured
- Easy highway access
- Harvestable timber on-site
- Just 20 minutes from the airport

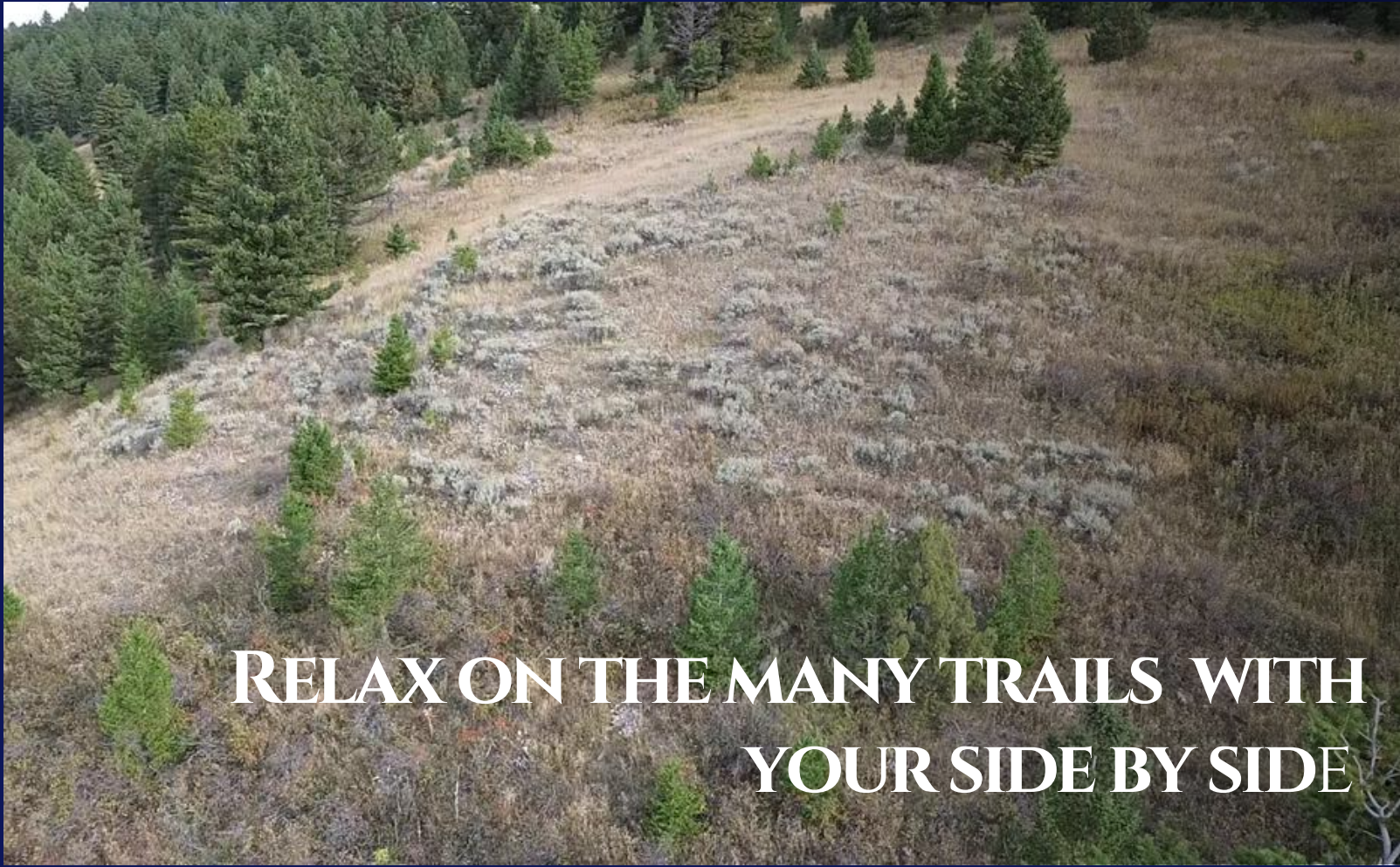
ADVANTAGES OF LOCATION



CLOSE TO THE HIGHWAY



**INCREDIBLE VIEWS FROM EVERY
VANTAGE POINT.**



**RELAX ON THE MANY TRAILS WITH
YOUR SIDE BY SIDE**



ARIAL VIEWS



FROM THE ROAD



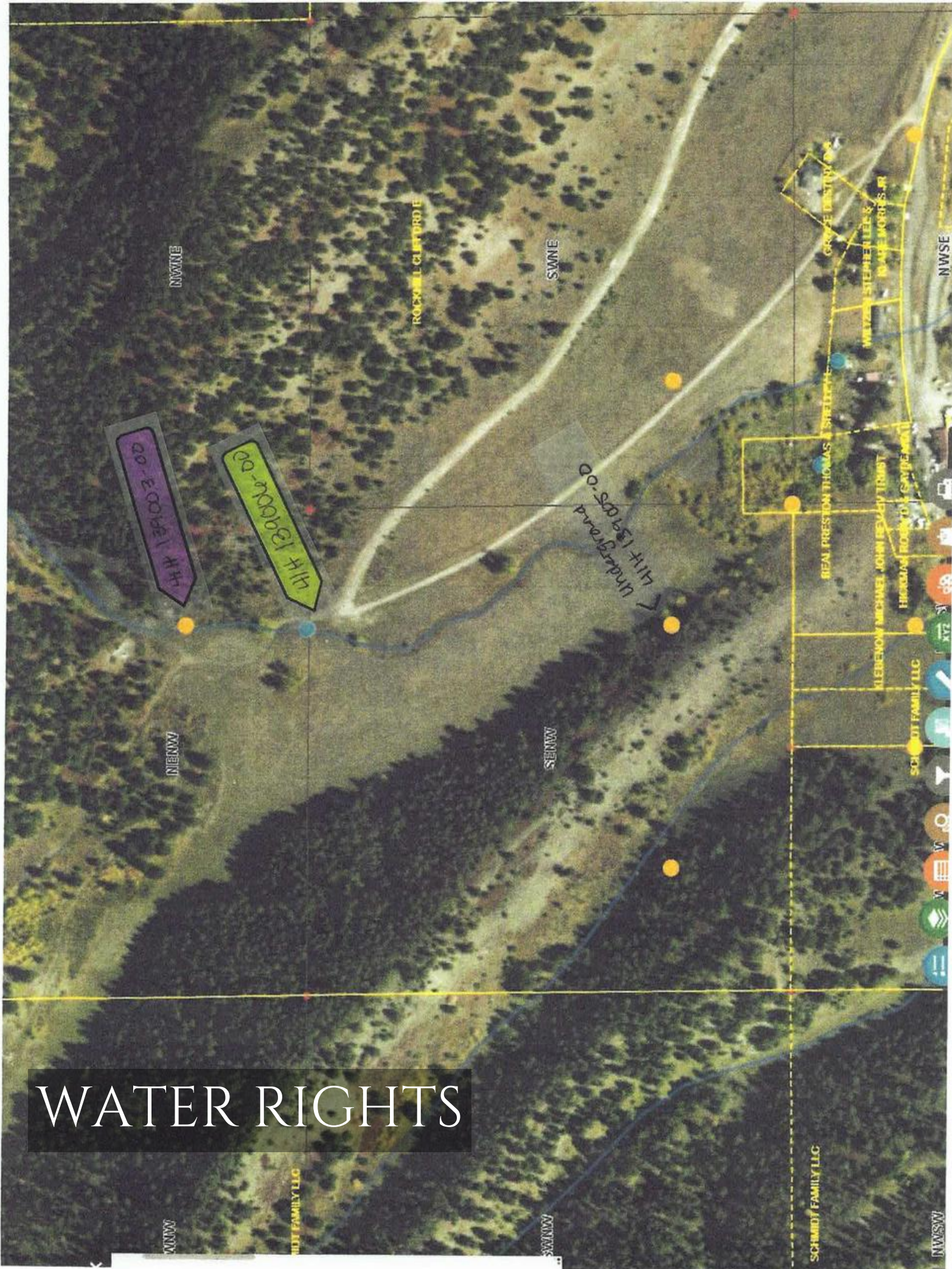
MEET YOUR
Rustic Elegance Nevada Living
NEIGHBORS,
CLOSE TO
THE BULLWINKLES



There is an endless amount of elk, deer, moose, grouse and many more native animals on this property and close by. Take advantage of the photo opportunities or the hunting opportunities!

#ENJOY

WATER RIGHTS



STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 41H 139005-00 STATEMENT OF CLAIM
Version: 2 -- REEXAMINED
Version Status: ACTIVE

Owners: CLIFFORD E ROCKHILL
 PO BOX 621
 PER CADASTRAL DOR UPDATE
 LIVINGSTON, MT 59047-0621

Priority Date: MAY 1, 1922
Enforceable Priority Date: MAY 1, 1922

Type of Historical Right: USE
Purpose (Use): STOCK
Maximum Flow Rate: NO FLOW RATE HAS BEEN DECREED BECAUSE THIS USE CONSISTS OF STOCK DRINKING DIRECTLY FROM THE SOURCE, OR FROM A DITCH SYSTEM.
Maximum Volume: THIS RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCK WATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: SPRING, UNNAMED TRIBUTARY OF ROCKY CREEK
Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SESENW	20	2S	7E	GALLATIN

Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: LIVESTOCK DIRECT FROM SOURCE

Period of Use: JANUARY 1 to DECEMBER 31
Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			SESENW	20	2S	7E	GALLATIN

Geocodes/Valid: 06-0800-20-1-01-02-0000 - Y

Remarks:

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.
OWNERSHIP UPDATE RECEIVED
 OWNERSHIP UPDATE TYPE DOR # 97254 RECEIVED 01/18/2009.
 OWNERSHIP UPDATE TYPE DOR # 151406 RECEIVED 02/23/2016.
 OWNERSHIP UPDATE TYPE DOR # 203505 RECEIVED 11/27/2019.
 OWNERSHIP UPDATE TYPE DOR # 248230 RECEIVED 03/13/2023.

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 41H 139003-00 STATEMENT OF CLAIM

Version: 2 -- REEXAMINED

Version Status: ACTIVE

Owners: CLIFFORD E ROCKHILL
PO BOX 621
PER CADASTRAL DOR UPDATE
LIVINGSTON, MT 59047-0621

Priority Date: MAY 1, 1922

Enforceable Priority Date: MAY 1, 1922

Type of Historical Right: USE

Purpose (Use): STOCK

Maximum Flow Rate: A SPECIFIC FLOW RATE HAS NOT BEEN DECREED BECAUSE THIS USE CONSISTS OF STOCK DRINKING DIRECTLY FROM THE SOURCE, OR FROM A DITCH SYSTEM. THE FLOW RATE IS LIMITED TO THE MINIMUM AMOUNT HISTORICALLY NECESSARY TO SUSTAIN THIS PURPOSE.

Maximum Volume: THIS RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCK WATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: UNNAMED TRIBUTARY OF ROCKY CREEK

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		E2NW	20	2S	7E	GALLATIN

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: LIVESTOCK DIRECT FROM SOURCE

2		NWSE	20	2S	7E	GALLATIN
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Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: LIVESTOCK DIRECT FROM SOURCE

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			NWSE	20	2S	7E	GALLATIN
2			E2NW	20	2S	7E	GALLATIN

Geocodes/Valid: 06-0800-20-1-01-02-0000 - Y

Remarks:

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 41H 139006-00 STATEMENT OF CLAIM
Version: 2 -- REEXAMINED
Version Status: ACTIVE

Owners: CLIFFORD E ROCKHILL
PO BOX 621
PER CADASTRAL DOR UPDATE
LIVINGSTON, MT 59047-0621

Priority Date: MAY 1, 1922
Enforceable Priority Date: MAY 1, 1922

Type of Historical Right: USE

Purpose (Use): STOCK

Maximum Flow Rate: NO FLOW RATE HAS BEEN DECREED BECAUSE THIS USE CONSISTS OF STOCK DRINKING DIRECTLY FROM THE SOURCE, OR FROM A DITCH SYSTEM.

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Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: LIVESTOCK DIRECT FROM SOURCE

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			SENENW	20	2S	7E	GALLATIN

Geocodes/Valid: 06-0800-20-1-01-02-0000 - Y

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STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 41H 139003-00 STATEMENT OF CLAIM

Version: 2 -- REEXAMINED

Version Status: ACTIVE

Owners: CLIFFORD E ROCKHILL
PO BOX 621
PER CADASTRAL DOR UPDATE
LIVINGSTON, MT 59047-0621

Priority Date: MAY 1, 1922

Enforceable Priority Date: MAY 1, 1922

Type of Historical Right: USE

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Geocodes/Valid: 06-0800-20-1-01-02-0000 - Y

Remarks:

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

An aerial photograph showing a dirt road that branches into several paths. The road starts from the bottom left and splits into three main directions: one leading towards a field of tall grass, another leading to a paved road that curves through a green field, and a third leading to a gravel area. The surrounding landscape includes a dense forest of evergreen trees at the top, a field of yellowish-brown grass on the left, and a green field on the right. The text "MULTIPLE POINTS OF ROAD ACCESS" is overlaid in white, serif font in the center of the image.

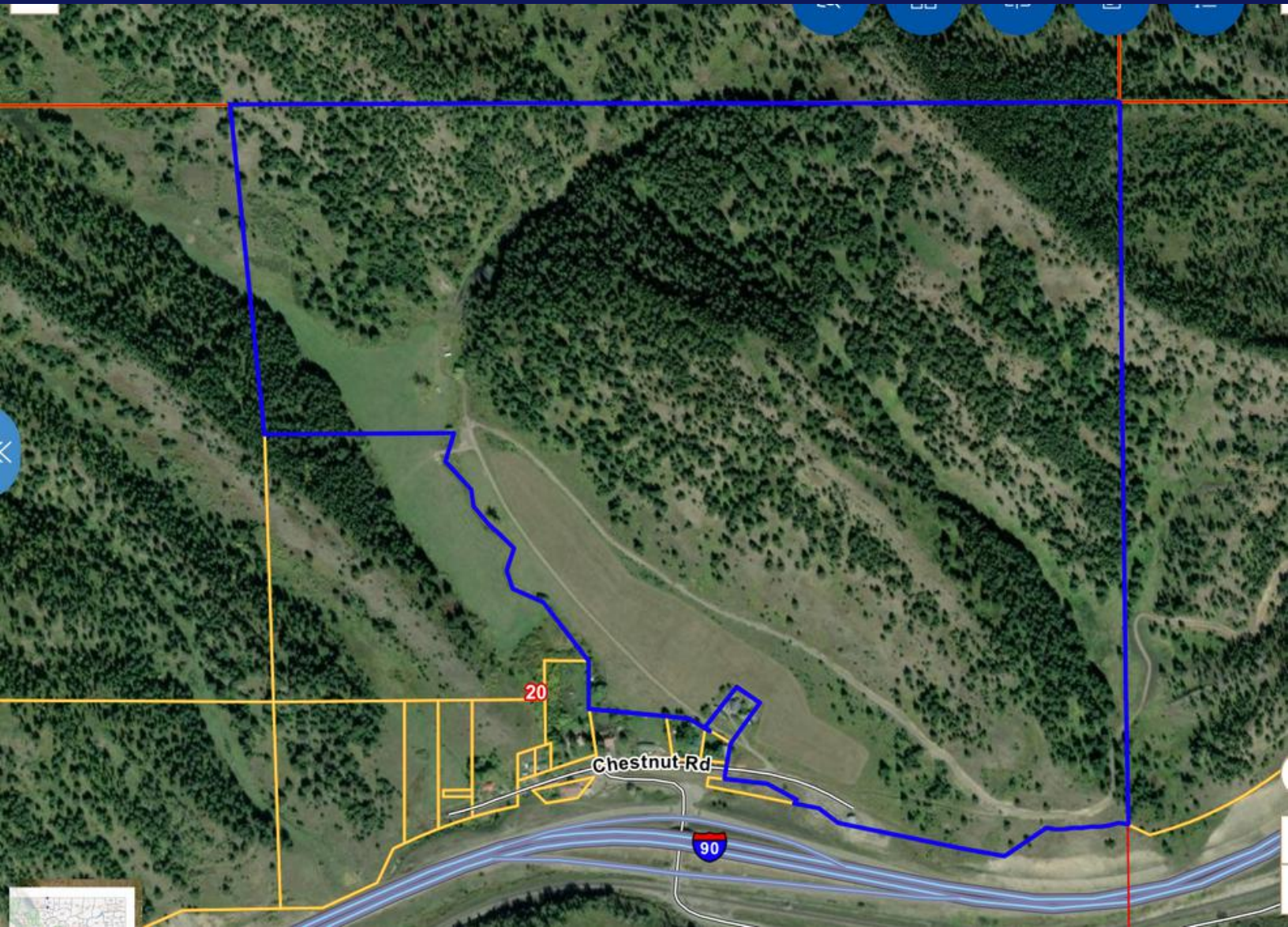
MULTIPLE
POINTS OF ROAD
ACCESS

BOZEMAN PASS ZONING REGULATION

GALLATIN COUNTY, MONTANA



Please inquire for a complete copy.



The property boundaries are outlined in blue. t

ADVANTAGES OF LOCATION





Plan Map

USDA is an Equal Opportunity Provider, Employer, and Member



Client: Calrose Rockwell
 District: Goshute Conservation District
 Field Office: Rockman Field Office
 Assisted By: Avery Lassartre, USDA-NRCS
 Created On: 2/16/2023

Scale: 1:200

Legend:

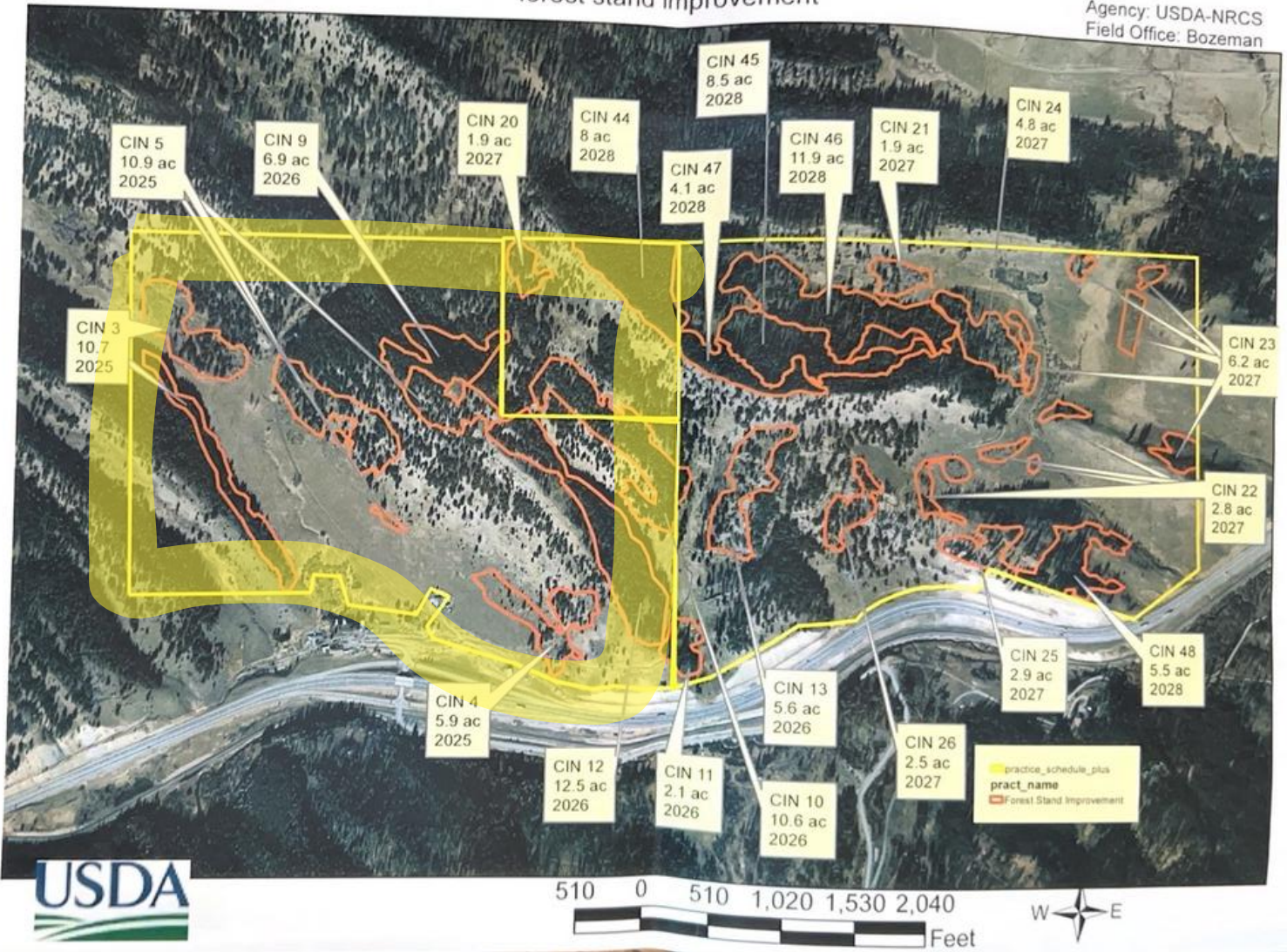
- CLU
- Practices
- Forest Stump Improvement
- Fuel Break
- Brush Management
- Range Phasing
- Moody Invasive Treatment
- Herbaceous Weed Treatment

Map data is the best available from sources. North Arrow is shown. All dates are in U.S. Standard Time (PST/PDT).





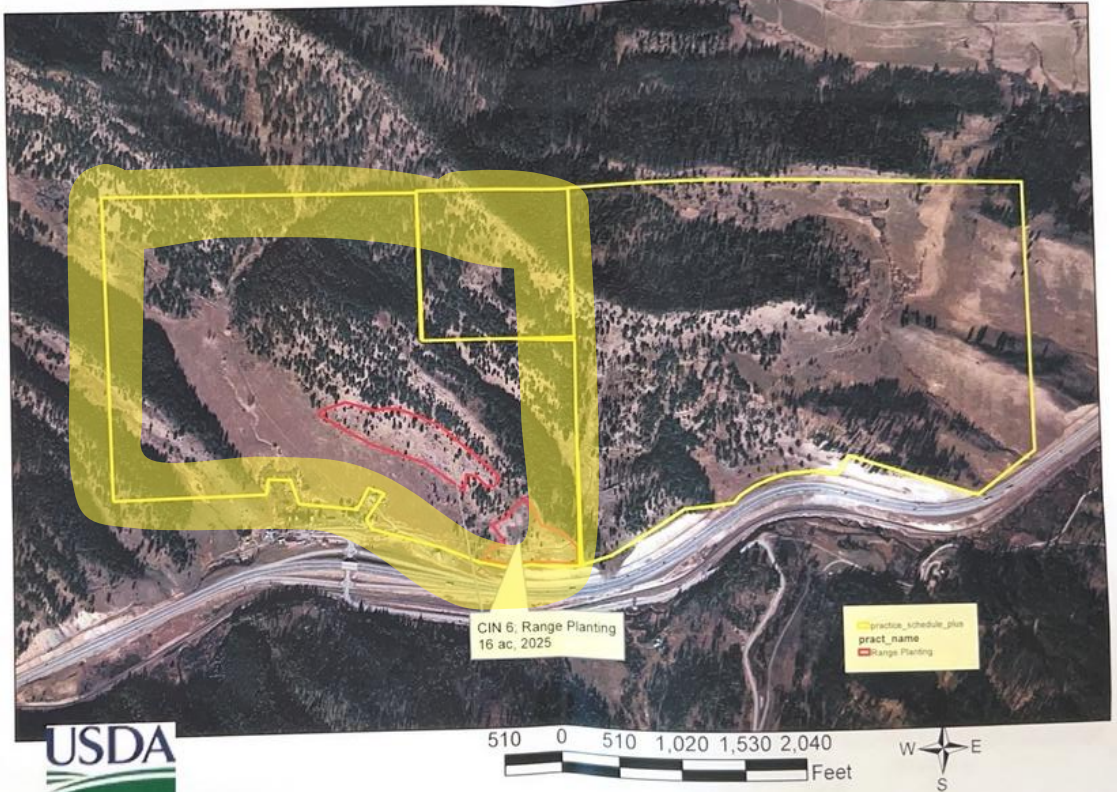
forest stand improvement



Customer: Clifford Rockhill
Gallatin County, MT

Range Planting

Agency: USDA-NRCS
Field Office: Bozeman



Customer: Clifford Rockhill
Gallatin County, MT

Woody Residue Treatment

Agency: USDA-NRCS
Field Office: Bozeman



Customer: Clifford Rockhill
Gallatin County, MT

Herbaceous Weed Treatment

Agency: USDA-NRCS
Field Office: Bozeman



pract_name
Herbaceous Weed Treatment

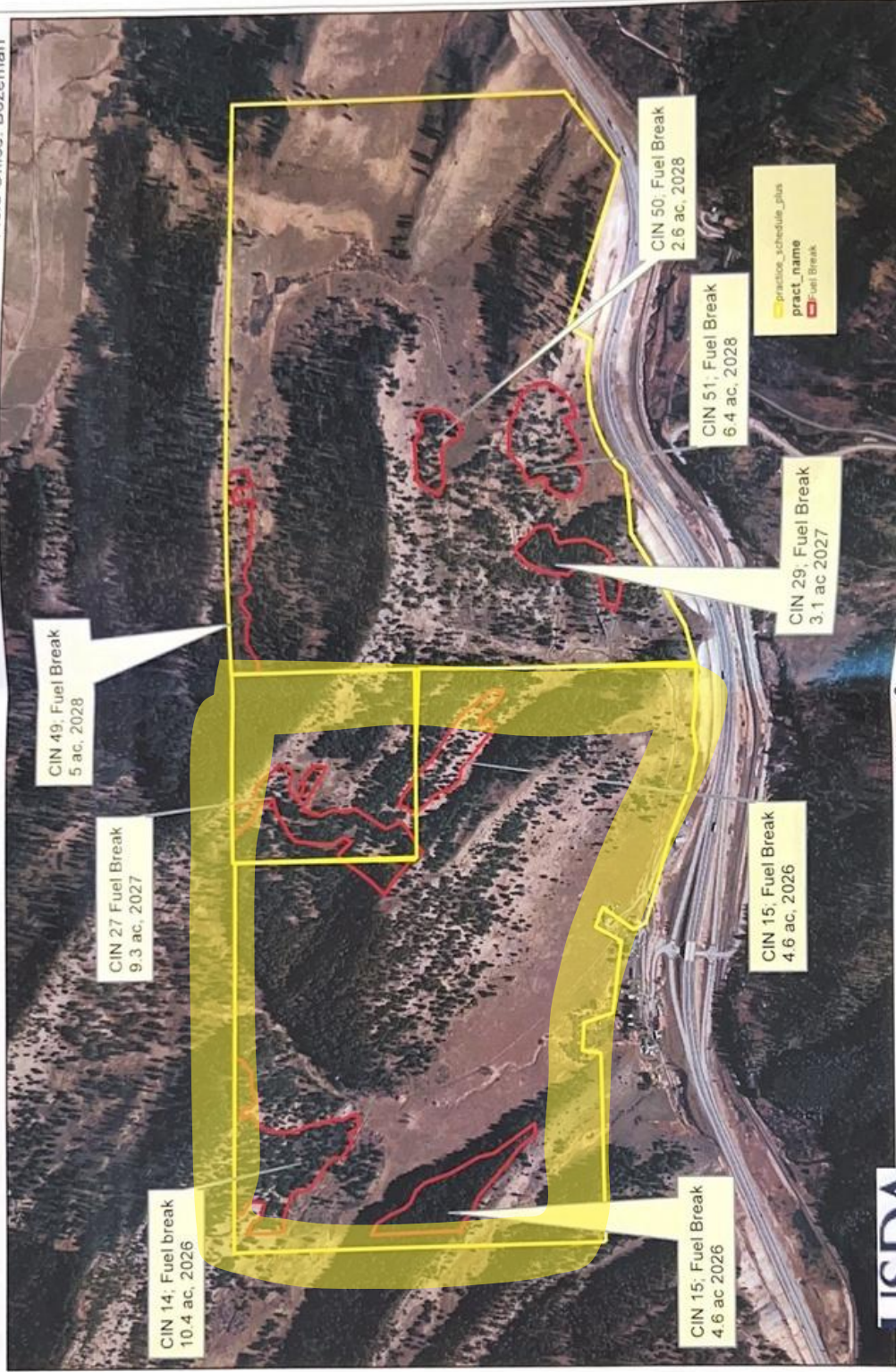
CINS 1, 16.52 Herbaceous Weed Treatment
aerial; 150 ac, 2024, 2026, 2028



Customer: Clifford Rockhill
Gallatin County, MT

Fuel Break

Agency: USDA-NRCS
Field Office: Bozeman



A high-angle photograph of a red pickup truck parked in a grassy field. Two people are standing near the truck, one appears to be loading or unloading something. The background shows a vast mountain valley with dense evergreen forests and a small town or village in the distance. The sky is clear and blue.

BUILT FOR RECREATION

Room to roam and enjoy the beautiful mountain scenery.

You can feel like you are on top of the world when you are out walking or driving around this property.



Rustic Elegance Montana Living

RECREATIONAL OPPORTUNITIES



#EXPLORATION

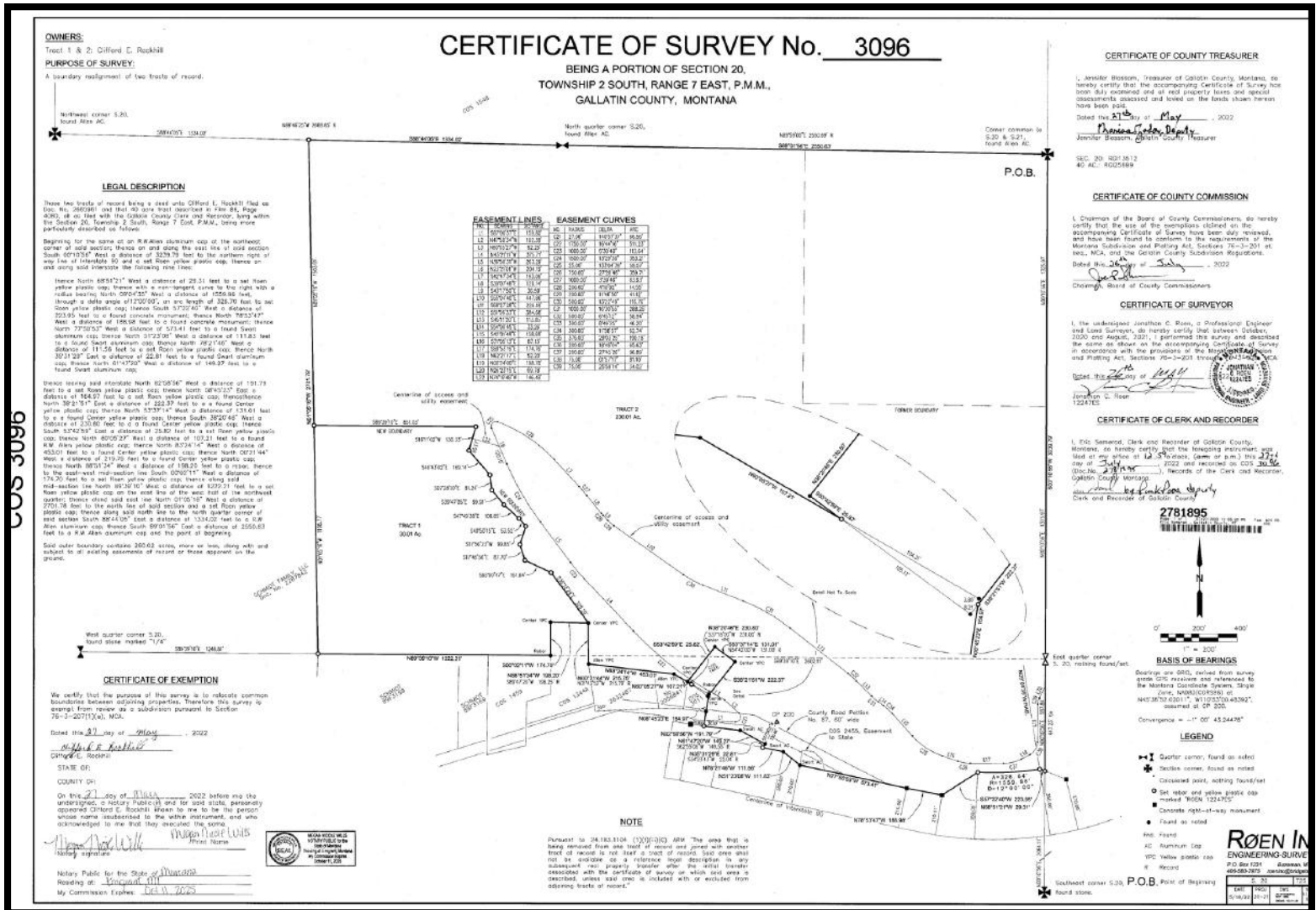
Equestrian opportunities : Trail Rides, Guest Ranch,
pasture, boarding, training, etc.



#EQUESTRIAN



Certificate of Survey





230 Acres in Bozeman MT

Share



FOR SALE: 230 acres, Listing Price \$5,950,000.00

PUBLICATIONS

VISIT OUR
COLLECTION TODAY!





THE RUSTIC ELEGANCE EDGE

● Kelly Bishop, Broker/Owner
for over 25 years

We love working with our clients and strive to make your buying and selling experience beyond your expectations of a typical real estate transaction .

More than just a Brokerage

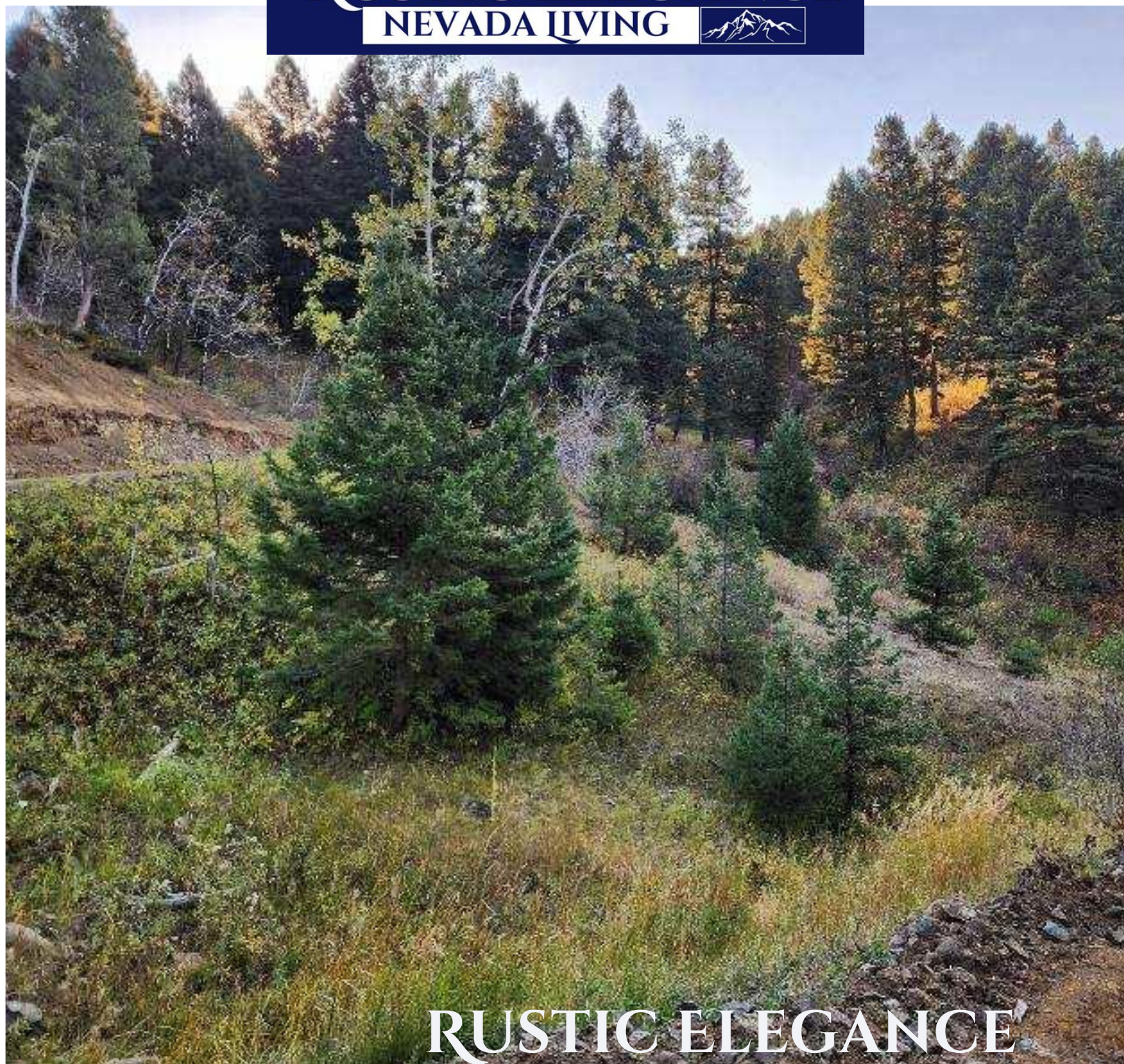
● We pride ourselves in working with a team of lenders, title and escrow officers, home inspectors, attorneys, accountants, handymen, etc. We strive to build a team around your home.

Experience Counts

● With over 25 years in the Real Estate, Insurance, Financial Services, and Retail Coffee Industry, Kelly is a 5th generation Montanan who prides herself in customer service and building relationships. Being an expert Negotiation Specialist, a Certified Luxury Home Marketing Specialist, among other Certifications with her Coaching and Consulting for small businesses, she understands the value of working with a professional team.

RUSTIC ELEGANCE

NEVADA LIVING 



RUSTIC ELEGANCE



MONTANA LIVING

Let us help to wrtie the next chapter of your dream







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MAGAZINE