



ENGEL & VÖLKERS®

# PRIVATE RESIDENCES

BIG SKY | BILLINGS | BOZEMAN | LIVINGSTON

WINTER 2019 - 2020



Big Sky  
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Billings  
406.206.0192

Bozeman  
406.404.1960

Livingston  
406.946.0097



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# Big Sky | Billings | Bozeman | Livingston

*Please enjoy this complimentary edition of our Residences Book, Winter 2019 - 2020 Edition. Engel & Völkers is proud to represent the finest real estate in Southwestern Montana. Land, new builds, ranches, and investment properties can all be found with our excellent Advisors. We strive to achieve the best for both our buyers and sellers. From Big Sky, Billings, Bozeman, Livingston and our Ranch partners, we welcome you to Engel & Völkers!*

*Eric & Stacy Ossorio - Big Sky | Brokers  
Shawna Morales - Billings | Broker  
PollyAnna Snyder - Bozeman | Broker  
Jane Tecca - Livingston | Broker*

## STAGED FOR EXCELLENCE ACROSS MONTANA

WE ARE ENGEL & VÖLKERS

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## PROPERTY INDEX

BIG SKY	5
BILLINGS	19
BOZEMAN	26
LIVINGSTON	49
RANCHES & RECREATION	57

## PARTNERS

GRANITE MOUNTAIN CONSTRUCTION	2
OPPORTUNITY BANK OF BOZEMAN & BILLINGS	23
“B” AT YOUR SERVICE	27
LOCAL WASTE SERVICES, LLC	47
BLACK FLAMINGO DESIGN	48
BRIDGER VIEW INSPECTIONS	71

Want to grow your business and become an advertising partner? Contact us today!

406.404.1960 | [bozeman@evrealestate.com](mailto:bozeman@evrealestate.com)



## WELCOME TO BIG SKY

Dubbed “The Biggest Skiing in America” Big Sky includes the communities of Moonlight Basin, Spanish Peaks Mountain Club, Yellowstone Club, and the Mountain and Meadow Villages. Luxury homes and condominiums, including Ski-In/Ski-Out properties and land, abound throughout Big Sky.

Big Sky area is located approximately midway between West Yellowstone and Bozeman on U.S. Route 191, just 15 miles from the northwestern border of Yellowstone National Park. The community is home to two large ski resorts that are sited in the “Mountain” sector: Big Sky Ski and Summer Resort and Moonlight Basin. The combined terrain of the two resorts allows them to boast “The Biggest Skiing in America.” Spanish Peaks Mountain Club is a members only private ski & golf resort which offers a small network of chairlifts and runs that connect to the Big Sky Ski Resort. Another resort, Lone Mountain Ranch, is a Nordic ski and summer resort that professionally grooms over 85 kilometers of cross country skill trails. The private members only resort, Yellowstone Club, is located to the south and is adjacent to the Big Sky Ski Resort.

The nearby Gallatin River is a favorite for white water rafters and kayakers and is a Blue Ribbon trout stream that attracts fly-fishers from around the world. Fly-fishing outfitters can connect fly-fishers to renowned rivers, in particular the Madison and the Yellowstone. Representing some of the most exclusive living in Montana, Engel & Völkers Big Sky offers everything that is best about this state.

Explore Big Sky during summer, and enjoy the hiking trails spread throughout the landscape and into neighboring national forests. Camping sites are available throughout the Spanish Peaks and Gallatin National Forest. Elk, deer, black bears, grizzlies, upland birds, waterfowl, big horn sheep and and wolves call this area home. Hunting is prohibited in Big Sky proper, but it is permitted throughout the national forests that surround the area. Recreational snowmobiling is also permitted in the Gallatin Canyon and in areas to the south of Big Sky proper. Snowmobiling outfitters are located in the Canyon, with Yellowstone area offering some of the largest snowfalls in the US.

Our doors are always open!

- Big Sky Team

# ENGEL & VÖLKERS



## ERIC & STACY OSSORIO BIG SKY BROKERS

For over 25 years we have been serving clients in the Big Sky, Montana real estate market. Decades of experience with listings and sales allow us to summarize the essence of any property and neighborhood. Whether negotiating the purchase of a property or marketing your existing property, our extensive knowledge of the Big Sky market and commitment to providing the highest level of service will make navigating the purchasing or selling process a seamless and enjoyable experience.

We relocated to Big Sky with our three children in 1993 from our home town of Greenwich, Connecticut. Stacy is a graduate of Greenwich Academy and Lehigh University and prior to relocation was a broker with Cushman and Wakefield of New York and Connecticut. Today Stacy is integrated into the Big Sky community where she serves on multiple boards (currently Big Sky School District #72). Eric attended the Greenwich Country Day School, Saint Mark's School, Vassar College including studies at Wharton and the University of Oslo. He is fluent in English, French and Norwegian. Prior to his relocation to Big Sky, he was a Broker with Cushman and Wakefield of New York. He currently serves on the Board of Directors at the BSOA (Big Sky Owners Association), the Board of Realty Regulation, Gallatin County Tax Appeal Board and is a member of the Gallatin Association of Realtors and MLS as well as Chairman of the BSOA.

*"Stacy Ossorio is an outstanding sales agent ... who knows the community of Big Sky, and the needs of the buyer, and works both hard and in a professional and friendly matter to get things done smoothly and in support of the sale process."*

-FK

*"Stacy and Eric Ossorio are quintessential professionals and have deep knowledge and relationships in the Big Sky area. They always try to help facilitate smooth transactions."*

-SS

**Stacy Ossorio | Broker**  
**Stacy.Ossorio@evrealestate.com**  
**406.539.8553**

**Eric Ossorio | Broker**  
**Eric.Ossorio@evrealestate.com**  
**406.539.9553**

**223 Town Center Ave | Suite A2**  
**Big Sky, Montana**

# BIG SKY

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Buzz Tatom | REALTOR®  
406.580.4774  
Buzz.Tatom@evrealestate.com  
BuzzTatom.evrealestate.com



Stacy Ossorio | Broker  
406.539.8553  
Stacy.Ossorio@evrealestate.com  
StacyOssorio.evrealestate.com



Carolyn Cole | REALTOR®  
406.551.0340  
Carolyn.Cole@evrealestate.com  
CarolynCole.evrealestate.com



Eric Ossorio | Broker  
406.539.9553  
Eric.Ossorio@evrealestate.com  
EricOssorio.evrealestate.com



Kevin Butler | REALTOR®  
406.570.3890  
Kevin.Butler@evrealestate.com  
KevinButler.evrealestate.com



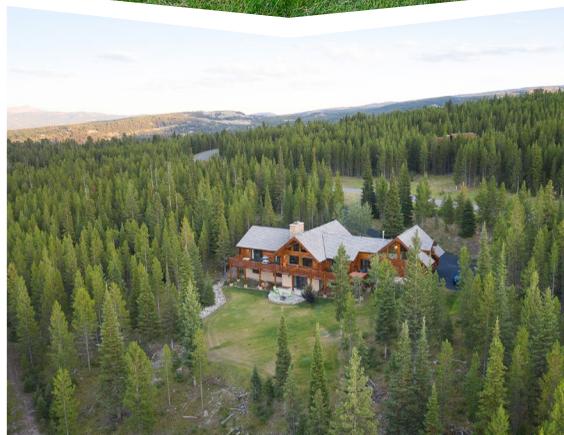
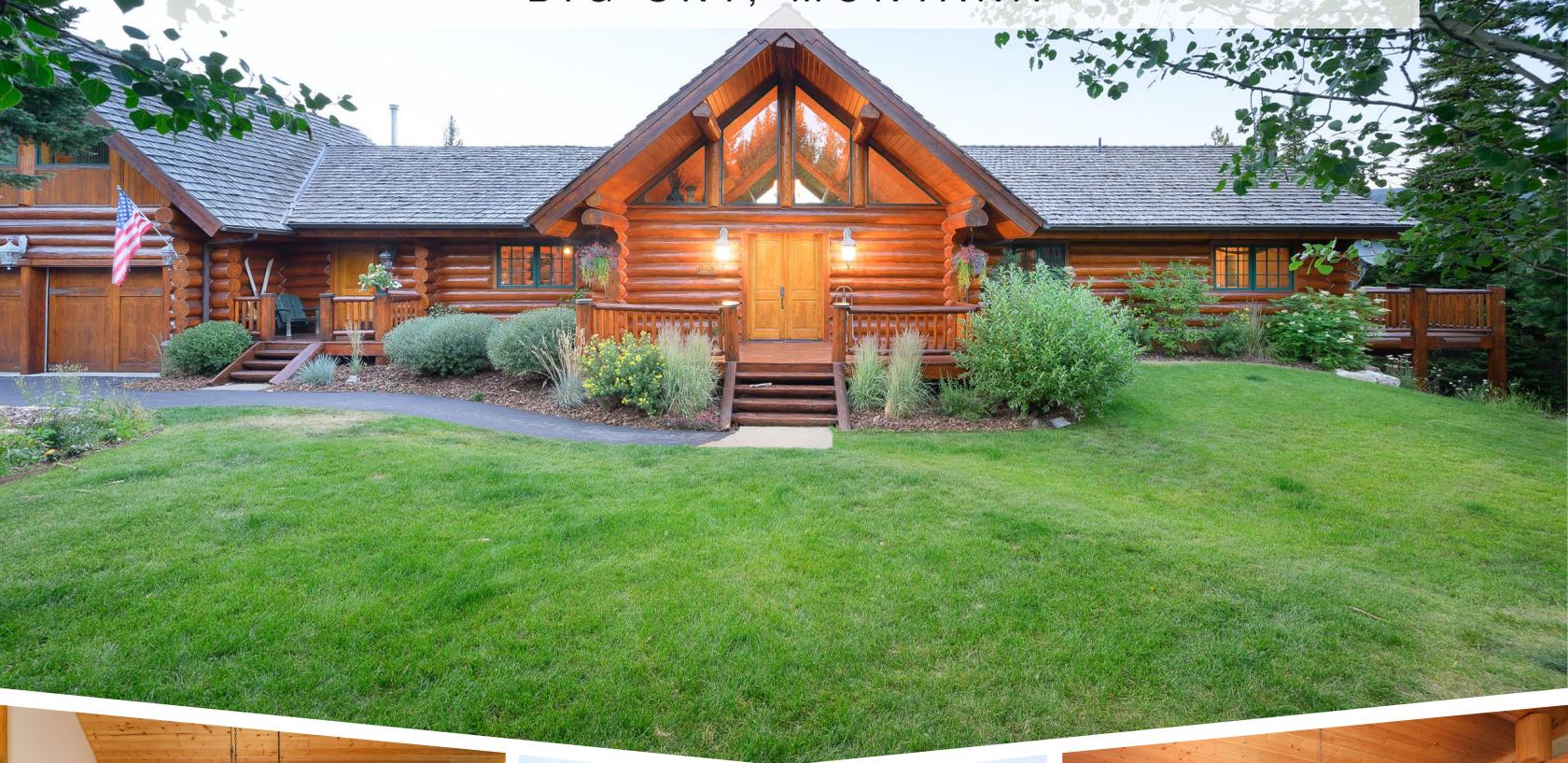
Tonya Harrington | Shop Director  
406.924.7050  
Tonya.Harrington@evrealestate.com  
bigsky.evrealestate.com



**ENGEL & VÖLKERS®**

# 1812 SILVERADO

BIG SKY, MONTANA



Situated on just over three private and picturesque woodland acres with breathtaking mountain views in Spanish Peaks North, this is a home you'll want to call your own. The house is constructed of massive Western Red Cedar logs and has warm rustic finishes with modern conveniences. The kitchen is open, elegant, modern, and functional and opens to a dining room with a view. The main level master is spacious and warm with views over the main rear deck to the Spanish Peaks. Downstairs are three roomy bedrooms, three bathrooms, a cozy family room/billiard/game room. The house is sold fully furnished with a few exceptions. The quiet and peaceful mountain setting will seduce you. Abundant wildlife frequents the homesite and the Alpenglow on the Spanish Peaks is magical.

MLS# 338397



5 Bed  
5.5 Bath



+/- 5,264  
sqft



+/- 3.08  
acres



\$3,100,000

Engel & Völkers | Kevin Butler  
406-570-3890 | Kevin.Butler@evrealestate.com

# 14 BLACK EAGLE LODGE

BIG SKY, MONTANA



Fabulous Mountain Village condominium with beautiful views looking to Lone Mountain and the Spanish Peaks. Beautifully furnished and appointed home with a spacious feel. Four bedrooms, 4.5 baths, includes a lower "Master sleeping room" with ensuite bath and private patio with a hot tub that is perfect for guests. Spacious living/dining areas in a vaulted great room with a wall of windows, gourmet kitchen with stainless appliances, cooking island, elevated stone fireplace, ski/mudroom and generous storage areas accessible from the two-car garage, where one bay has been refitted as a nicely equipped workout/training room. Very convenient location just steps from the base area for easy access to skiing, shopping, dining and mountain activities. Enjoy the accessibility of the resort from this elegant mountain retreat.

Online Tour: [14blackeagle.com](http://14blackeagle.com)

MLS# 338127



4 Bed  
4.5 Bath



+/- 2,746  
sqft



\$1,936,000

Engel & Völkers | Stacy Ossorio  
+1 406 539 8553 | [Stacy.Ossorio@evrealestate.com](mailto:Stacy.Ossorio@evrealestate.com)

# 2665 BOBTAIL HORSE ROAD

BIG SKY, MONTANA



This is an incredible one of a kind modern designed home that has three bedrooms and 2 bathrooms on one floor with arguably some of the best views overlooking the Meadow Village and toward Lone Mountain. Clean lines and a light palette create an open, airy and serene environment. Ample windows and vaulted ceilings throughout let in abundant light. The expansive outdoor deck is brilliantly designed for solar energy efficiency and incorporated with the home, creating an effortless flow, great for easy living and entertaining. The private back yard also has a hot tub and studio.

Online Tour: [2665bobtailhorse.com](http://2665bobtailhorse.com)

MLS# 338041



3 Bed  
2 Bath



+/- 2,985  
sqft



+/- .76  
acres



\$1,565,000

Engel & Völkers | Stacy Ossorio  
406-539-8553 | [Stacy.Ossorio@evrealestate.com](mailto:Stacy.Ossorio@evrealestate.com)

# 465 ANTLER RIDGE

BIG SKY, MONTANA



This bright and open Antler Ridge home sits on .64 acres in the coveted Antler Ridge neighborhood with great views and privacy. It is steps from hiking, biking, and Nordic ski trails. The mid-mountain location is equally convenient to access mountain or meadow amenities. Inside the home, the main level features vaulted ceilings and clean, contemporary lines with a rustic touch. The open floor plan is great for entertaining and you'll love the large elevated deck with hot tub and amazing views. The spacious and private master suite is upstairs. Downstairs, two bedrooms, a full bath, and a den are ready for friends and family. The property borders open space and has a great woody feel. This is a home you'll love to live in and it has great rental potential. Sold furnished, turn-key.

MLS# 337213



3 Bed  
3.5 Bath



+/- 3,340  
sqft



+/- .64  
acres

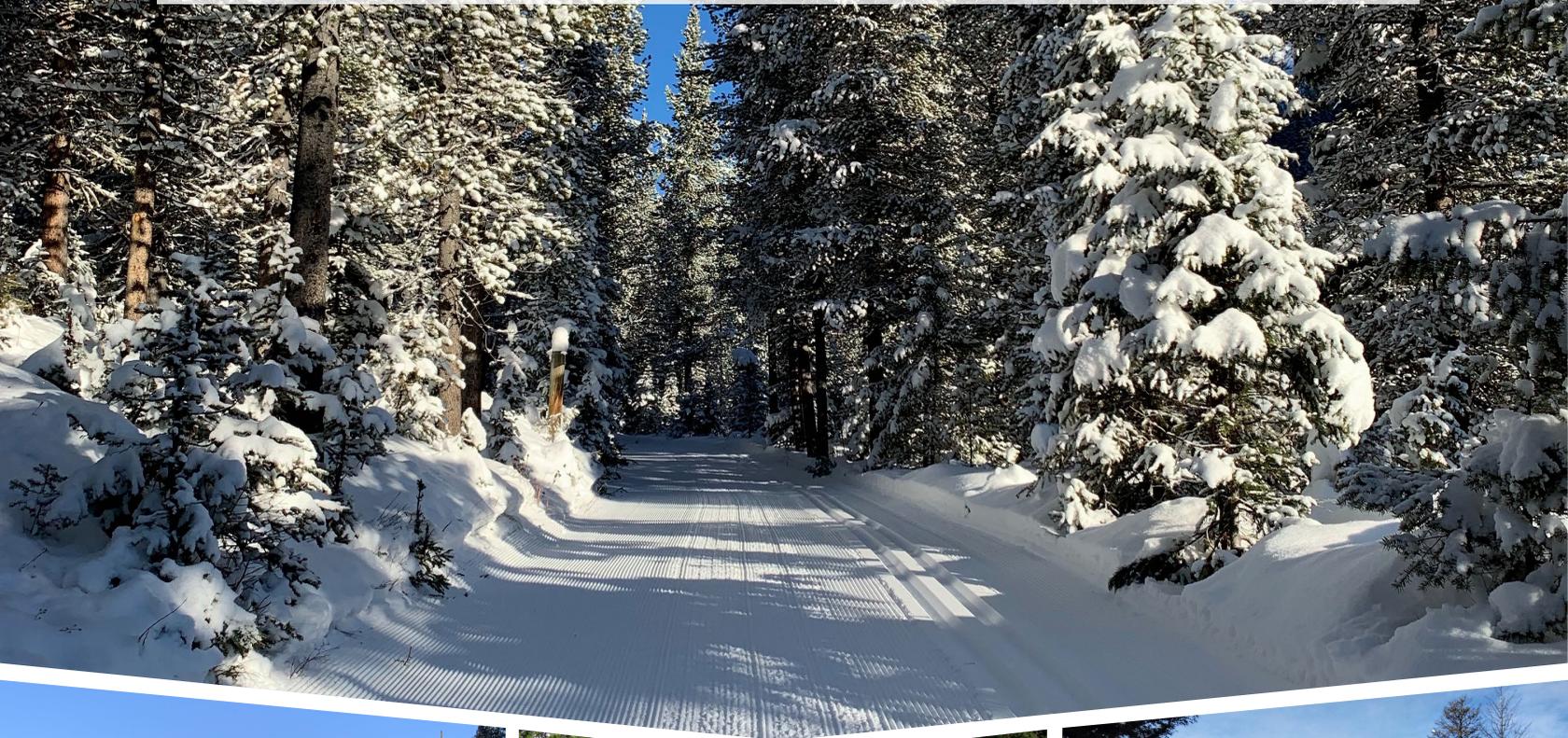


\$1,400,000

Engel & Völkers | Kevin Butler  
406-570-3890 | [Kevin.Butler@evrealestate.com](mailto:Kevin.Butler@evrealestate.com)

# TBD NORTH FORK ROAD

BIG SKY, MONTANA



Simply stunning 20 +/- acre lot in the desirable, pristine and private Triple Triangle Ranch in the North Fork. Driveway, well, power, fiber optic and private 12,000 gallon fire suppression tank all in place. The North Fork is a haven for wildlife and is an ideal location for cross country skiing, snowshoeing, mountain biking and nature hikes on one of the many trails that wind through the area. Easy access to the Meadow, Mountain, Lone Mountain Ranch and Forest Service lands. Live the lifestyle you always wanted right in the heart of Big Sky!

MLS# 329285



+/- 20.00  
acres



\$1,300,000

Engel & Völkers | Stacy Ossorio  
406-539-8553 | Stacy.Ossorio@evrealestate.com

# 10 RISING BEAR ROAD

BIG SKY, MONTANA



**DEVELOPMENT OPPORTUNITY!** Two parcels comprising 20 acres mid-mountain which can further be subdivided, or not. One of the only parcels with subdivision into six to seven additional homesites remaining in the Spur Road corridor midway between the Meadow and the Mountain. Old growth trees, wildflower filled meadow and lots of wildlife. Convenient and desirable location. Great for a family compound or developer opportunity for multiple homesites.

MLS# 340878



+/- 20.00  
acres



\$925,000

Engel & Völkers | Stacy Ossorio  
406-539-8553 | Stacy.Ossorio@evrealestate.com

Engel & Völkers | Eric Ossorio  
406-539-9553 | Eric.Ossorio@evrealestate.com

# CRAIL CREEK CLUB, UNIT 612

BIG SKY, MONTANA



Finally a GOLF COURSE view unit at Crail Creek Club Condos. This south-facing end unit condominium offers a fabulous layout with an open floor plan and wrap around deck with top of the line Hot Spring Hot Tub. Beautiful large log beams accent the vaulted ceiling in the living area with a wood-burning fireplace; kitchen, dining area, master suite, walk-in closet, large master bathroom, laundry room all located on the main level. A second bedroom suite and loft sitting area located on the upper level with a bonus room in the lower level. Ideal location to enjoy Big Sky Meadow and Town Center restaurants, amenities, Farmer's Market, Summer concerts or a day of fishing or trip to Yellowstone National Park. Attached two-car garage. Sold unfurnished.

MLS# 338452



2 Bed  
2.5 Bath



+/- 2,180  
sqft



\$785,000

Engel & Völkers | Stacy Ossorio  
406-539-8553 | Stacy.Ossorio@evrealstate.com

# 34 LOW DOG ROAD

BIG SKY, MONTANA



True Low Dog Road Ski in Ski out access. Ski home from a day on the slopes direct from Mineshaft or Wardance. No need to ski along Low Dog Road from the Pomma Lift. Ski-Out to Thunderwolf Lift and Big Horn. There is summertime access to hiking trails and miles of Mountain Bike trails from the lot. The gorgeous, elevated building site to rear/south side of the lot offers open and expansive views of the Spanish Peaks, Yellow Mountain and Beehive Basin. Shared Drive with lot 353.

MLS# 340625

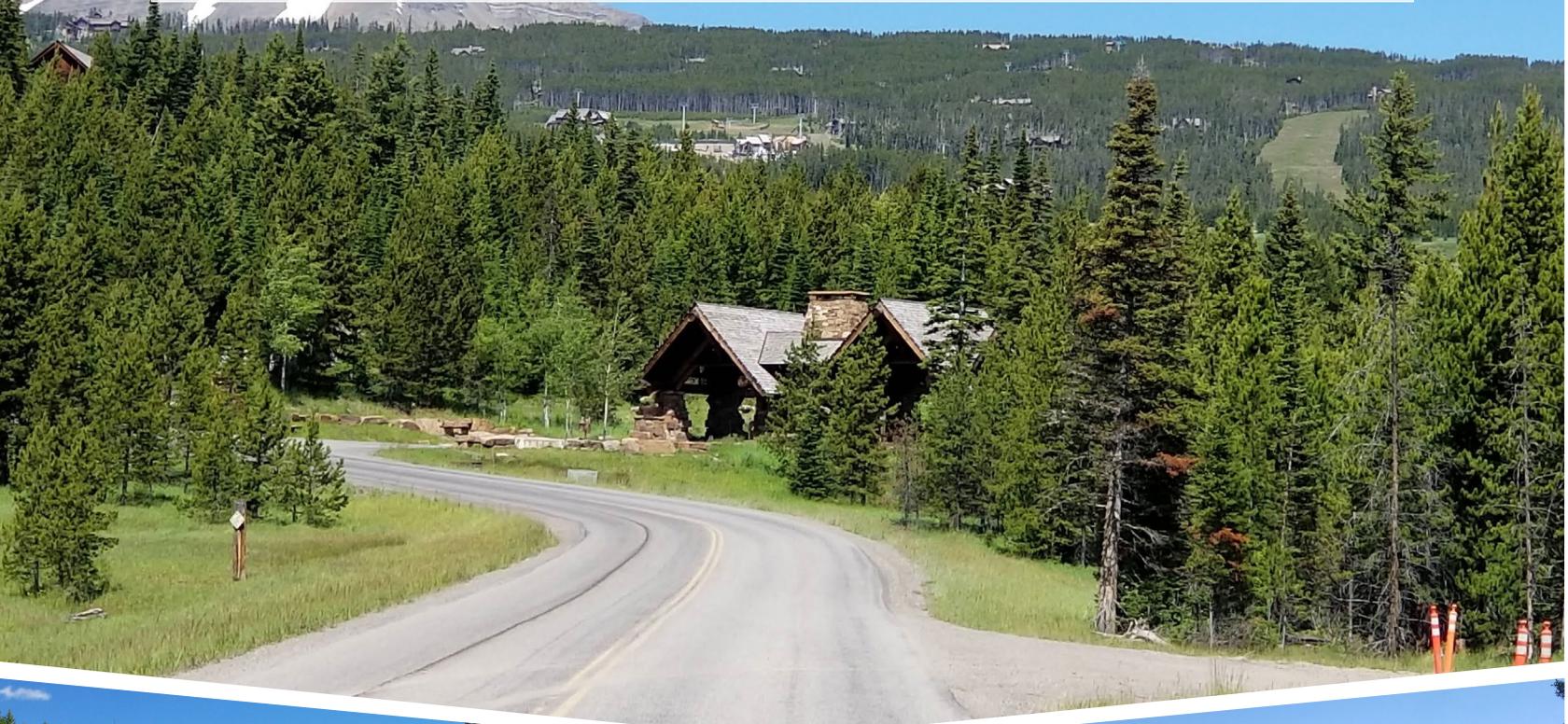
 +/- 1.11  
acres

 \$495,000

Engel & Völkers | Stacy Ossorio  
406-539-8553 | Stacy.Ossorio@evrealestate.com

# LOT 82 ALPINE VIEW

BIG SKY, MONTANA



Beautiful Spanish Peaks Mountain Club estate sized homesite is one of the larger Lots in the Ranches of Spanish Peaks Mountain Club. This 5.97 acre Ranch Homesite corner lot offers seclusion, privacy and is only one of two homes with access off of Alpine View Circle. This lot offers a convenient location to the Spanish Peaks Mountain Club amenities including Ski lift access, golfing, club house and pool. A short drive to the Town Center of Big Sky for for diverse restaurants, farmers market and concerts. Plenty of room for a Mountain Home amongst old growth trees and wildlife. This lot is adjacent to over 30 acres of open space across the street. A golf and ski membership is available with this property. Membership upon approval. SPMC is private community offering skiing, golf and dining amenities.

MLS# 326202



+/- 5.97  
acres

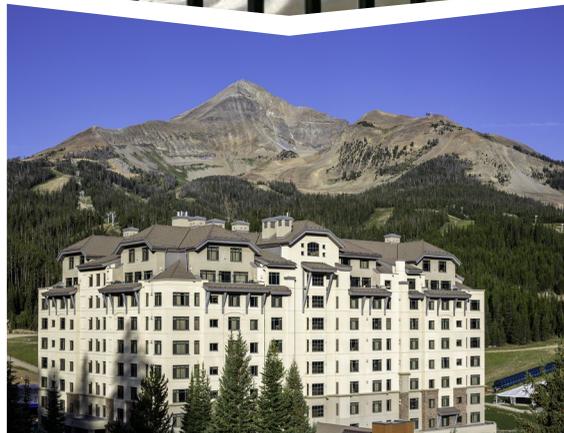


\$420,000

Engel & Völkers | Stacy Ossorio  
406-539-8553 | Stacy.Ossorio@evrealstate.com

# SUMMIT HOTEL, UNIT 10808

BIG SKY, MONTANA



The Summit Hotel is centrally located at the base area of the Big Sky Resort. This one Bedroom, two Bathroom unit has mountain views and accessibility features in its floor plan. The master bedroom has a king bed and larger bathroom. Living room configuration has a queen murphy bed and queen sofa. Unit sleeps up to six depending on owner or renter preference. Building amenities include front desk, concierge, room service, restaurants, pool/hot tub, fitness center, ski storage, conference facilities and underground heated valet parking.

MLS# 330037



1 Bed  
2 Bath



+/- 1,050  
sqft



\$325,000

Engel & Völkers | Stacy Ossorio  
406-539-8553 | Stacy.Ossorio@evrealestate.com

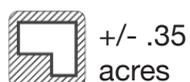
# 34 TWO MOONS ROAD

BIG SKY, MONTANA



Corner lot in Big Sky's Meadow Village provides view protection of the surrounding mountains. Larger than most, this .35 acre lot has an easy to build, gently sloping home site with Eastern and Southern exposures. Located not far from the golf course as well as the Town Center. Fully serviced with power, telephone, high speed internet, community water and sewer available to the property line.

MLS# 330191



+/- .35  
acres



\$310,000

Engel & Völkers | Stacy Ossorio  
406-539-8553 | Stacy.Ossorio@evrealestate.com



# WELCOME TO BILLINGS

Billings is the largest city in the U.S. state of Montana, located in the south-central portion of the state, it is the seat of Yellowstone County and the principal city of the Billings Metropolitan Area, which has a population of more than 170,000 people. The city is experiencing rapid growth and a strong economy; it has had and is continuing to have the largest growth of any city in Montana.

With more hotel accommodations than any area within a five-state region, the city hosts a variety of conventions, concerts, sporting events, and other rallies all year long.

Billings has 39 city parks and several excellent wild land parks outside city limits. With everything from pools to trails, from tennis to basketball, from picnic tables to playgrounds, there's a park for everyone in Billings.

The city's neighborhoods make up the soul of Billings. The south side of Billings is probably the oldest residential area in the city, and it is the city's most culturally diverse neighborhood. South Park is an old growth City park, host to several food fairs and festivals in the summer months.

The Bottom Westend Historic District is home to many of Billings first mansions. Midtown, the most densely populated portion of the city is in the midst of gentrification on a level few, if any, areas in Montana have ever seen.

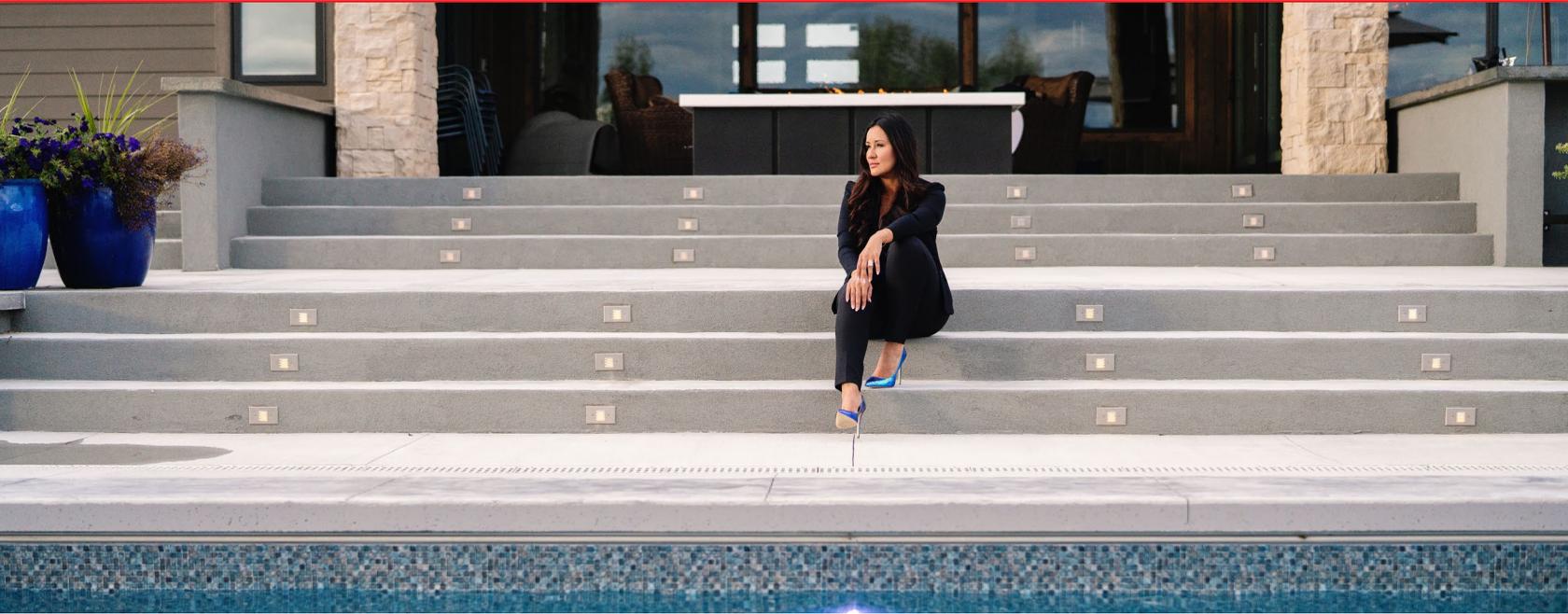
New growth is mainly concentrated on Billings's West End, where Shiloh Crossing is a new commercial development, anchored by Scheels, Montana's largest retail store. Residentially, the West End is characterized by upper income households. Denser, more urban growth is occurring in Josephine Crossing, one of Billings's many new contemporary neighborhoods. Downtown is a blend of small businesses and office space, together with restaurants and a walkable brewery district.

The Heights, defined as the area of the city northeast of the Metra, is predominantly residential, and a new school was recently constructed to accommodate growth in the neighborhood.

Give us a call!

- *Billings Team*

# ENGEL & VÖLKERS BILLINGS



## SHAWNA MORALES BROKER

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My real estate career began 14 years ago while living in Scottsdale, AZ and followed me back to my home state of Montana in 2005. Meeting new clients from all over the country, viewing and showing beautiful properties, and then facilitating the match between the two has kept my passion for real estate alive. With experience as a buyer and seller of both residential and investment properties I can guide my client through the process with knowledge and confidence. I pride myself in working hard for my clients to ensure they are getting the most accurate information to make an educated decision about their real estate transaction. My husband Wes, who is a seasoned contractor, and I work together buying, remodeling and selling investment properties throughout the Billings area. We have three children Maxx, Milan and Cecilia and two bulldogs, Cocoa and Mello. We enjoy traveling to new destinations as much as we enjoy experiencing all the beauty that Montana has to offer!

*"We have worked with Shawna as both a buyer and seller. Shawna is spectacular! She helped us make informed decisions that put us in ideal negotiating position. When we bought with Shawna I was blown away by her knowledge of the area and her willingness to provide local contacts for needed improvements. When we sold, Shawna personally staged our house and had an offer on the books within 48 hours! WOW! She is easy to get a hold of, and has no problem going the extra mile for her clients. So glad we have found our realtor for life! Thanks Shawna!"*

-A.T.

**Shawna Morales | Broker**

**406.850.3065**

**Shawna.Morales@evrealestate.com**

**ShawnaMorales.evrealestate.com**

# 5323 CLEMSON DRIVE

BILLINGS, MONTANA



Beautiful Mont Vista NEW CONSTRUCTION, one of Billing's most desirable new neighborhoods. Tasteful finishes all around including maintenance-free siding, covered patio, landscape curbing, quartz kitchen counter-tops, tray ceilings and much more. Three main-level bedrooms including a beautiful master with his & her sinks, tray ceilings, beautifully tiled walk-in shower and separate soaking tub! More room in the finished additional flex space above the 2 car garage.

MLS# 291589



3 Bed  
2 Bath



+/- 1,923  
sqft



+/- .16  
acres



\$325,000

Engel & Völkers | Shawna Morales  
406-850-3065 | Shawna.Morales@evrealestate.com

# 1705 ISLAND VIEW

BILLINGS, MONTANA



This darling Josephine Crossing single level home located on popular pocket park! Awesome family and community oriented subdivision. Master with en-suite bath and walk-in closet all on one level with a guest bedroom and another full bath makes for easy living and hosting. The wonderful low maintenance finishes throughout include Hardiplank siding for extra ease in long-term care.

MLS# 300489



2 Bed  
2 Bath



+/- 1,064  
sqft



+/- 3,484  
sqft



\$239,500

Engel & Völkers | Shawna Morales  
406-850-3065 | [Shawna.Morales@evrealestate.com](mailto:Shawna.Morales@evrealestate.com)

# *Your* *Home*town Lenders



BOZEMAN/BIG SKY

## **Brett Evertz**

AVP/Mortgage Branch Manager

NMLS# 523473

**406.629.0132**



BILLINGS

## **Debbie Sokoloski**

Mortgage Loan Officer

NMLS# 716649

**406.970.7440**



**Opportunity**  
**MORTGAGE**

A Division of Opportunity Bank of Montana

# 1630 SHADY GROVE WAY

BILLINGS, MONTANA



This immaculate, professionally-designed home with an exquisite and private covered patio invites comfort, and exudes elegance. Located in one of West Billings premier subdivisions it features five bedrooms, three full baths, two half baths including one in the 4-car over-sized garage. With generous living spaces and countless stylish finishes, you'll enjoy a perfect setting for relaxing and entertaining. All sitting on 1.23 acres. Shops OK!

MLS# 292809



4 Bed  
3 Bath  
2 Half-Bath



+/- 4,368  
sqft



+/- 1.23  
acres



\$805,000

Engel & Völkers | Shawna Morales  
406-850-3065 | [Shawna.Morales@evrealestate.com](mailto:Shawna.Morales@evrealestate.com)

# 00 EVERTZ ROAD

JOLIET, MONTANA



Big mountain views with this 20+ acre tract just 8 minutes from Joliet, 30 minutes from Red Lodge and 45 minutes from Billings. No restrictions! Wells in the area. 600+ feet of Evertz road frontage and fenced on three sides currently. In an area of nicer homes and peaceful living. Enjoy all that Montana has to offer!

Geocode - 10-0623-09-4-02-04-0000

MLS# 299781

 +/- 20.65  
acres

 \$92,000

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Engel & Völkers | Shawna Morales  
406-850-3065 | [Shawna.Morales@evrealestate.com](mailto:Shawna.Morales@evrealestate.com)



# W E L C O M E T O B O Z E M A N

Check out Bozeman homes in the fastest growing town of it's size in the United States. With 43,000+ residents, Bozeman is called "the most livable place" for good reason. Enjoy world-renowned fly fishing, dramatic mountains for hiking, mountain biking, rock climbing, skiing, hunting, backcountry exploring, Yellowstone National Park, and impressive wildlife.

When you are ready for more of a city experience, dive into Bozeman's thriving arts and culture communities, ranging from main street festivals, farmers markets, cultural centers and museums to symphonies, theaters, and art galleries. The bustling and famous Downtown Bozeman is full of unique boutiques & eateries for even the pickiest eater. It's hard not to fall in love with the small town feel with the downtown amenities of a much larger town!

With Big Sky Resort within 90 minutes, and Bridger Bowl Ski Area only 20 minutes away, it's no wonder that the locals here are more adventurous than your average person. With a plethora of activities within an hours drive, both novices and experts will find whatever

they seek. 10 breweries, a cider house, and 2 distilleries call Bozeman home. With outdoor seating & an average of 70-80 degrees in our summer months, you will always find a place to relax in the warm sunshine with a cool drink. To cool down on the weekends, drive to the nearest river (there are 3!) within 30 minutes for a float with a local fishing guide or rent tubes on your own with friends.

For the travel enthusiast, Bozeman International Airport has direct flights to 17 out of state cities, including New York, Houston, and Los Angeles. Both the Canadian border and the famous Glacier National Park are a short 5 hour drive.

Condos, open land, luxury homes, and student investment properties are all found here. You are sure to find your dream property!

We hope you come visit, and fall in love too.

*-Your Bozeman Team*



Beth and the “Bee Team” have filled a niche in the community and are excited to continue to help people live a better life. We are busier than ever before and doing things with less time. Family, business and personal time is at a premium and the Bees offer a solution for those looking for it. A passion for being organized and seeing things “out of the box” give her clients a new perspective on their clutter, chaos and stress.

Beth enjoys meeting each opportunity with a new client or current one with a fresh new look on how to make their day just a little less hectic. Our clients are busy professionals, families with multiple residences and they understand the value of what we bring to their lives.

“B” AT YOUR SERVICE caters to:

- Working Professionals - Errands, groceries, meals, organization
- Home Services - Organizing, laundry service, meals, errands
- Seniors - Errands, Appointments, Meals
- Events - Catering, Flowers Gifts, Music, Dinner Parties



---

Beth Adams  
[www.beeatyourservice.com](http://www.beeatyourservice.com)  
410.236.2097

# ENGEL & VÖLKERS



## POLLYANNA SNYDER BROKER | PRIVATE OFFICE ADVISOR

As a seasoned real estate professional since 1999, my goal is to help individuals and families with the acquisition and disposition of real estate assets to meet their personal and business financial needs and expectations, in a discreet, secure and professional manner. I have had the privilege and pleasure of practicing real estate in California, North Carolina and Colorado, and am grateful to call Montana, and its bountiful amenities, home for several years.

I am thankful for both the successful and diversified sales experience I have garnered in both the residential and developer arenas, in various economic and demographic environments. Whether it is helping a family find a new home or secondary residence, or representing the community needs of a developer, I have had the fortune to experience much of what the real estate sales business has to offer. It is from this experience that my clients, both Buyers and Sellers, receive a breadth and depth of unparalleled, creative and strategic real estate sales knowledge. Most importantly though, this whole process and experience is about YOU! Your needs, goals, desires and expectations are paramount, and I appreciate the opportunity to earn your business.

“Give me 1% of your confidence and I’ll earn the other 99%!”

*“PollyAnna is hands down the best agent around! I wouldn’t even consider anyone but her for my Real Estate transactions. This was my fourth transaction with her and won’t be my last! I recommend her to all of my family and friends looking to buy or sell! She is professional, knowledgeable, down to earth and fun to work with! She was amazing on all accounts!”*

*-T.S*

**PollyAnna Snyder | Broker**

**406.600.2477**

**PollyAnna.Snyder@evrealestate.com**

**PollyAnnaSnyder.evrealestate.com**

# BOZEMAN



Megan Nowlin | REALTOR®  
406-580-8670  
Megan.Nowlin@evrealstate.com  
MeganNowlin.evrealstate.com



Amy Alvarado | REALTOR®  
406-600-8415  
Amy.Alvarado@evrealstate.com  
AmyAlvarado.evrealstate.com



Paul Lencioni | REALTOR®  
406-404-6840  
Paul.Lencioni@evrealstate.com  
PaulLencioni.evrealstate.com



Cody Adams | REALTOR®  
864-414-5378  
Cody.Adams@evrealstate.com  
CodyAdams.evrealstate.com



Peter Votruba | REALTOR®  
440-289-5727  
Peter.Votruba@evrealstate.com  
PeterVotruba.evrealstate.com



PollyAnna Snyder | Broker  
406-600-2477  
PollyAnna.Snyder@evrealstate.com  
PollyAnnaSnyder.evrealstate.com



Rob Brown | REALTOR®  
406-570-6673  
Rob.Brown@evrealstate.com  
RobBrown.evrealstate.com



Tina Regnani | REALTOR®  
406-539-3976  
Tina.Regnani@evrealstate.com  
TinaRegnani.evrealstate.com



Chelsie DuBois | REALTOR®  
406-640-2145  
Chelsie.DuBois@evrealstate.com  
ChelsieDuBois.evrealstate.com



Tammy Jeske | REALTOR®  
406-451-3860  
Tammy.Jeske@evrealstate.com  
TammyJeske.evrealstate.com



Angela Van Lierop | Shop Director  
206.302.8845  
Angela.VanLierop@evrealstate.com  
Bozeman.evrealstate.com



Courtney King | REALTOR®  
406-581-4078  
Courtney.King@evrealstate.com  
CourtneyKing.evrealstate.com



Ceci Bohr | Assistant to PollyAnna  
406.600.9897  
Ceci.Bohr@evrealstate.com  
PollyAnnaSnyder.evrealstate.com



Callan Blossom | Marketing Director  
406-461-3422  
Callan.Blossom@evrealstate.com  
Bozeman.evrealstate.com



# DEVELOPMENTS



## RAILWAY LOFTS & COTTAGES

By Dynamic Enterprises

### THE BEST FOR LAST ON THE GALLATIN RIVER

Welcome to the highly-desired BEST & FINAL PHASE of Railway Lofts & Cottages -- Bozeman's fantastic, low maintenance Cottage community with a PREMIUM location in the heart of blue-ribbon fishing country, with direct Gallatin River access outside your door, and quick & easy access to Bozeman - Big Sky - Bozeman Yellowstone Airport & I-90, and the areas abundant natural resources. This home is perfect for the 1st time Buyer with many financing options, the 2nd home Buyer that wants to lock & go for an active lifestyle with low maintenance, and the investor that desires options for BOTH SHORT-term & LONG-term rentals. Homes also allow for live-work scenarios with HOA approval. All this & more while nestled in the trees along the Gallatin River with designer finishes for the discerning Buyer! Come see & feel the Montana experience that meets today's Buyer needs, all with high quality & low maintenance!



Bozeman



3 Bed  
2.5 Bath + 1 Car Garage



+/-1,359  
sqft

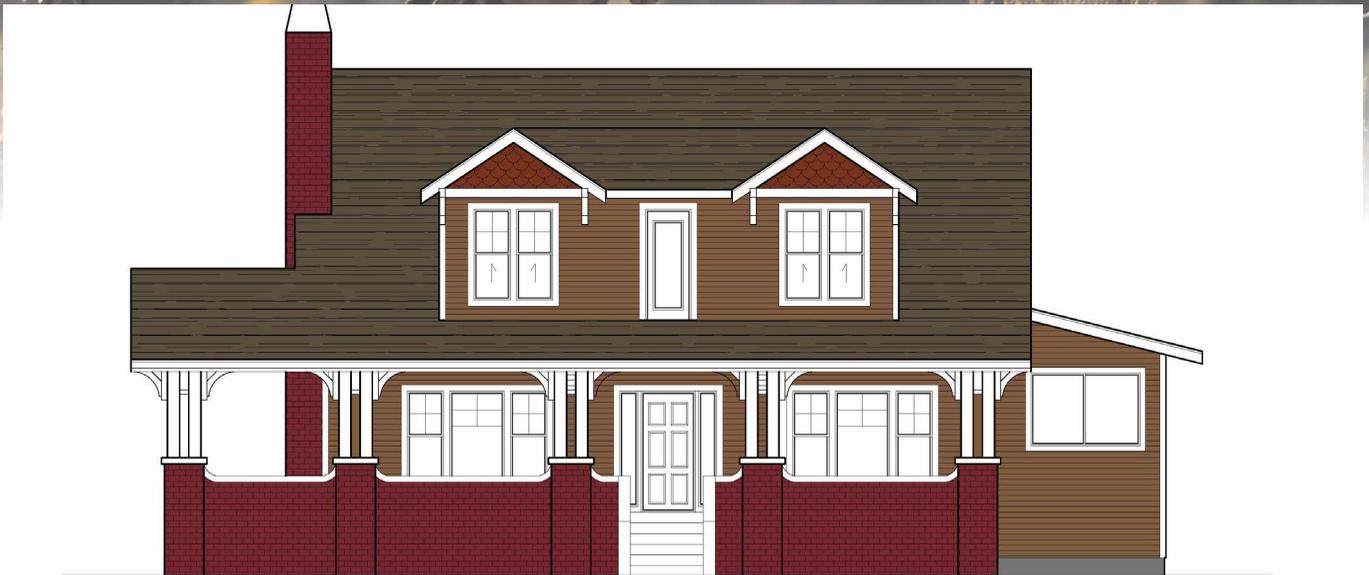


\$385,950 - \$399,950

Engel & Völkers | PollyAnna Snyder  
406.600.2477 | PollyAnna.Snyder@evrealestate.com

# 804 S WILLSON AVENUE

BOZEMAN, MONTANA



Under restoration, located in Bozeman's Bonton historic district. Built in 1912, this truly one-of-a-kind statement home offers a newly improved and functional design with unparalleled designer finishes. The main floor offers a formal living room flowing effortlessly into a traditional parlor with a powder room, custom kitchen including high-end appliances, breakfast nook, formal dining, and generous laundry room. The upstairs has three bedrooms with a Jack-n-Jill between two, and master suite complete with a master bathroom, walk in closet, and private deck with a stair case ascending to the entertaining deck below. The basement is refinished to include a media room, two hobby rooms to appreciate multiple purposes, a gym, powder room, and wine cellar. No expense has been spared in the restoration process of this beautiful, historic downtown Bozeman home.



4 Bed  
4 Bath



+/-4,500  
sqft



+/- 12,806  
sqft

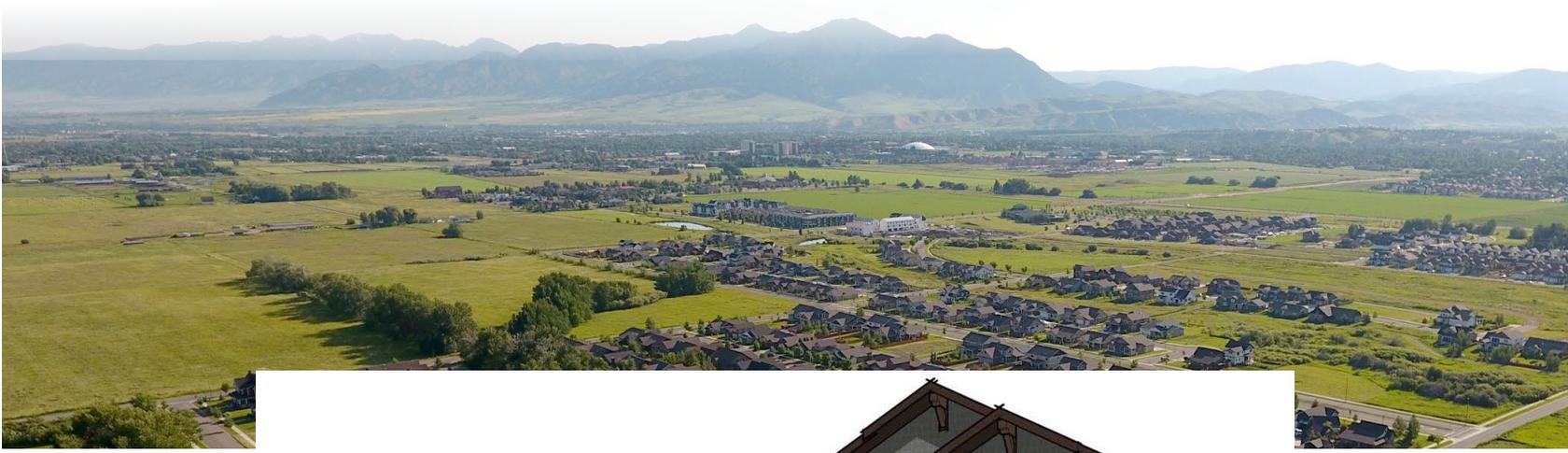
Engel & Völkers | Kenzie Jesson  
406.224.2975 | [Kenzie.Jesson@evrealestate.com](mailto:Kenzie.Jesson@evrealestate.com)

Engel & Völkers | Jane Tecca  
406.223.0453 | [Jane.Tecca@evrealestate.com](mailto:Jane.Tecca@evrealestate.com)



# SOUTHBRIDGE

## NEW CONSTRUCTION SFR



### 2184 DENNISON LANE

Beautiful details, functional design that is spacious & comfortable. This brand new high-quality Bozeman home is ultra-inviting with designer finishes throughout this airy home on the 1st level that features two master bedrooms (one junior in size), 2.5 baths, and walk-in closets on the main level. Featuring high ceilings, a gourmet kitchen with custom cabinets - stainless steel appliances and quartz that flows into an open living room with a signature statement fireplace. The spacious private master suite is well lit with its own private bath, roomy walk-in shower, soaking tub & separate master vanities. Upstairs has two bedrooms with large bathroom, and a generous bonus/rec room to serve multiple purposes & needs. Last but definitely not least, a HUGE 3-car garage! It is a must see to appreciate the custom & discerning details! Another exceptional home by Velocity Developments close to downtown Bozeman, Montana State University, and the abundance of amenities & trail systems in found in south Bozeman.



Bozeman



4 Bed  
3.5 Bath



+/- 3,143  
sqft



3 Car Garage



+/- 7808  
sqft



\$699,950



# SOUTHBRIDGE

## NEW CONSTRUCTION - DUPLEX



### 2082 DENNISON LANE

The Astoria by Velocity Developments offers a state-of-the-art multi-generational home that meets the living needs for today & the future with unparalleled, high-quality designer finishes. It fits the owner that desires timely & cutting edge living arrangements that will serve multiple needs with modern comfort & functionality whether as a full or part-time home, or a rental property (one or both sides). Side A - includes main level living with master on the main level, 3 bedrooms upstairs & a 2-car garage. Side B - is a single-level home with one bedroom, a full kitchen-laundry-& living area, and a 1-car garage. Both sophisticated & savvy, this floor plan can be rented on one or both sides, accommodate the needs of extra family members that wish to have their own private space (one of the primary trepidation's families face when shifting their lifestyle is the fear of losing privacy), as well as off-setting expenses, responsibilities, and helping with security as the property is rarely left empty (great for a part-time resident & guests as well), or be a rental and/or a full or part-time residence. Diversity in options is key & unique with this layout & location!



4 Bed  
2.5 Bath



+/-2,191  
sqft



2 Car  
Garage



+/-7800  
sqft



Bozeman



1 Bed  
1 Bath



+/-1,010  
sqft



1-Car  
Garage



\$759,950

# 496 ROCKING HORSE DRIVE

BOZEMAN, MONTANA



A recreational paradise with direct Gallatin River frontage, next to 346 acres of State land, and the Morland Ditch “lazy river” meandering through the property. This package of amenities is RARE with the Montana experience just outside your back door in this incredible setting! This home has an open floor plan with living areas & bedrooms throughout for hosting events, or enjoying intimate spaces in the outdoor living spaces. Enjoy the wide-open feel, with fenced areas for pets and of course adventures to the river. Also included are 7-garage bays for cars and more - 3 attached to the main house, with 4 detached and heated with an unfinished area above for guest quarters.

MLS# 334147



6 Bed  
4.5 Bath



+/- 7,264  
sqft



+/- 11.66  
acres



\$1,795,000

Engel & Völkers | PollyAnna Snyder  
406.600.2477 | PollyAnna.Snyder@evrealestate.com

# 22 SHORT STREET

BOZEMAN, MONTANA



INCREDIBLE DEVELOPMENT OPPORTUNITY in the heart of Bozeman, 5 blocks N of Main Street on a corner lot with alley access! With proper city permitting, R-3 zoning allows for Vacation Rentals. Buyer is to verify with the City of Bozeman planning & development, vacation rental rules & requirements. The property is currently a rented duplex with gross rents of \$30K per year; with today's highest & best use being a new triplex or SFR! The property is sold "as is"; however, it has recently had some interior/exterior painting & some new carpet. Buyer to do their due diligence to understand all the options this location has to offer, especially with the new luxury townhomes of Willson 16 being built across the street.

MLS# 335504



3 Bed  
1 Bath + 1 Car Garage



3 Bed  
1 Bath + 1 Car Garage



+/- 1,056  
sqft (each side)



+/- 9,198  
sqft



\$675,000

Engel & Völkers | PollyAnna Snyder  
406.600.2477 | PollyAnna.Snyder@evrealestate.com

# 203 13TH AVENUE

BELGRADE, MONTANA



Looking to Invest!! Here is an Under Construction Tri-Plex in growing Belgrade. This building is a short distance to schools, Airport and Downtown Belgrade. Each unit is 3 Br/2.5 baths with all appliances including washer and dryer and ready to occupy. Sitting on a large lot that will be fully landscaping and offers ample parking. Good on-site parking and amazing views to be found minutes from Bozeman! Two 2-Car Garages & a single 1 Car Garage are all attached.

MLS# 340868



Each Unit:  
3 Bed  
2.5 Bath



Each Unit:  
+/- 1,500  
sqft



+/- .27  
Acres



\$725,000

Engel & Völkers | Megan.Nowlin  
406.580.8670 | Megan.Nowlin@evrealestate.com

# 797 CENTRAL PARK ROAD

BELGRADE, MONTANA



These 10 acres have incredible Gallatin River access, great for fishing beautiful trout and hunting a variety of fowl species. Whether it is recreational land access for fishing or hunting, or you wish to build a permanent get-away home, the views and experience are both tangible and memorable. On the west and south sides of this parcel you have the Gallatin River flowing, and on the east and north sides you have panoramic views of the Bridger mountain range. Approved septic and NO ZONING or COVENANTS! This 10 acre parcel also has a year-round unfrozen spring that attracts waterfowl, and is a spawning redd” for trout. Sellers have seen moose, turkeys, and whitetails on the property each year. Come see and experience all SW Montana has to offer, and bring a fishing pole!

MLS# 335814

 +/- 10.00  
acres

 \$495,000

Engel & Völkers | PollyAnna Snyder  
406.600.2477 | PollyAnna.Snyder@evrealestate.com

# LOT 118 STONEGATE

BOZEMAN, MONTANA



Beautiful Stonegate lot with Bridger mountain views and Churn Creek flowing through the lot, all on a level lot with an easy building envelope on 1.15 acres. Located within easy access to downtown Bozeman, I-90, Bozeman Yellowstone Airport, and the unlimited range of outdoor pursuit options including trails, fishing, Riverside Country Club, and close proximity to the Bridger Bowl Ski Resort. This lush green lot on Churn Creek is a must see -- one of the most sought-after lots in Stonegate and north Bozeman, with incredible views and serene setting!

MLS# 340715



+/- 1.15  
acres



\$324,950

Engel & Völkers | PollyAnna Snyder  
406.600.2477 | PollyAnna.Snyder@evrealestate.com

# 282 WOODMAN DRIVE

BELGRADE, MONTANA



Welcome home to Single-Level Living in River Rock where you'll find a 3 bedroom, 3 bath, 2-car garage home with a fenced back yard and close proximity to community parks & ponds, local businesses, Bozeman's International Airport, schools, and interstate access. This open floor plan features a large breakfast bar, stainless steel appliances, and patio access from the dining area make the kitchen perfect for both daily living and indoor/outdoor gatherings. Plus.... a 670 sq ft upstairs bonus area has its own bathroom and ample space for an office, extra living room, and/or guest room!

MLS# 339775



3 Bed  
3 Bath



+/- 2,225  
sqft



+/- .11  
acres



\$329,900

Engel & Völkers | Tina Regnani  
406 539 3976 | Tina.Regnani@evrealestate.com

# 1506 RUGGED CREEK AVENUE A

BELGRADE, MONTANA



Prime Park Location! Under construction Townhome in Brand New Story Creek Subdivision. Open concept living with three total bedrooms, including master suite with double vanity and walk-in closet, and two and a half baths. Kitchen features ample cabinetry with soft close drawers and doors solid surface counter tops and stainless steel appliances. Comes with two-car attached garage and a fully landscaped yard with sprinklers. Completion in January 2020.

MLS# 340409

\*Similar Model Pictured



3 Bed  
2.5 Bath



+/- 1,551  
sqft



+/- .08  
acres



\$289,900

Engel & Völkers | Amy Alvarado  
406 600 8415 | Amy.Alvarado@evrealestate.com

# 957 FORESTGLEN D

BOZEMAN, MONTANA



Excellent location and high-quality finishes in Bozeman! This three bedroom, 2.5 bath end-unit condominium features hardwood flooring and new carpet, granite countertops throughout, a beautiful gas fireplace and high-quality alder detailing. Features a main-level patio area and an attached 1 car garage. Outstanding investment potential. Located on the rapidly growing west side near neighborhood parks and schools, yet close to both Montana State University and historic downtown Bozeman!

MLS# 335925



3 Bed  
2.5 Bath



1 Car  
Garage



+/-1,516  
sqft

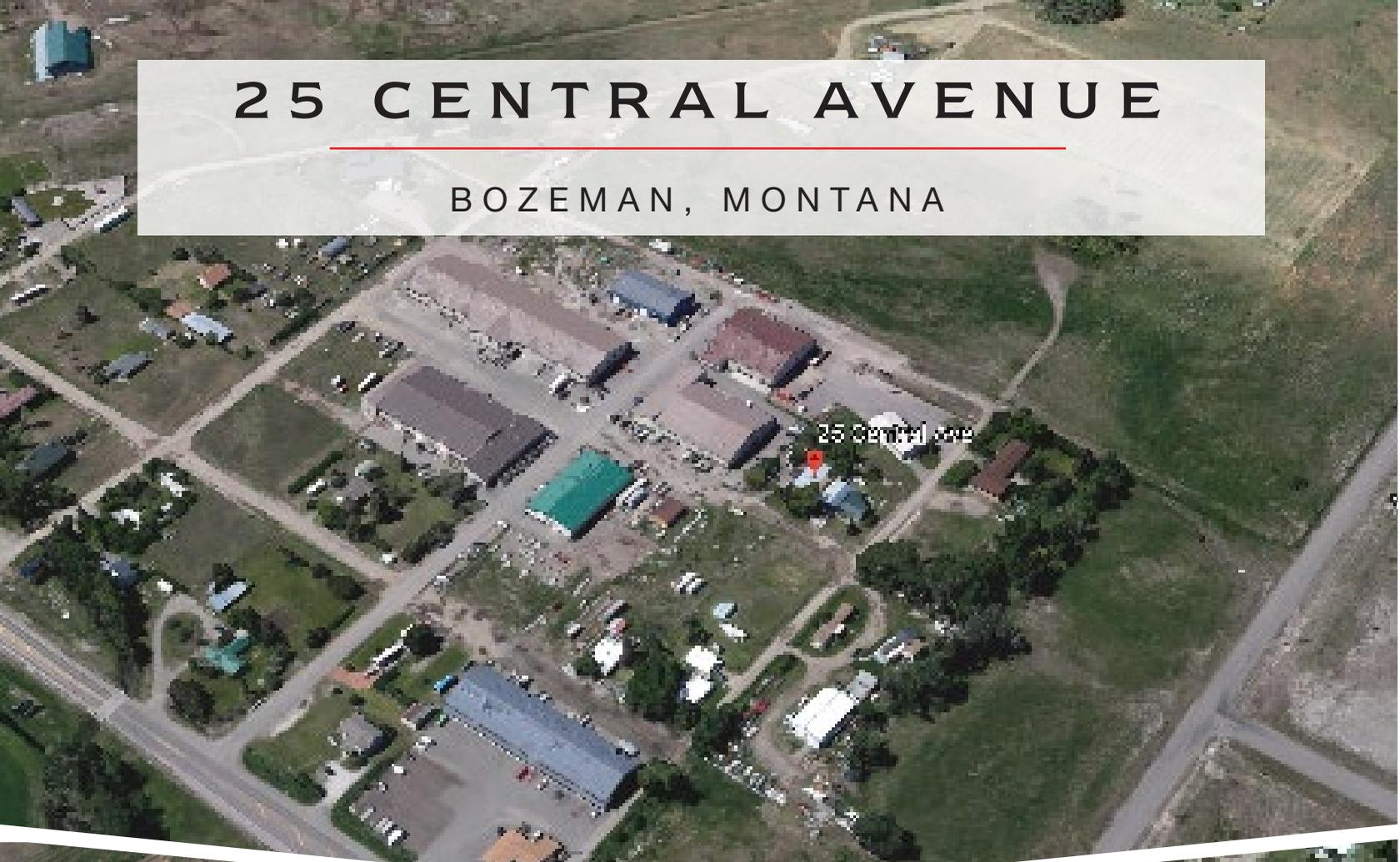


\$289,500

Engel & Völkers | Paul Lencioni  
406.404.6840 | Paul.Lencioni@evrealestate.com

# 25 CENTRAL AVENUE

BOZEMAN, MONTANA



2 - Mixed Use (MU) lots in one of Bozeman's first subdivisions. Located near the entrance to Gateway this property offers a real sense of privacy, is only 45 mins to Big Sky, and 10 mins to Bozeman. Parcel is situated within commercial activity and most recent use was residential. Mobile home on property is not on a foundation, is not de-titled, and may be removed. Garage has possible potential, back yard is completely fenced, and landscape is established. Mobile home on lots is currently hooked up to private well and septic. Future structure may be hooked up to Four Corners Water District that has been brought to street at front of lots. Two story construction allowed. With acceptable offer, Seller may agree to remove mobile from property.

MLS# 337075



+/- .22 acres

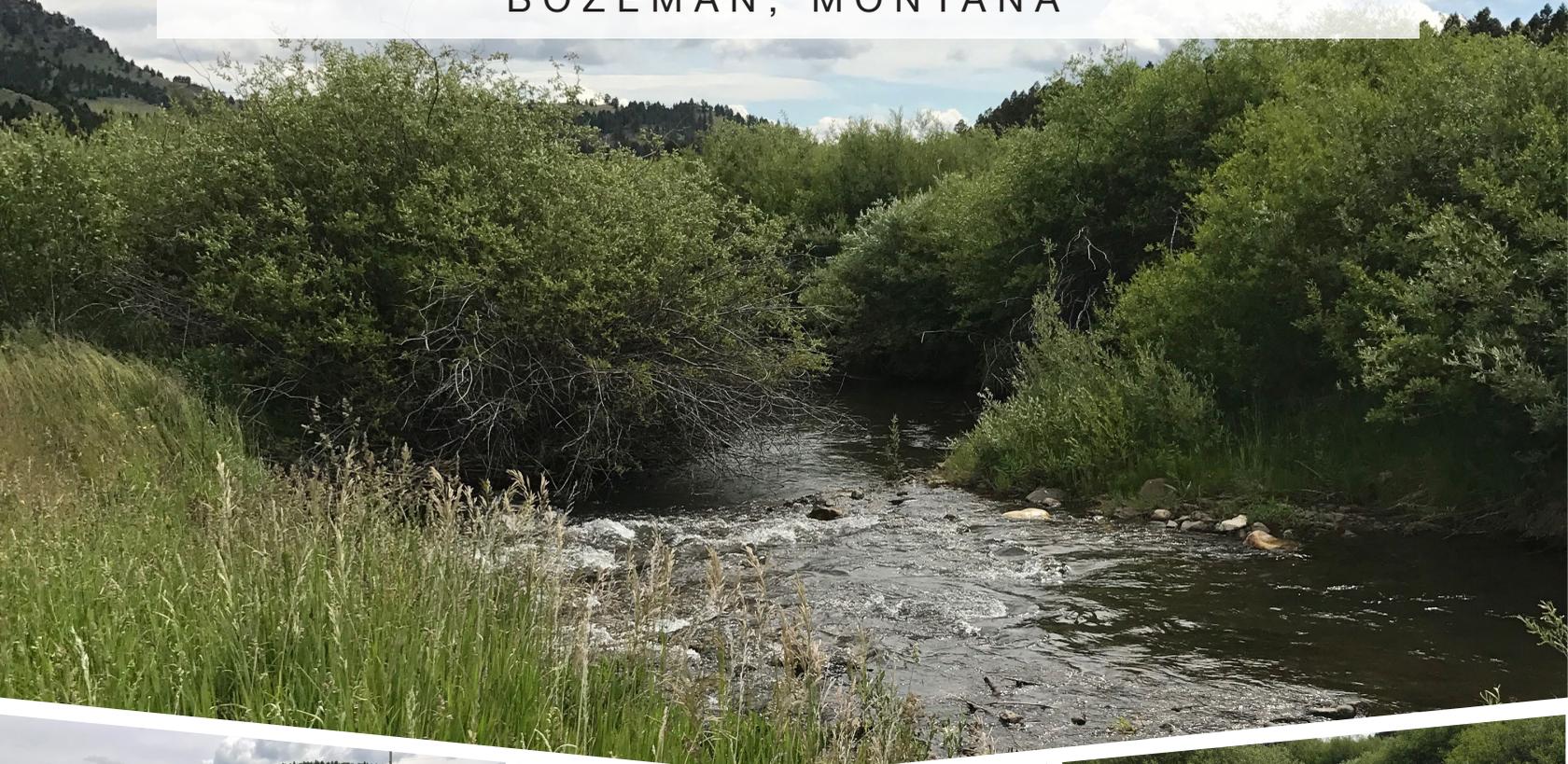


\$205,000

Engel & Völkers | Tina Regnani  
406 539 3976 | Tina.Regnani@evrealestate.com

# BRACKETT CREEK

BOZEMAN, MONTANA



Beautiful lush level 10+ acres backing up to Brackett Creek (not on the property according to the plat, but shows it on the property on Google maps), fronts Brackett Creek Road for easy access. Only 6 miles to Bridger Bowl, and about 4 miles to Bohart. If you would like to live just outside of Bozeman near skiing and hiking, this is it! Telephone to the parcel, power is to parcel per Park County Electric. A guest house is allowed. Corners are not marked, but fence line resembles plat, the buyer is encouraged to have a survey.

MLS# 333592



+/- 10.10  
acres



\$149,900

Engel & Völkers | Courtney King  
406.581.4078 | Courtney.King@evrealestate.com

Engel & Völkers | Megan.Nowlin  
406.580.8670 | Megan.Nowlin@evrealestate.com

# T B D C A S C A D E

CASCADE, MONTANA



This is your chance to own a breathtaking piece of the TOP of THE WORLD. Just a few miles north of Craig, Montana, this 10 acre parcel has privacy and views as best as they get. With a great building envelope and abundant animals in the area, you can have the cabin of your dreams. Don't pass this up.

MLS# 335076



+/- 10.06  
acres



\$30,000

Engel & Völkers | Tina Regnani  
406 539 3976 | [Tina.Regnani@evrealstate.com](mailto:Tina.Regnani@evrealstate.com)

# 476 ENTERPRISE DRIVE UNIT #309

BOZEMAN, MONTANA



Beautiful sophistication in a single level, corner penthouse condominium on the southside of Bozeman. Sitting on the top 3rd story corner of the desired Talbach House, this property has panoramic views of Bozeman and vistas of the Hyalite foothills and Spanish Peaks. Enjoy the dramatic scenery with modern refinement and details. The only unit to have two covered garage spaces with a private storage unit. Clean and contemporary details throughout the two bedrooms, den/office, and bathrooms with walk-in closets and showers. Two balconies make this both an entertainer's dream, and a charming space to enjoy the views with privacy. Lock and go at your leisure to enjoy all Southwest Montana has to offer. Includes 2 covered parking spaces and a storage shed.



2 Bed  
2.5 Bath



Covered  
2-Car Parking Spaces



+/- 1,587  
sqft

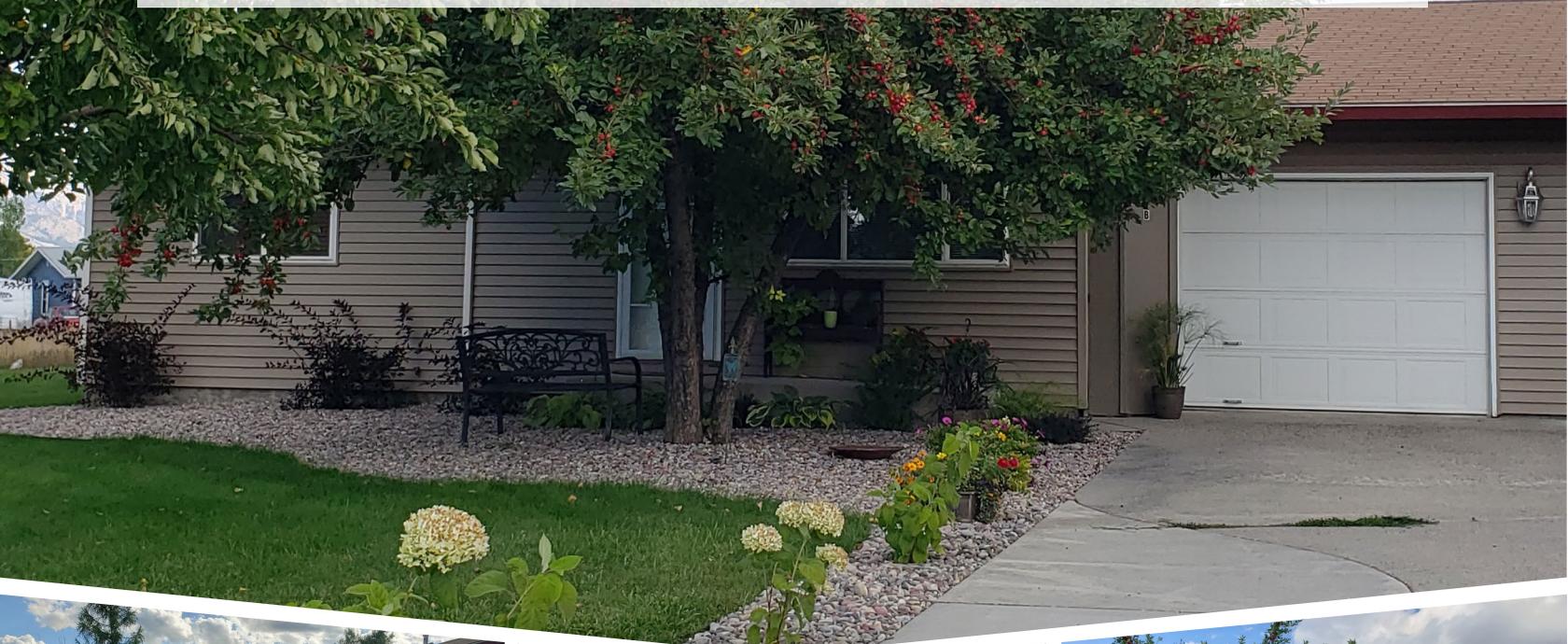


\$475,000

Engel & Völkers | PollyAnna Snyder  
406.600.2477 | PollyAnna.Snyder@evrealestate.com

# 908 JEANETTE PLACE A & B

BELGRADE, MONTANA



With close proximity to downtown Belgrade, Bozeman Yellowstone International Airport, I-90 and Bozeman, this single level duplex is charming, functional, and has been very well maintained! With two bedrooms, 1 bathroom, and a 1-car garage on each side, these single level living units will be highly desirable to a variety of Buyers and tenants. The yard space is also extensive at 12,353 sqft -- with raised garden beds, lush fruit trees, and ample parking space on the expansive driveway. For the Buyer/Investor looking for that pristine investment property, or a Buyer looking for the ability to live in one side and rent the other, this is the perfect option at a very competitive price in an inviting setting.



2 Bed  
1 Bath + 1 Car Garage



+/- 832  
sqft



2 Bed  
1 Bath + 1 Car Garage



+/- 832  
sqft



+/- 12,353  
sqft



\$375,000

# AVIATION

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**local.**

**Waste & Junk Services**

**local waste services llc.**

Bozeman, MT

406.924.9847

[connect@yourlocalwaste.com](mailto:connect@yourlocalwaste.com)

Engel & Völkers Aviation guides you under the trust and confidence of your local Engel & Völkers advisor, delivering trusted aviation expertise, whether to help you charter a plane for a single trip, or negotiate a long-term lease or aircraft purchase and adjacent consultancy.



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**ENGEL & VÖLKERS**  
**AVIATION**

# YACHTING

The yachting division of Engel & Völkers, one of the leading names in the luxury market for over 40 years, we are a brokerage company offering luxury yachts for sale in the Mediterranean and beyond, as well as luxury yacht charter, new build construction, refits and berth services.



From our strategically placed offices in the Mediterranean, our dedicated team of brokers is able to deliver the same level of outstanding care and service our clients have come to associate with the Engel & Völkers brand, no matter where they are located in the world...

**ENGEL & VÖLKERS**  
**YACHTING**



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ACCESSIBLE DESIGN FOR EVERY HOME

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@black.flamingo.design



# WELCOME TO LIVINGSTON

With the destination resort Chico Hot Springs some twenty-five miles south, and various campsites and ranches in the high-value area of Paradise Valley, Livingston is a growing tourist town. Not to mention Yellowstone National Park within an hour drive south.

Check out Livingston real estate and discover the Livingston, Paradise Valley and Park County area is known as the “north entrance” to Yellowstone National Park– thus the name, Park County.

Though a small town, Livingston is home to a number of popular tourist points. The Livingston Depot, built in 1902 after two predecessors, is a restored rail station that today houses a railroad museum. The Yellowstone Gateway Museum documents regional history from one of the oldest North American archaeological sites to Wild Western and Yellowstone history.

The city was inhabited for two decades by Calamity Jane and visited by adventurous traveling members of European royalty. Today it is a small art haven, filming

location (A River Runs Through It, The Horse Whisperer, Rancho Deluxe, and others), fishing destination, railroad town, and writers’ and actors’ colony.

Adjacent Paradise Valley is a gorgeous area that separates Livingston from Yellowstone National Park. With the Yellowstone River running through it, and famous Chico Hot Springs nestled amongst the Absaroka Mountains, it’s a place that refuses to go unnoticed.

Take a drive through Paradise and see peak after peak pass by. The views are unmatched in any season, and wildlife, sightseeing, fishing, hunting are all available right off the highway.

Come visit and say hi!

*-Livingston Team*



## JANE TECCA BROKER

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Born and raised on a farm in rural South Dakota there really wasn't the option to not learn the value of hard work, honesty and ethics. It was just a natural course of events that landed me in the Real Estate industry. As a full-time real estate professional I have the expertise and market knowledge savvy buyers and sellers demand. Since 2005 I have leveraged my local insight to empower clients about the in's and out's of this unique market. My history in Paradise Valley began over thirty years ago. I fell head over heels in love with a professional Bull Rider. This third-generation born & bred Montanan became my husband. When deciding where to settle down, Tony convinced me there was no better place on earth than Montana. Paradise Valley has been home ever since. Our heard includes three children-2 of which are married, 5 grandchildren, a Jersey milk cow and several horses. When I'm not in the office or out showing property to my clients you'll find me in the barn. I love to ride, work cows and pretty much do anything outdoors that involves spending time with our family and animals.

Real estate is my full-time career. It isn't a side job or something I do to have fun money. It is serious business and my Clients know that they can trust me to see it through from start to finish. Being proficient in investment properties, recreational parcels, ranches and everything in between is essential, especially in this market. My business thrives because it is based on trust and hard work. I can not imagine a more fulfilling job than helping clients navigate a real estate transaction. When anybody asks me about my business my response is.. "It's all about my Clients. They trust me and know I will deliver top-notch, personalized and professional service every step of the way."

*"Jane had previously help a friend buy and sell a property. After that point, I knew that there was no other person that I wanted to use to sell my property. Jane gets to know her clients and their needs. From their she just does her thing. Definitely someone you can trust. It was such a great and painless experience because I knew Jane was "on it".*

*Thank You Jane!!"*

*-Shawn*

**Jane Tecca | BROKER**

**+1 406 223 0453**

**Jane.Tecca@evrealestate.com**

**JaneTecca.evrealestate.com**

# LIVINGSTON TEAM

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Chip Lenihan | REALTOR®  
406-946-0097  
Chip.Lenihan@evrealestate.com  
ChipLenihan.evrealestate.com



Dolly Nickerson | REALTOR®  
406-698-7606  
Dolly.Nickerson@evrealestate.com  
DollyNickerson.evrealestate.com



Elisa Petz | REALTOR®  
406-220-1066  
Elisa.Petz@evrealestate.com  
ElisaPetz.evrealestate.com



Kenzie Jesson | REALTOR®  
406-224-2975  
Kenzie.Jesson@evrealestate.com  
KenzieJesson.evrealestate.com



Heather Artukovich | REALTOR®  
949-697-4013  
Heather.Artukovich@evrealestate.com  
HeatherArtukovich.evrealestate.com



Jane Tecca | BROKER  
406-223-0453  
Jane.Tecca@evrealestate.com  
JaneTecca.evrealestate.com



**ENGEL & VÖLKERS®**

# 127 N YELLOWSTONE TRAIL

BIG TIMBER, MONTANA



Dreamy property set on the banks of the Yellowstone River with giant view of the Crazy Mountains. A 1900's era barn was converted into a beautiful home with reclaimed lumber incorporated throughout. The main level has sawn hardwood floors, thoughtfully planned kitchen, dining and living areas, a small bedroom, & 3/4 bath & laundry combo. Upstairs has large open family room with beautiful views, office, bedroom and full bath. Walk out any door onto covered porches and be mesmerized by the sound of a babbling creek to the west and a view of the River to the south. Cross the creek to the outdoor deck and relax next to the most peaceful natural waterfall imaginable. Small heated bunkhouse w/electricity provides extra sleeping space. 1/4 Mile River frontage

MLS# 339936



2 Bed  
2 Bath



+/- 2,240  
sqft



+/- 51.86  
acres



\$1,250,000

Engel & Völkers | Jane Tecca  
406 223 0453 | Jane.Tecca@evrealestate.com

# 910 FLOYD

LIVINGSTON, MONTANA



Custom designed and built Andreassi Home. Don't waste precious time on mowing and landscape details as the Seller has a Native Prairie Grass lawn with perennial bushes and flowering plants as well as an established raspberry patch. You save a ton of \$\$ on not having to water a sodded lawn. Hardwood floors, tile and carpeting in the bedrooms. Solid wood trim and interior doors, stainless steel appliances and beautiful wooden blinds. Easy living floor plan built to maximize space. Improved crawlspace that can be utilized for storage. Energy efficient furnace. Custom cedar siding and upgraded asphalt shingles. 7000 Square foot lot feels large and spacious due to the placement of the retaining walls. This house is built to last!

MLS# 334500



3 Bed  
2 Bath



+/- 1,400  
sqft



+/- .16  
acres

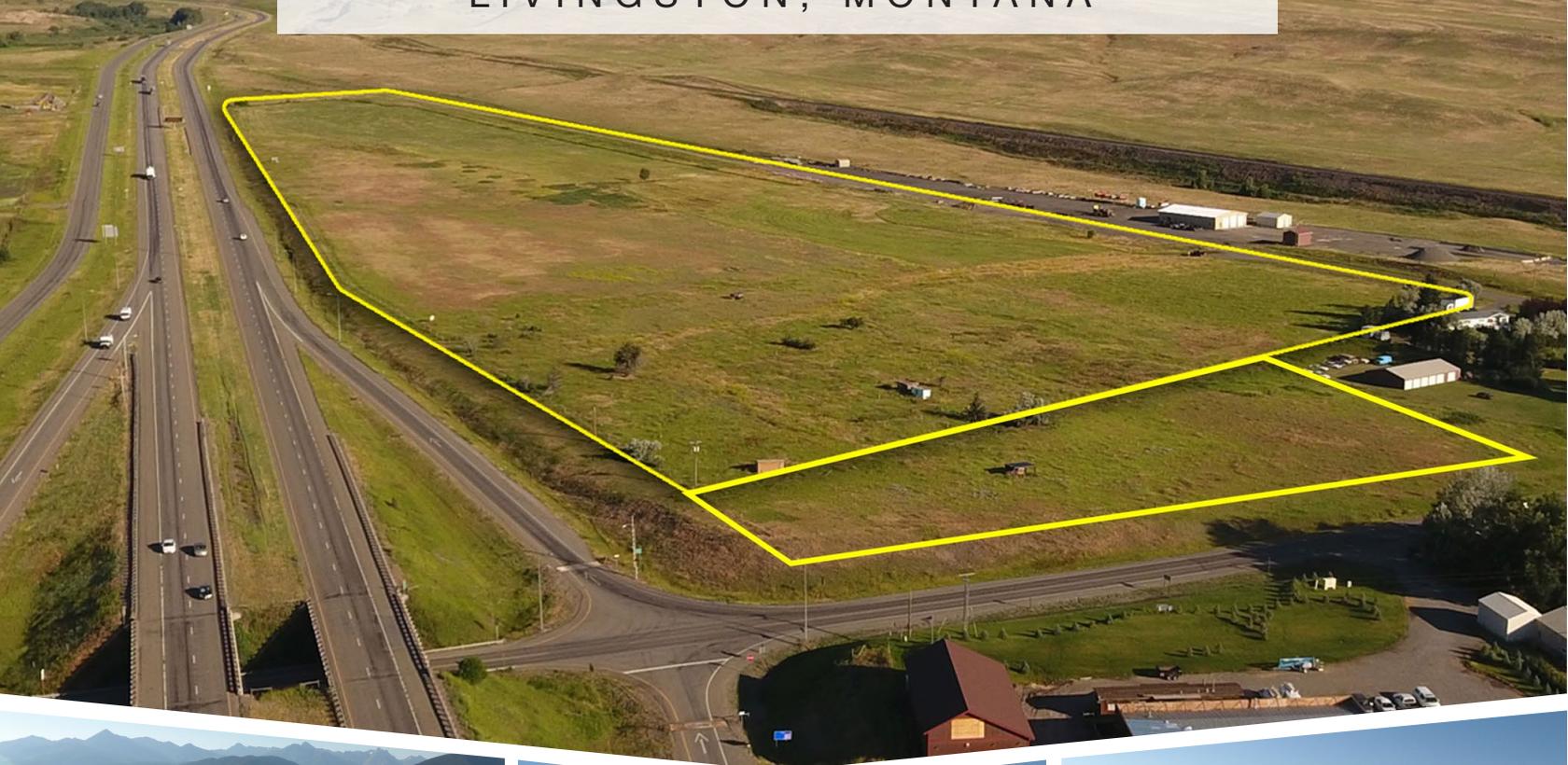


\$328,000

Engel & Völkers | Jane Tecca  
406 223 0453 | Jane.Tecca@evrealestate.com

# 23 WEST END

LIVINGSTON, MONTANA



45 acres of development property annexed into the City of Livingston Montana as Highway Commercial and ready to go! Potential uses are a Travel Plaza or Truck Stop, Hotels and Motels, Restaurants, Shopping Center. Plenty of possibilities in this growing town. Available in three different 15 acre parcels as well.

MLS# 317800, 317802, 317807, 317809



+/- 45.00  
acres



\$4,000,000

Engel & Völkers | Jane Tecca  
406 223 0453 | Jane.Tecca@evrealestate.com

# PRAIRIE DRIVE LOTS

LIVINGSTON, MONTANA



Four great building lots for sale in Livingston's Ridgeview Trails Subdivision with a great view of the Absaroka mountains. All utilities are ready to be tapped into. Easy access. Close proximity to soccer fields. Aerial images of the lots also show open spaces.

Lots also listed individually.

MLS# 339504



+/- .47  
acres



\$224,000

Engel & Völkers | Kenzie Jesson  
406 224 2975 | [Kenzie.Jesson@evrealstate.com](mailto:Kenzie.Jesson@evrealstate.com)

# 13 SHETLAND DRIVE

LIVINGSTON, MONTANA



Enjoy country living at it's finest on 3.4 acres, yet only 3 miles to Park St. in Livingston! Amazing mountain views galore! No HOA's. Build your dream home on this nicely positioned site with septic and well already in place with electricity to the lot. Come see for yourself!

MLS# 335985



+/- 3.38  
acres



\$149,900

Engel & Völkers | Dolly Nickerson  
406 698 7606 | [Dolly.Nickerson@evrealstate.com](mailto:Dolly.Nickerson@evrealstate.com)



## WELCOME TO RANCHES & LAND

Welcome to Engel & Völkers Ranches & Recreation where we bring you the best of Western life in the great outdoors. Specialists from around the Western states are here to help you find the best fit. With years of experience not only in Real Estate, but water & land rights, farming, ranching, and just life in the West we can help match you with the right home.

Whether it's an investment, a home, or a new business your team at Engel & Völkers Ranches & Rec will be able to assist in any way possible.

We have assembled a team of specialized and knowledgeable Advisors that each have a unique perspective on what it means to own or buy land. In each state, we have a professionally trained team of water, land, farm, and ranch specialists here for you. Years of experience in owning, managing, selling, and working ranch and land properties have set us above the rest to provide you with truly exclusive service when it comes to your business.

### Find a Ranch & Rec Specialist

- **California**
- **Colorado**
- **Idaho**
- **Montana**
- **Utah**
- **Washington**
- **Wyoming**

# RANCHES & LAND



## BUZZ TATOM MONTANA | REALTOR®

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Buzz Tatom is a rancher himself and has a long entrepreneurial background of buying, building and selling businesses in his career. These talents give him a unique background in helping both buyers and sellers of Montana ranches. He moved from Dallas, Tx to Big Sky, Montana 8 years ago with his bride Kathy and their three kids (Tate, Saylor, Emmy). He holds a BBA from Texas Tech and a MBA from SMU. But has experience in water and mineral rights as well as fisheries and wildlife management.

Whether it is planning for an eventual sale or looking for a long term ranch investment, Buzz's talents and contacts help save clients money and navigate complicated transactions. This unique knowledge and experience are something he uses every day in helping clients achieve their goals. In his excess time he teaches a few classes at Montana State, and loves to fly fish and hunt throughout Montana.

*"Buzz Tatom went way above and beyond to find my family a perfect Ranch that met all of our needs and wants. Buzz was astounding at every attention to detail during the entire real estate journey from business goals to water rights, he researched, found, and made our property dream reality."*

-Anne | Manhattan, MT

Buzz Tatom | REALTOR®  
406.580.4774  
Buzz.Tatom@evrealestate.com  
www.evranchland.com

# THE TEAM

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Chip Lenihan - MT | REALTOR®  
406.570.2758  
Chip.Lenihan@evrealstate.com  
ChipLenihan.evrealstate.com



Reid Sanborn - ID | BROKER  
208.720.8244  
Reid.Sanborn@evrealstate.com  
ReidSanborn.evrealstate.com



Jane Tecca - MT | BROKER  
406.223.0453  
Jane.Tecca@evrealstate.com  
JaneTecca.evrealstate.com



Carol Dobkin - CO | REALTOR®  
970.618.0187  
Carol.Dobkin@evrealstate.com  
CarolDobkin.evrealstate.com



Buzz Tatom - MT | REALTOR®  
970.379.6626  
Summer.Berg@evrealstate.com  
SummerBerg.evrealstate.com



Ryan Block - WY | BROKER  
307.690.8674  
Ryan.Block@evrealstate.com  
RyanBlock.evrealstate.com



Paul Benson - UT, CA | BROKER  
435.640.7441  
Paul.Benson@evrealstate.com  
PaulBenson.evrealstate.com



Kris Johnston - CA | BROKER  
805.342.0227  
Kris.Johnston@evrealstate.com  
KrisJohnston.evrealstate.com



Erik Berg - CO | BROKER  
970.379.6353  
Erik.Berg@evrealstate.com  
ErikBerg.evrealstate.com



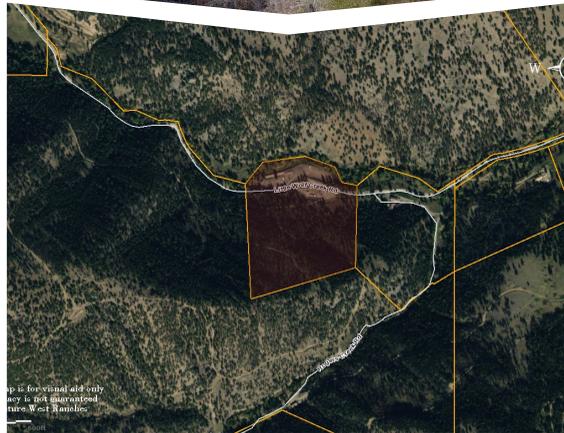
Jim Hickey - WY | REALTOR®  
307.413.1775  
Jim.Hickey@evrealstate.com  
JimHickey.evrealstate.com



Summer Berg - CO | BROKER  
970.379.6626  
Summer.Berg@evrealstate.com  
SummerBerg.evrealstate.com

# WOLF CREEK, MONTANA

2290 LITTLE WOLF CREEK ROAD



The 7R Guest Ranch is located just north of Wolf Creek. This Motel/Bar/Restaurant/RV Park has real opportunities for significant growth. The property is only open 5 months out of the year and only 3-4 days on those 5 months. There are many markets that have not been tapped and the property comes with a full liquor and gambling license. There is a ATV Trail with over 37 miles of trails opening across from the Motel and Bar that will bring additional crowds and potential customers.

MLS# 220162



+/- 6,000  
sqft



+/-26.52  
acres

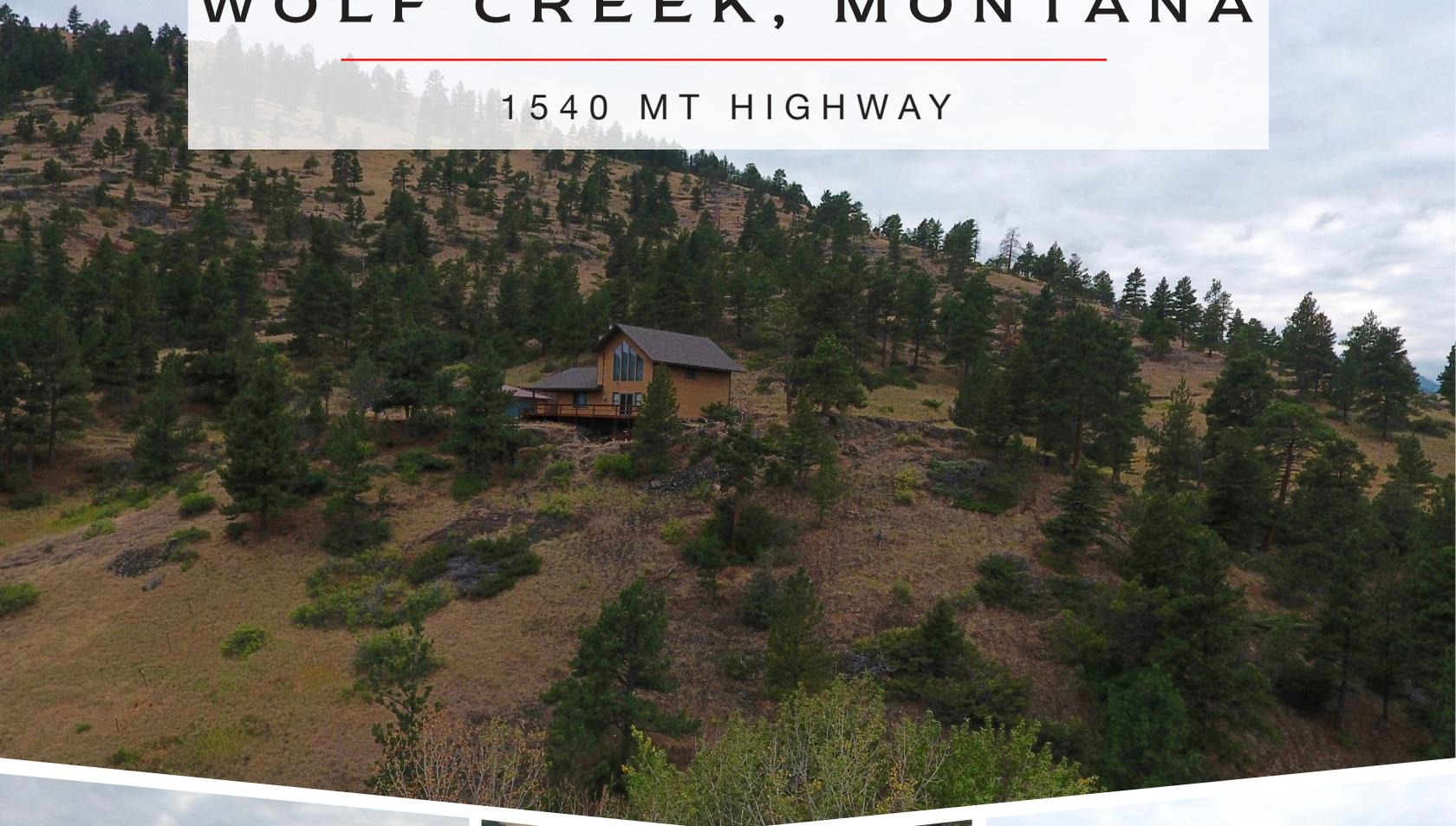


\$990,000

Engel & Völkers | Buzz Tatom  
406.580.4774 | [www.evranchland.com](http://www.evranchland.com)

# WOLF CREEK, MONTANA

1540 MT HIGHWAY



Located in Wolf Creek, Montana, this is the ideal place for a low entry level ranch price that gives you world class amenities. Wolf Creek is the start of the world famous Missouri River fly fishing corridor. The Wolf Creek 40 is located minutes from the river, minutes from Holter Lake and is set up beautifully for a horse farm, weekend hobby ranch. The 3234 square foot home is set above for great views and the two huge barns can accommodate a number of horses. Wolf Creek runs through the center of the property and offers trout fishing year round and a special experience when large spawning trout come out of the Missouri. Wildlife in the area include Elk, Muleys, BigHorns and Bear to name a few species and all visit the ranch. Lots of public land access in the area.

MLS#340738



3 Bed  
2.5 Bath



+/- 3,234  
sqft



+/- 41.07  
acres



\$810,000

Engel & Völkers | Buzz Tatom  
406.580.4774 | [www.evranchland.com](http://www.evranchland.com)

# WISE RIVER, MONTANA

## BIG HOLE RIVER RETREAT



Spears Big Hole River Ranch- Parcel 1 or 2 is a premier property located astride the Big Hole River between Wisdom and Wise River. With copious amounts of frontage on one of the most prestigious free stone blue ribbon rivers in the west, frontage on one of its top tributaries (LaMarche Creek), combined with a second to none elk hunting component makes this a sportsman's dream. Imagine all these components in one of Montana's most breathtaking settings. If you are looking for that beautiful, one of a kind river property in Southwest Montana, The Upper Big Hole River Retreat is a must see in southwest Montana. The Big Hole River flows into Wise River where the community consists of a K-8 school, church, post office, a cafe and a general store. Fly fishing and camping are the most popular summer tourist attractions in the area. Snowmobiling in the winter months brings in additional people.

MLS# 340421, 340420



+/- 355.00  
acres



\$1,495,000

Engel & Völkers | Chip Lenihan  
406.570.2758 | [Chip.Lenihan@evrealestate.com](mailto:Chip.Lenihan@evrealestate.com)

# JACKSON, WYOMING

14600 DAVIS HILL ROAD



Nestled along Pacific Creek surrounded by the pristine wilderness of Grand Teton National Park and the National Forest sits Cutthroat Bend, a one-of-a-kind property merging the serenity of nature, impressive design, and alluring privacy. The elegant custom-built home features generous rooms with picture windows, letting in the beautiful, panoramic Teton views and natural light. Highlights of the home include a two-story great room with floor-to-ceiling windows and a two-sided grand stacked stone fireplace, a spectacular chef's kitchen with Thermador range, custom log & stone work, intricate woodwork, tumbled marble bathrooms, and custom-crafted fixtures and metal work. An expansive outdoor entertaining area and decks, surrounded by colorful flower beds, takes full advantage of the mountain!

MLS# 19-2256



5 Bed  
7.5 Bath



+/- 8,511  
sqft



+/- 8.83  
acres



\$9,250,000

Engel & Völkers | Ryan Block  
307-690-8674 | Ryan.Block@evrealestate.com

# JACKSON, WYOMING

175 SYLVIA DRIVE



Breathtaking 3-acre building site with sweeping views of the Grand Teton, Sleeping Indian, and Glory Bowl. Located in stunning Panorama Estates, this horse-friendly property enjoys convenient access to Jackson, the airport, Jackson Hole Golf & Tennis, and Grand Teton National Park. Fully build-able, adjacent to open space, and the elk migration corridor, this property is a perfect location to build your dream home.

MLS# 19-1729



+/- 3.05  
acres



\$1,050,000

Engel & Völkers | Ryan Block  
307-690-8674 | [Ryan.Block@evrealestate.com](mailto:Ryan.Block@evrealestate.com)

# JACKSON, WYOMING

165 HUCKLEBERRY DRIVE



It is exceedingly rare for a legacy estate of this size and provenance to come on the market. Situated on six, 3+ acre lots with sweeping views of the Tetons and adjacent to the "Sleeping Indian" hole of the Jackson Hole Golf course, the property has a unique blend of privacy paired with close proximity to the airport, Town of Jackson and Grand Teton National Park access. It truly has the best of all worlds. Winner of American Institute of Architects Design Award in 1991, and designed by award-winning architect Bruce Hawtin of Hawtin Jorgensen Architects in Jackson Hole, the Frank Lloyd Wright-inspired, 14,598-square-foot, 7-bedroom, 9-bathroom home was programmed to maximize the views of the Tetons. "Every inch was designed to take full advantage of the site," says Hawtin.

MLS# 19-1542



7 Bed  
9 Bath



+/- 14,958  
sqft



+/- 20.75  
acres



\$17,700,000

Engel & Völkers | Andrew Ellet  
307.690.6155 | [Andrew.Ellet@evrealestate.com](mailto:Andrew.Ellet@evrealestate.com)

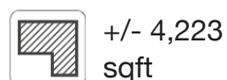
# WOODY CREEK, COLORADO

133 WOODY CREEK



The best of both worlds! You can keep your own livestock at home where you can sit at the lovely window seat or the big kitchen window and watch your horses frolicking and where you can have multiple buildings. Additionally, you are part of Chaparral Ranch with use of the Barn and Indoor/Outdoor riding arenas for Equestrian activities, with onsite manager to take care of your needs, grounds and animals. The main 5-bedroom home with new kitchen and roof is fully furnished, equipped and ready to move in. The separate 2-bedroom guest/caretaker home is historically designated and presently houses the current caretaker. Included is the farm equipment, a historic barn, plus farm "toys". All this, only 15 minutes to Aspen or Snowmass.

MLS# 152513



Engel & Völkers | Carol Dopkin  
970.618.0187 | Carol.Dopkin@evrealestate.com

# PARK CITY, UTAH

2636 ASPEN SPRINGS DRIVE



Located less than 5 minutes from Park City and three World Class ski resort bases, experience seclusion nestled among mature trees on a rare 17-acre equestrian property in Park City proper. Spoil yourself and your guests with ample outdoor amenities: tennis/basketball court; 2-acre private lake with dock, fenced horseback riding corral and grassy pasture. An additional 1-acre connected, and buildable lot is available with the Estate. It features a spectacular private white sand beach, hot tub, a gourmet outdoor kitchen and dining area. This brand-new custom designed renovation created an open floor plan with panoramic doors onto a 2,500 sq ft. deck for indoor/outdoor living and transformed this into a timeless modern masterpiece. All new gourmet kitchen with wolf/sub-zero appliances.

MLS# 1614060



10 Bed  
13 Bath



+/-17,350  
sqft



+/- 17.63  
acres

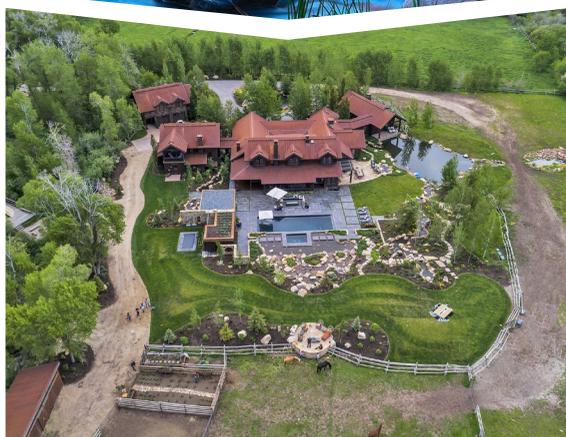
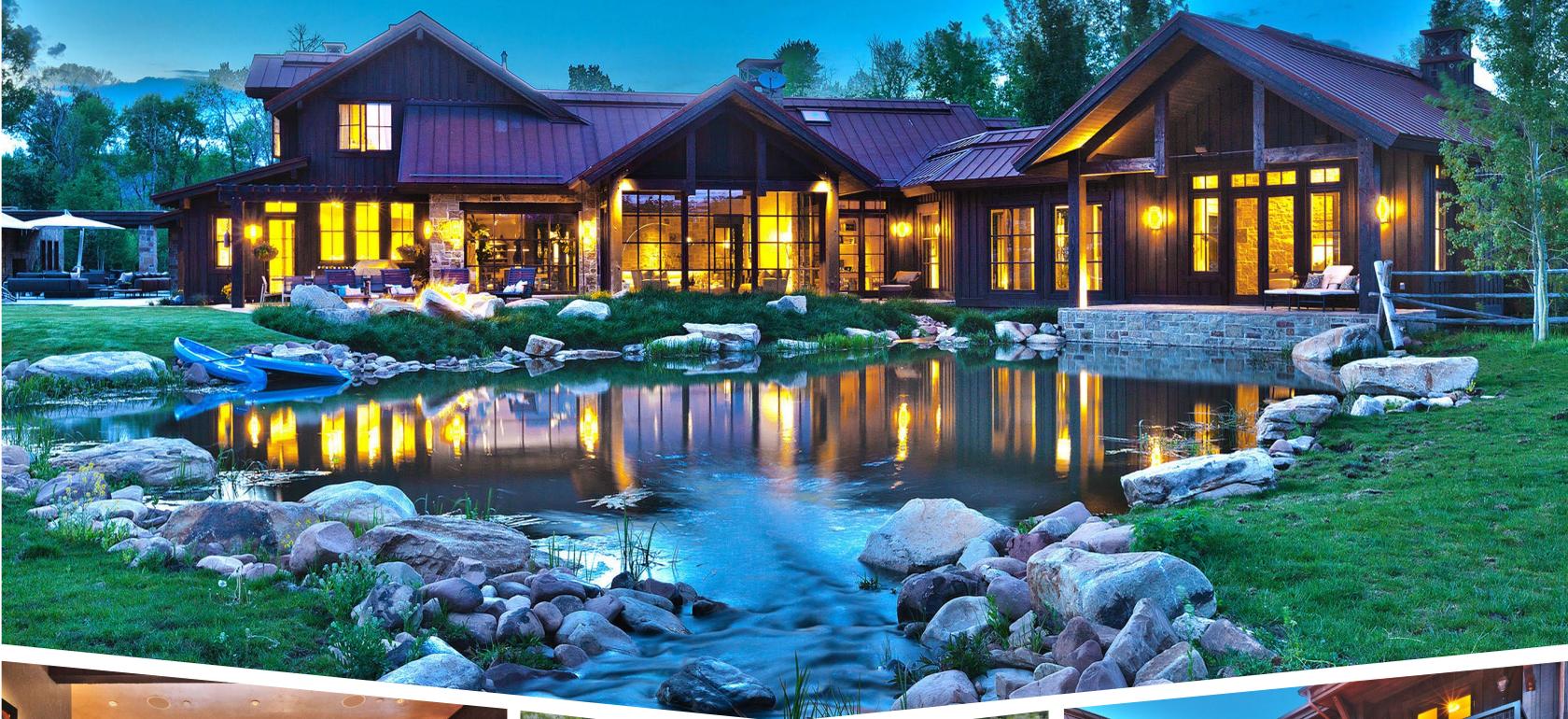


\$12,500,000

Engel & Völkers | Paul Benson  
435.640.7441 | Paul.Benson@evrealestate.com

# PARK CITY, UTAH

1401 W TWO CREEKS CIRCLE



Delivering an authentic western experience, polished with a modern air, the residence and grounds come together to produce a legacy property that will see no aging of style. Designed by Costantino Grandjacquet and built by Jim Clifford, home frames views of all 3 ski resorts through floor-to-ceiling windows from its 7 flat acres, complete with a new pool, 3 ponds and waterfall, barn, horse arena, and guesthouse right in the heart of town. Inside the main home, 6 bedrooms and 9 bathrooms befit the 8,500 sq ft space. Finishes such as an indoor bridge over water, hand crafted ski lockers, custom stone, concrete floors and Venetian plaster complement luxuries such as a wine cellar, and theatre room.

MLS# 1572451



6 Bed  
10 Bath



+/- 8,503  
sqft



+/- 7.34  
acres

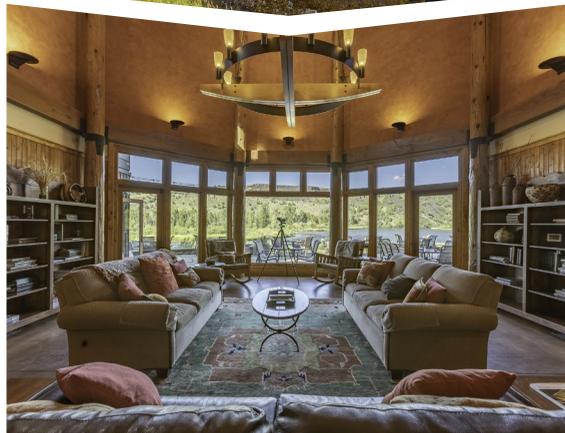


\$12,900,000

Engel & Völkers | Paul Benson  
435.640.7441 | Paul.Benson@evrealstate.com

# SWAN VALLEY, IDAHO

## SOUTH FORK LODGE



This world-class property sits on the banks of the Snake River and includes 8 well-appointed lodge rooms, 2 private cabins containing 5 handsome suites, a self-contained 4 bedroom/2.5 bath river house, 4 fisherman cabins, and a high-end restaurant with a grand bar suited for swapping fishing stories by the roaring fire. In addition, the property includes a full-service fly shop, established guide service, employee housing, and an exclusive number of fishing permits for the South Fork, Main Snake and Blackfoot Rivers. The Lodge currently serves local anglers, repeat-guests and celebrities from around the world. Additional assets include an approved development for 15 luxury residences, a rod and gun clubhouse, expanded kitchen and dining facilities, and a spa and fitness center.

MLS# 19-2570



24 Bed  
33 Bath



+/- 43,625  
sqft



+/- 25.83  
acres

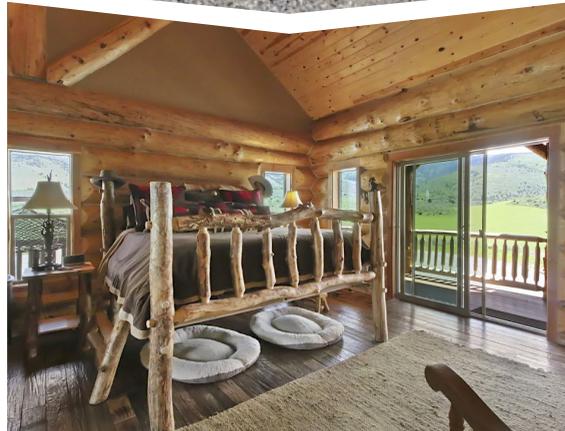


\$7,950,000

Engel & Völkers | Jim Hickey  
307.413.1775 | Jim.Hickey@evrealestate.com

# GRACE, IDAHO

2374 ANT CANYON ROAD



Take in sweeping 360° views of the valley and mountains from your stately 4-bedroom log home while your horses graze in the fields below, and the crystal cold water of Trout Creek winds through the property. 190-acre recreational ranch in Lago and perched in the middle of this wildlife and equestrian property. The home has open and voluminous with vaulted ceilings and a stone fireplace, the main floor includes a generous master bedroom and spacious bath, an expansive living room opening into the large gourmet kitchen, a second bedroom and bathroom, and handsome outdoor decks on all sides. The options are endless here, saddle your horse and ride into the mountains, stalk a trophy buck, flush a pheasant, or cast a fly. You can do all of this on your personal oasis!

MLS# 191579



4 Bed  
3 Bath



+/- 4,568  
sqft

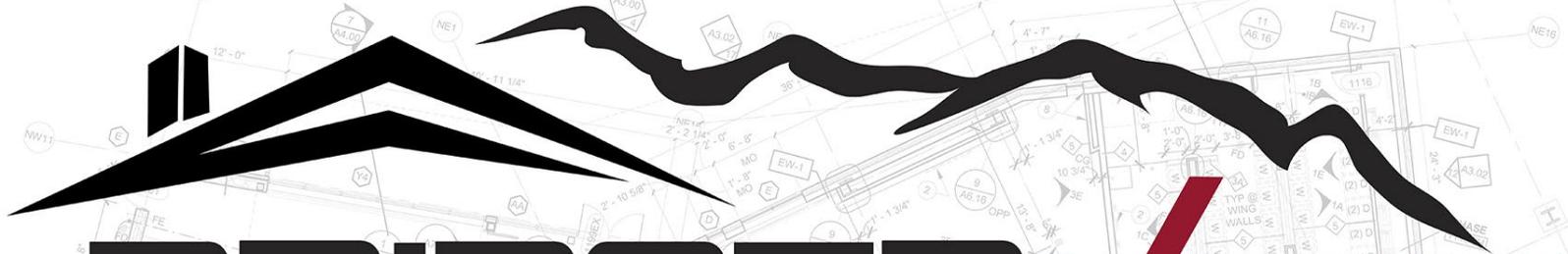


+/- 190.00  
acres



\$1,295,000

Engel & Völkers | Jim Hickey  
307.413.1775 | Jim.Hickey@evrealstate.com



# BRIDGERVIEW

## INSPECTIONS

**JEFF THORSEN**

**BVINSPECTIONS@GMAIL.COM**

**406-388-9890**

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We believe in taking the time; time for you. We want to ensure that all of our clients receive an inspection experience that delivers an unrivaled educational opportunity. Our desire is for you to fully understand the general maintenance needs that come along with owning a Montana home, as well as explaining and addressing any specific concerns pertaining to the home that is being inspected.

We Speak House!

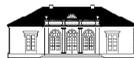
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Global Reach

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