



YELLOWSTONE REAL ESTATE GROUP

It's good to be home



HIDDEN RIDGE AT GOAT MOUNTAIN

Wilsall, Montana

• Listed by: Craig Otte - 406.579.3531 & Dude Tyler - 406.223.0551 • yregroup.com •

HIDDEN RIDGE AT GOAT MTN. • WILLSALL, MONTANA

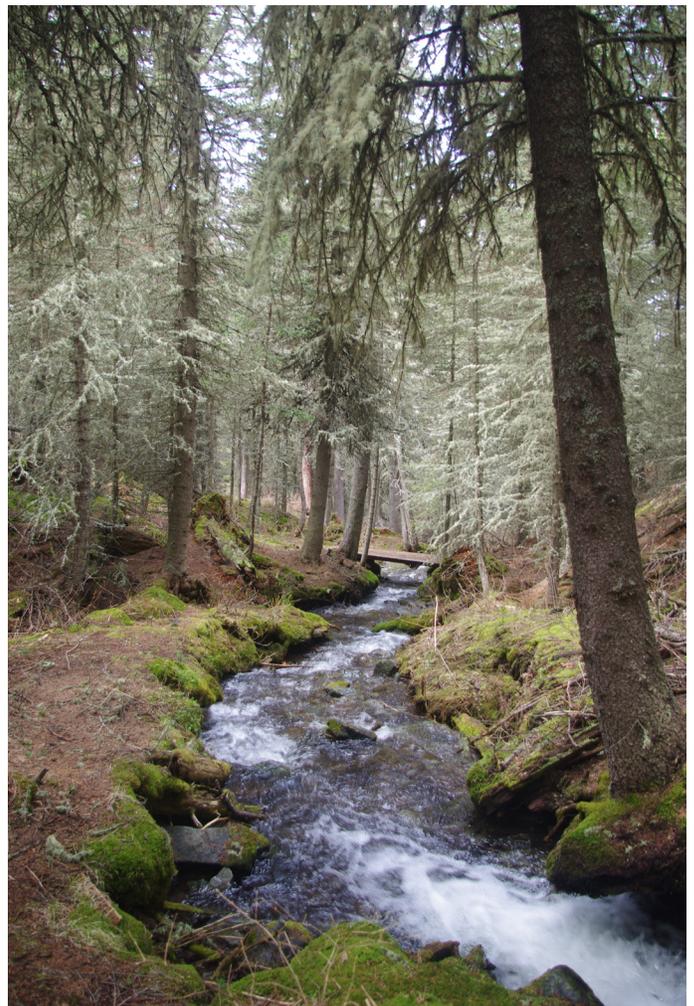
Listing Price: \$539,900

- Less than 60 miles from Bozeman or Livingston • Private trails into National Forest
 - 20 acres of solitude • Extra cabin • Low energy costs, easy winterization
- Solid pine construction • Trout pond with successfully spawning Cutthroat population
 - Views across three counties from top floor "Artist's Gallery"

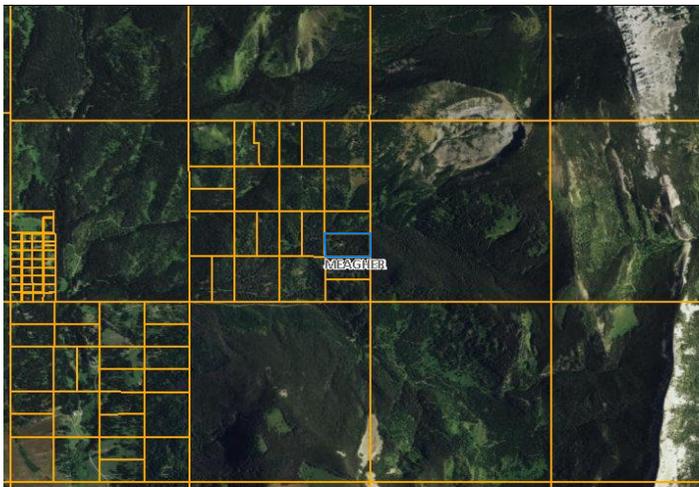
AREA

Hidden Ridge is completely isolated from civilization, but civilization is a short drive! Bozeman Yellowstone International Airport is an hour away; Bozeman, an hour; Livingston and I-90, an hour.

Hidden Ridge sits on the west side of the Crazy Mountains; there is more wild country behind the house than generations of hearty hikers could cover.



GETTING THERE



The visitor to Hidden Ridge travels half an hour through old time ranch country up the Shields River Drainage from Wilsall, and another 4 miles through the Gallatin National Forest up the Smith Creek Drainage. Turning the last corner and approaching the main residence, one confronts a magnificent structure reminiscent of Yellowstone and Glacier Park Lodge Architecture.

This pine log masterpiece stands on the side of a large slope that looks up at one of the Crazy Mountains' most striking reefs; a long horizontal castellated palisade that beckons the hiker. Caution; it's not the top of the mountain, it just looks that way. From this verdant micro ecosystem, the hiker can become lost in 100 square miles of wilderness, complete with every large mammal in the Greater Yellowstone Ecosystem. Except grizzlies, and we don't complain about that.

• Listed by: Craig Otte - 406.579.3531 & Dude Tyler - 406.223.0551 • yregroup.com •



THE RESIDENCES

The main house at Hidden Ridge is the impressive three story pine log structure, hidden in a cove of pine and fir trees, and immediately overlooking the trout pond underneath. These pine logs were cut dry and stacked by the owner himself over 30 years ago; they have settled so perfectly over time that the chinking almost seems superfluous.

Four bedrooms including the master; two full baths; big open kitchen with modern appliances; enough lounging space for multiple families and guests. The owners leave for the South come December, and the whole structure takes 15 minutes to completely drain and winterize. However, should the future owner decide to stay all twelve months, the house is easily heated by a combination of wood and propane furnaces.

The main residence is positioned to take in a three-mountain range view: the Bridgers to the South West; Goat, Scab, and Bear Mountains immediately to the West, and the Big Belts off to the Northwest. This of course doesn't include the Crazies, which are basically your back yard!

The Artist's Studio is a finished log building with electricity; water is nearby. Conversion to a sleeping cabin for the grandkids is a simple operation.



GENERAL DESCRIPTION OF THE PROPERTY

The seller worked in aquatic resource design before retirement; he then designed a deep pond downslope – and very visible - from the house. The pond is spring fed, has a solid lining, is deep enough to never freeze, and because sellers have constructed a small gravel spawning channel, the Cutthroat recruitment keeps the catchable population sufficient for more than one set of grandkids. Sellers have never had to restock. During June the seller places protective netting over the spawning channel. It turns out that Great Horned Owls have good ears and eyes!

The grandkids can spend hours (carefully) watching the spawning (Native Yellowstone) cutthroat as they dig and guard their nests. Their dorsals and tails protrude from the shallow gravel riffles. Touch them, but touch them gently. Just to the north is a beautiful mountain stream tumbling through forest, fern, and shelf rock. “Unnamed Tributary of Smith Creek” is begging for a name! This lovely little ecosystem basically describes the north end of the property.



WILDLIFE

Moose travel through Hidden Ridge weekly; elk use the open glades around the property (you'll hear the bulls bugling in September); biologists have documented several wolverines in the Smith Creek Drainage; black bears are common. Pinion Jays will talk to you.

WINTERIZATION

From the Shields River Road to Hidden Ridge (4 miles) the residents plan on not being able to drive the road from December through March. Year 'round residents park snow machines at the bottom of Smith Creek Road. It's also a beautiful ski-in opportunity. Occasionally the Forest Service plows the road in winter (they did in '13-'14) to get to a timber project, but that's the exception, not the rule.





BROKER'S COMMENT

Come tour this property with us, and we'll have an on-site forestry field trip. Owner is a master woodsman!

Then we'll take you up to the Artist Gallery on top of the house, and you can decide which mountain range to admire!

Solid construction, modern amenities, right on the edge of the wild!

PRICE: \$539,900

To arrange a showing, contact:

Dude Tyler - 406.223.0551 - dude@dudetyler.com

Craig Otte - 406.579.3531 - craig@yregroup.com



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owners. Information regarding land classification, potential profits, etc. are intended only as general guidelines and have been provided by sources deemed reliable but whose accuracy we cannot guarantee.

• Listed by: Craig Otte - 406.579.3531 & Dude Tyler - 406.223.0551 • yregroup.com •