

RAICH MONTANA  
PROPERTIES LLC



## Mission Creek Retreat

Livingston MT 59047

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## MISSION CREEK RETREAT

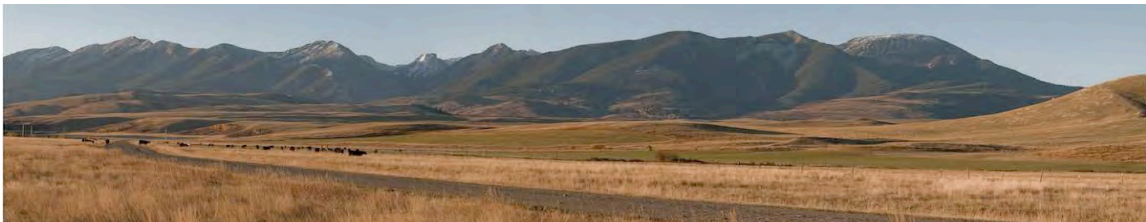
426 Mission Creek Road, Livingston Montana 59047

### PROPERTY OVERVIEW

This peaceful retreat located at the confluence of Mission Creek & Beaver Creek has 216 acres offering privacy, abundant wildlife, and fabulous views. There is a private hiking trail that surrounds the property, and a riparian area often populated with white tail deer, mule deer, elk, moose, Hungarian partridge, and sharp tail. During migration season, the ranch sports an enormous population of songbirds. The one-room cottage next to the creek and outbuildings from the original homestead remain intact.

In the purest sense, the two connected David Leavengood inspired Arts & Crafts homes were artistically constructed with natural materials with the purpose of creating a warm, welcoming and peaceful environment for family and friends.

This wonderful retreat can accommodate 10 -16 guests making it a special place for outdoor recreation and gatherings.



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## LEGAL DESCRIPTION



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**PARCEL 1:**

That part of the SE¼ of Section 17, Township 2 South, Range 11 East, of the Principal Montana Meridian, Park County, Montana, described as Tract A of Certificate of Survey No. 1587, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #281493.

**PARCEL 2:**

Township 2 South, Range 11 East, of the Principal Montana Meridian, Park County, Montana Section 20: NE¼ EXCEPTING THEREFROM that portion described as Fouts Addition on Certificate of Survey No. 1873.

**PARCEL 3:**

That part of the NW¼ of Section 21, Township 2 South, Range 11 East, of the Principal Montana Meridian, Park County, Montana, described as Elliott Addition of Amended Certificate of Survey No. 1873, being an amended survey of Certificate of Survey No. 1862, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #313664.

**DEEDED ACREAGE**

Total Acreage = 216. 516 +/- Acres

**TERRAIN**

The property offers a varied terrain with lush creek bottom, riparian habitat, mature stands of cottonwood trees & rolling hills ideal for hiking, horseback riding, fishing, and wild life viewing.

**DRIVEWAY/INTERIOR RANCH ROAD**

Access to the property is via a gated driveway off of Mission Creek Road that leads to the homes. An interior ranch road is still in place and is used to access the outbuildings, and vast landscape.

**STREAM/CREEK FRONTAGE**

The property has 3600 +/- linear feet of Beaver Creek and 185 +/- linear feet of Mission Creek on the property. Both streams run year round.

**BORDERS STATE LAND**

The retreat borders a full section of State Land (640 acres), which is an added amenity.

**DOMESTIC WATER**

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The 100' deep domestic well was drilled on 9/19/2000 by Hillman Drilling. It was air-tested at 60 gallons per minute. This well services both houses and the underground sprinkler system that irrigates the landscaping.



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## BEAUTIFUL CRAFTSMAN STYLE RESIDENCES

These architecturally impressive Craftsman style homes were built from conceptual drawings by David Leavengood who is known for his work restoring historic structures including the Roosevelt Art at the north entrance to Yellowstone National Park. They are surrounded by lush landscaping and were artistically constructed with natural materials with the purpose of creating a warm, welcoming environment for family and friends.

Built of stone & cedar with beautiful interior details & antique fixtures the homes are connected by a paver patio. The main house built in 1995, is an extensive remodel of the original "four-square" homestead house built in 1956. The guesthouse was built new in 2001. Many of the fixtures date back to 1932 or earlier, and were sourced from the N-Bar Ranch in Grass Range Mt. The ceiling beams were salvaged from the N-Bar cookhouse dating back to 1896. The lath and plaster walls were stenciled by artisans from Hamilton MT. The beautiful wood floors have been hand waxed and have a beautiful patina. You will find beautiful woodwork throughout both of these homes.

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## HOME #1:

Builder:	Terry Baird
Architect/Designer:	David Leavengood
Year Built:	1995 (an extensive remodel of the original 1956 home)
Roof:	Architectural shingles
Exterior:	Cedar, cedar shingle, stone, copper gutters
Walls:	Lath & plaster with hand stenciled accents
Flooring:	Main level is wide plank hand waxed wood, tile in baths. Lower level has natural straw floor covering in the primary living area.
Living Area:	2112 sf, 1056 sf on each level; the main level includes a spacious entry, 1 full bath, 1 private bedroom, living & dining area, and kitchen; the lower level is a walk out basement accessed by a beautiful wooden lighted stair case with a family room, laundry/mechanical room, a bonus room, 1 ¾ bath, storage closets, and screened porch with hot tub
Decks, Porches:	+1000 sf (wood wrap around deck, paver patio w/lighting, screened porch)
Bedrooms/Sleeping Areas:	1 private bedroom on main level with double cedar lined closets & window seat, 1 small extra room on lower level is currently utilized as a sleeping room, two built – in twin beds are in the lower level family room
Total Baths:	2 (1 bath on main level w/claw foot tub, 1 bath with tiled shower lower level)
Kitchen:	Beautiful & functional kitchen with wood clad Amana refrigerator, Five Star Dual gas range (4 burner gas, electric oven), Bosch dishwasher, slate tile countertops, tiled backsplash, built-in shelf and access to deck for outdoor dining

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Heat: Radiant in-floor heat & remote controlled gas stove in living room, electric lower level

Ceilings: Clad in beautiful wood

Cabinetry: Rich custom crafted cabinetry and trim throughout



## HOME #2:

Builder: Terry Baird  
Architect/Designer: David Leavengood  
Year Built: 2001

Roof: Architectural shingles

Exterior: Cedar, cedar shingle, stone, copper gutters, underground sprinkler system

Walls: Lath & plaster w/hand-stenciled designs

Flooring: Main level is wide plank hand waxed wood w/tile in bath.  
The lower level is the garage with a concrete floor

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Living Area:	1080 sf, (the main level includes a traditional craftsman style enclosed entry, a beautiful kitchen that opens to the dining & living area, 1, ¾ bath, 1 private bedroom, a beautiful wood staircase leads to the attached garage
Bedrooms:	1 private bedroom on main level with double closets & built-in bookcase, interior windows for additional light
Total Baths:	1 3/4 bath on main level with large tiled & glass shower & separate custom vanity, 1 partially finished bath in garage.
Kitchen:	Beautiful & functional kitchen with wood clad Amana refrigerator, Five Star Dual gas range (4 burner gas, electric oven), Bosch dishwasher, slate tile countertops, tiled backsplash and built-in desk
Heat:	Radiant in-floor heat
Ceilings:	Clad in beautiful wood
Cabinetry:	Rich custom crafted cabinetry and trim throughout
Garage:	Situated beneath this house is an oversized heated garage with a stone front, custom wood clad doors, mechanical room (new boiler 2013), built-in workbench, Kenmore washer/dryer, utility sink and partially finished bath



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## CREEKSIDECOTTAGE



Living Area:

Charming, built in 1956, approximately 480 sf with a beautiful old stove, newer deck, concrete foundation.

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## OUTBUILDINGS

Barn/Sheds: Built in 1956 and not in use, the old barn is approximately 26'x30', one shed is approximately 14'x18', second shed is approximately 12'x12'

*(Source of square footage - Park County Tax Records)*

## SANITATION

A permitted septic system was installed on the property for 4 bedrooms. Permit is on file.

## EASEMENTS OF RECORD

County road rights-of-way not recorded and indexed as a conveyance in the office of the clerk and recorder pursuant to Title 70, Chapter 21, MCA.

Right-of-way granted to Montana Power Company, recorded November 10, 1948, in Volume 25, Page 501, under Document 47124

Right-of-way granted to Montana Power Company, recorded November 10, 1948, in Volume 25, Page 506, under Document #47129.

Right-of-way granted to Park Electric Cooperative, Inc., recorded November 6, 2000, in Book/Roll 152, Page 1145, under Document #286386.

## COVENANTS

The title company has advised that there are no covenants of record

## PROPERTY TAXES

The property taxes for 2013 for both parcels combined = \$3,568.96

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## MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is recommended that the Buyer conduct a mineral search.

## AIR TRAVEL

Approximately 15 miles from the property is Mission Field Municipal Airport with an FBO and 5,700± foot paved runway suitable for private jet travel.

<http://www.fltplan.com/AirportInformation/LVM.htm>

Approximately an hour away is the Bozeman Yellowstone International Airport (BZN) for commercial flights. On site is the Yellowstone Jet Center of Bozeman that accommodates private jet travel and provides excellent concierge services.

<http://www.ysjet.com>

## LIVINGSTON

Livingston Montana is the original gateway to Yellowstone National Park and was founded in 1882 by the Northern Pacific railroad. The town lies on the banks of the Yellowstone River. The spacious valleys and rugged mountains give residents and visitors access to a beautiful and pristine environment for recreation. In town, they enjoy fine dining, shops, nightlife and art galleries in a down to earth cultural atmosphere missed in so many places.

Unique for a western town, Livingston plays host to ranchers, outdoor enthusiasts, artists, writers, actors and entrepreneurs. The Livingston community has been featured in numerous outdoor magazines and has been the featured location in several movies including The Horse Whisperer, Rancho Deluxe and A River Runs Through It. Many books have been written about the area and the people. In 2009, Livingston was featured in Anthony Bourdain's "No Reservations" television series entitled "Montana". No Reservations visited several restaurants including 2nd Street Bistro, Murray Bar and the Old Saloon in Emigrant. Anthony spent time horseback riding, dogging cattle, and fly-fishing.

## RECREATION & WILDERNESS AREA

Montana is known for its great outdoors; and nowhere else in the state is the scenery more spectacular, the fishing more fabulous or the mountains more magnificent than in Park County. There is much to do on this property, nearby and throughout the region.

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With over nine hundred thousand acres of wilderness, nearly two hundred thousand acres of National Forest Land, and approximately three million acres of Yellowstone National Park, the Absaroka-Beartooth wilderness is home to Montana's tallest peak, the steep rocky mass known as Granite Peak. At 12,799 feet, Granite Peak towers above the Beartooth Plateau. It anchors the Beartooth Range, which stands higher and more rugged than the Absarokas, with many peaks exceeding 12,000 feet (one of them resembles a bear's tooth). The Beartooth portion of the range is dominated by vast, treeless plateaus, which fall off sharply into surrounding canyons and small lakes tucked high into glacial cirques. The Absarokas have ample vegetative cover, including dense forests and broad mountain meadows crossed by meandering streams. Mt. Cowan is the tallest peak in the Absaroka Range, topping out at 11,206 feet. Big horn sheep and mountain goats roam about the mostly rugged country, along with elk, deer, moose, coyotes, bears, and wolves. Trout reside in many of the lakes and streams in both ranges.

## HIKING TRAILS

<http://golivingston.com/summer-vacations/livingston-montana-hiking-guide/>

## FLY FISHING

The homes feature frontage on Mission Creek and connect to over one mile of river on State of Montana property that can be fished. For those with the right skills, Mission Creek boasts beautiful, prize-winning trout. Not far away you will find many additional fishing opportunities along the Yellowstone River, Boulder River, West Boulder River, Livingston's Spring Creeks, Shields River, Big Timber Creek, Gallatin and East Gallatin Rivers, and in Yellowstone National Park.

## CROSS COUNTY SKIING

<http://golivingston.com/winter-activities/crosscountry-ski-guide-livingston-mt/>

## DOWNHILL SKIING

### [Bridger Bowl](#)

Bridger Bowl offers skiing and snowboarding in winter

### [Big Sky Resort](#)

Big Sky's long list of mountain fun includes scenic lift rides, a zip line, disc golf, and all the snow sports.

### [Moonlight Basin](#)

A few miles west of Big Sky Resort, Moonlight Basin on-mountain fun includes mountain

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biking, horseback riding, and yoga in summer. Winter brings skiing, snowmobiling, snowshoeing, sledding, and more.



## SUMMARY

- Spectacular 216 acre lifestyle property to share with family & friends
- Architecturally Impressive Craftsman Style House and Guesthouse
- 216 acres offering seclusion, abundant wildlife, live water, magnificent views
- Private Hiking Trail on the property with State Land Adjoining
- 3600 +/- linear feet of Beaver Creek & 185 +/- linear feet of Mission Creek
- Original Homestead Remnants Include the One-Room Creek Side Guest Cottage & Outbuildings
- Reclaimed Timbers & fixtures from the N-Bar Ranch near Grass Range MT
- Old World Craftsmanship & Beautiful Rock Work
- Less Than 20 Minutes to Downtown Livingston, Approx. 1 Hour or Less to Bozeman
- Investment opportunity – has been an excellent vacation rental

**PRICE:** \$1,450,000

**TERMS:** Cash or New Loan

**BROKER:** Tracy Raich is the exclusive agent for the seller and must be present for all showings

**CONTACT:** 406-223-8418 or [tracyraich@wispwest.net](mailto:tracyraich@wispwest.net)

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