

RAICH MONTANA  
PROPERTIES LLC



# EXCEPTIONAL MOUNTAIN RETREAT

126 Suce Creek Road, Livingston Montana

TRACY RAICH, Broker | Owner 406.223.8418

1808 East River Road, Livingston MT 59047

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# EXCEPTIONAL MOUNTAIN RETREAT

List Price \$4.6 Million



## PROPERTY OVERVIEW

The magic of Montana is beautifully captured in this Mountain Retreat nestled in the foothills of the Absaroka-Beartooth range in Paradise Valley. Distinguished architecture and high-quality accommodations are all found in this exceptional 40 ± acre alpine setting with its own trail to the top of the mountain where you can enjoy expansive 360-degree views of Paradise Valley. This Mountain Retreat is more than a home; it's a lifestyle property where recreating, wildlife viewing, and relaxing is inevitable.

Livingston is a mecca for outdoor enthusiasts and while the recreational amenities in Paradise Valley are unmatched, there are many recreational opportunities to be enjoyed right on the property which is an added value. Charming downtown Livingston with its restaurants, galleries and shops is less than 10 miles.

The Yellowstone River and spring creeks for day fishing are minutes from the property providing some of the finest trout fishing in the world. The Boulder, West Boulder, Gallatin, and Madison rivers are all within driving distance from the Retreat. Hiking, horseback riding and mountain biking in the Absaroka Beartooth Wilderness is less than two miles from the property via the Suce Creek trailhead. Day trips to Yellowstone are a breeze with the north entrance to Yellowstone National Park less than an hour drive.

The ± 6,000 SF main house was designed by Mountain Architects of Boise Idaho offers all the comforts of mountain living with added luxury and style in a wonderful floor plan on three levels. Perfectly placed windows and numerous outdoor living areas frame the beautiful landscape.

Upon entering the main house guests are welcomed to an inviting living room anchored by a massive moss rock fireplace. Off the living room is a well-appointed chef's kitchen, butler's kitchen, dining area and access to the covered outdoor entertaining

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area which also has a moss rock fireplace. A guest suite, office, powder room, covered veranda, mudroom/laundry and attached 2-car plus heated garage are also situated on the main level. Located on the upper level is a private master suite complete with a library, moss rock gas fireplace, veranda, and spacious full bathroom with his and her closets. The walkout basement is outfitted with a full bar, wine cellar, great room, moss rock gas fireplace, a third bedroom suite, large office suite, sound/electronics room, 2 mechanical rooms, and access to the beautifully landscaped patio and hot tub area.

Finishes include richly colored hand plastered walls, hewn logs, reclaimed timbers, Montana moss rock, 100-year-old reclaimed Fir flooring, custom trim, doors and cabinetry, heated Travertine bathroom floors, custom hammered chandeliers & fireplace doors, high-end fixtures, and appliances.

Steps from the main house and connected by a covered roof, you will find a guest studio above the second heated garage, kitchen, sleeping area, sitting area, ¾ bath (with heated floors) and a balcony. The garage will accommodate your recreational gear and is complete with a dog shower.

## MAIN HOUSE & GUEST STUDIO DETAILS

Architect:	Mountain Architects, Inc., Boise Idaho
Builder:	Bud Anzik - One of the premier builders in Paradise Valley
Year Built:	2010
Main House Square Feet:	First Floor = 2,699, Second Floor = 897, Lower Level = 2,502 (source tax records)
Guest Studio Square feet:	401 (source tax records)
Exterior:	Hewn Logs, Reclaimed Timber, Montana Moss Rock
Roof:	Cedar Shake
Windows:	Pella
Flooring:	Reclaimed Fir (100 years old), Slate, Heated Travertine Tile in Baths, Carpet, Tile
Doors/Trim:	Custom made solid Fir
Walls:	Hand Applied Venetian Plaster, Painted Sheetrock in Guest Studio
Counter Tops:	Soapstone, Travertine, Wood Slab
Cabinetry:	Custom from Crazy Mountain Cabinetry – Self-Closing/Soft Touch
Appliances:	Wolf 6 Burner, Griddle & Pot Filler, 2 Ovens, Sub Zero Refrigerator, Dishwasher, Washer, Dryer, Trash Compactor.
	Downstairs/Great Room: Hot Tub (Patio), Bar with Ice Maker, Wine Cooler, Small Refrigerator, Dishwasher, Microwave,
	Guest Studio: Cooktop (2-Burner), Refrigerator, Microwave
Heat:	3-Forced Air Furnaces, 2-Wood Fireplaces, 2-Gas Fireplaces, 2-Rinnai Water Heaters, 1-Water Heater for Guest Studio
Cooling:	Central AC, 3 Units
Bedrooms:	3-Main House
Bathrooms:	4-Main House, 1- Guest Studio
Back-Up Power:	Generac Generator
Water:	Private Well -Air-tested at 20 GPM, 525 feet deep
Security:	ADT Alarm System
Utilities:	Park Electric, Propane, WIFI Internet, Satellite TV
Sound System:	Sonos
Sanitation:	Engineered Septic System for 4 Bedrooms
Heated Garages:	Attached 2-Car Plus. Second 2-Car Garage, All with Custom Barnwood Doors
Landscaping:	Mature, 7-Zone Underground Sprinkler System, Stone Patio Areas
Protective Covenants:	Yes
Furnishings:	Negotiable

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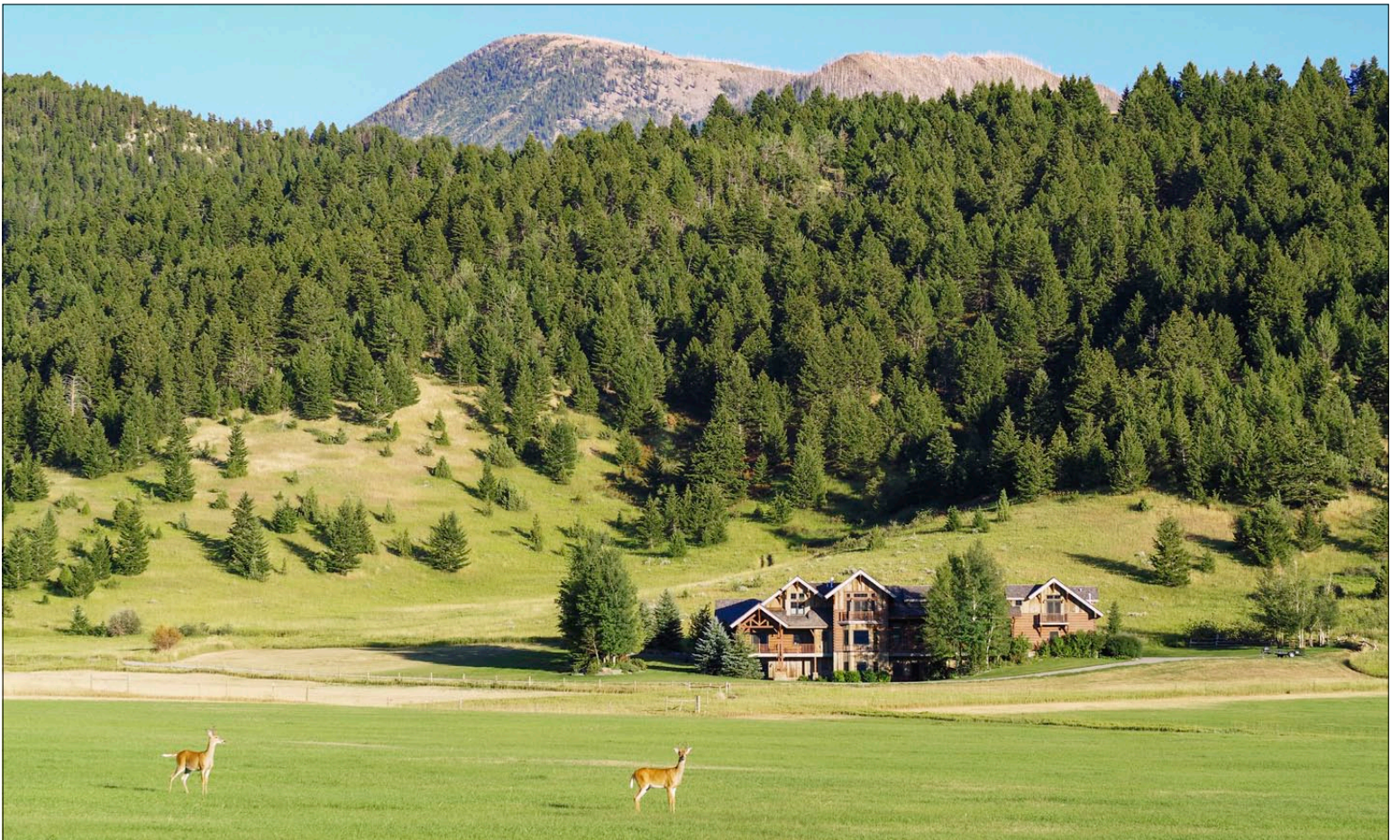


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Please note: the field with deer is not part of the subject property.

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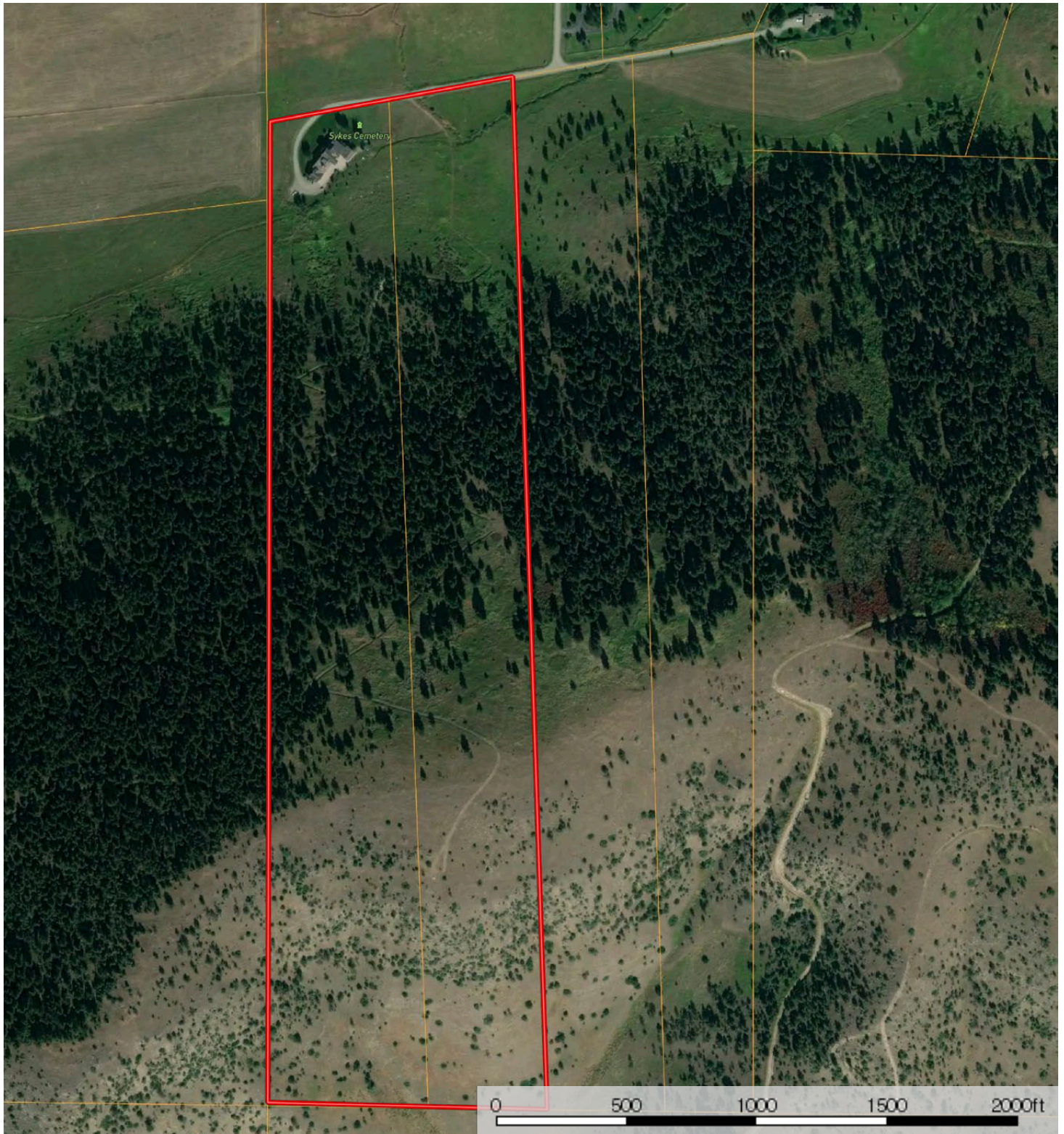


**LEGAL DESCRIPTION:**

Four Seasons Tracts, S19,T03S, R10E, Lot 11 & Lot 12, COS 204

**ACREAGE:**

± 40.884 acres (2 adjoining parcels)

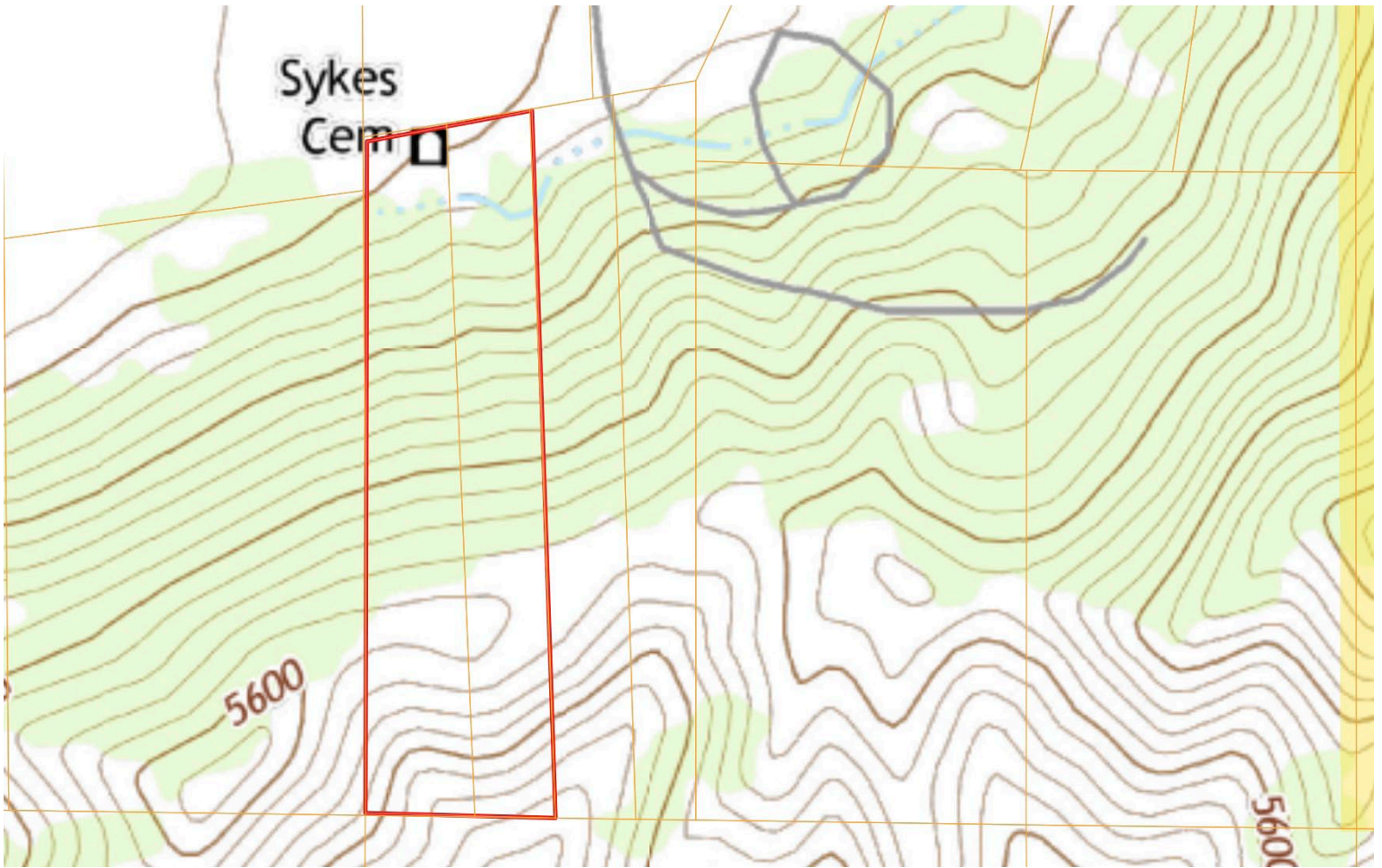


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*Compliments of Livingston Chamber of Commerce*

## LIVINGSTON MT

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. Unique for a western town, Livingston plays host to ranchers, outdoor enthusiasts, artists, writers, actors and entrepreneurs. 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, night-life and art galleries in a down to earth cultural atmosphere missed in so many places.

With a population of approximately 8,150 in 2020, Livingston offers many small city amenities and is home to a diverse group of industries and businesses. The Spur Line and Murdoch's offer a full line of ranching supplies, quality feed, fencing, vet supplies and western wear. Livingston HealthCare provides quality healthcare including a new 25-bed critical access hospital, a multi-specialty physician practice, rehabilitation services and home-based services. Additionally you will find successful hospitality, angling, guiding, and consulting firms, as well as [PrintingForLess.com](http://www.livingstonmontana.org/), a large employer in Livingston. <http://www.livingstonmontana.org/>

## CHICO HOT SPRINGS RESORT

Chico is located in the heart of Paradise Valley, just north of Yellowstone National Park is nestled in the foothills of the breathtaking Absaroka Mountain Range. Chico offers an extraordinary variety of accommodations, exceptional dining, outdoor adventures, live entertainment, ultimate relaxation, all with a warm smile and welcoming spirit from their friendly staff. <http://www.chicohotspings.com>



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## RECREATION

Paradise Valley is a mecca for outdoor enthusiasts and nowhere else in the state is the scenery more spectacular, the fishing more fabulous or the mountains more magnificent. There is much to do throughout the region. The north entrance to Yellowstone National Park is approximately 54 miles from the property. Trail heads for hiking and horseback riding are accessible throughout Paradise Valley with the Suce Creek Trailhead near the property.

The Yellowstone River flows through Paradise Valley providing some of the finest fly fishing in the world as well as an inviting playground for kayakers and rafters. The Yellowstone River is the longest free-flowing river in the lower 48 states, flowing some five hundred miles from its source in Wyoming to its confluence with the Missouri river. There are more than one hundred miles of blue ribbon trout water downstream from the Yellowstone



National Park border with populations of Brown, Rainbow and Cutthroat trout. The Yellowstone is an excellent river to float as well as wade fish.

There are also three renowned spring creek fisheries nearby. Nelson's, Depuy's and Armstrong's each offer fee fishing on over five miles of some of the best spring creek water in the world. These spring creeks are natural wonders offering an abundance of wild trout.

[www.nelsonsspringcreek.com/](http://www.nelsonsspringcreek.com/) [www.depuysspringcreek.com/](http://www.depuysspringcreek.com/) [www.armstrongspringcreek.com/](http://www.armstrongspringcreek.com/)

## YELLOWSTONE NATIONAL PARK

Visit nearby Yellowstone and experience the world's first national park. Marvel at a volcano's hidden power rising up in colorful hot springs, mud pots, and geysers. Explore mountains, forests, and lakes to watch wildlife and witness the drama of the natural world unfold. Discover the history that led to the conservation of our national treasures "for the benefit and enjoyment of the people." <https://www.nps.gov/yell/index.htm>



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## CUSTER GALLATIN NFS/ WILDERNESS AREA

The Paradise Valley is almost completely surrounded by public land with over 900,000 acres of wilderness, nearly 200,000 acres of National Forest Land.

Designated in 1978, the Absaroka Beartooth Wilderness area consists of two major mountain ranges with mountains stretching in every direction. On the east, the Beartooth's are rugged, glaciated granite and predominantly above tree line with huge alpine plateaus. The Absaroka's on the west are gentler, with less-rugged mountains, steep ridges, grassy meadows and more heavily forested canyons. This diverse area has semiarid grasslands at 5,000 feet and tundra plateaus form the largest continuous landmass above 10,000 feet in the United States. Ice carved out U-shaped valleys and created the distinct alternating plateau-canyon landscape.

The Beartooth Range contains 29 peaks above 12,000 feet including the highest point in Montana, 12,799-foot Granite Peak. There is an abundance of water in the wilderness with nearly 1,000 lakes, 300-foot waterfalls plummeting to cirque lakes, countless cascades and rushing creeks and rivers. It is a key part of the Greater Yellowstone Ecosystem with habitat for grizzly and black bears, bighorn sheep, elk, moose, mountain lion, pronghorn, bison, lynx and marten. Trout reside in many of the lakes and streams in both ranges.



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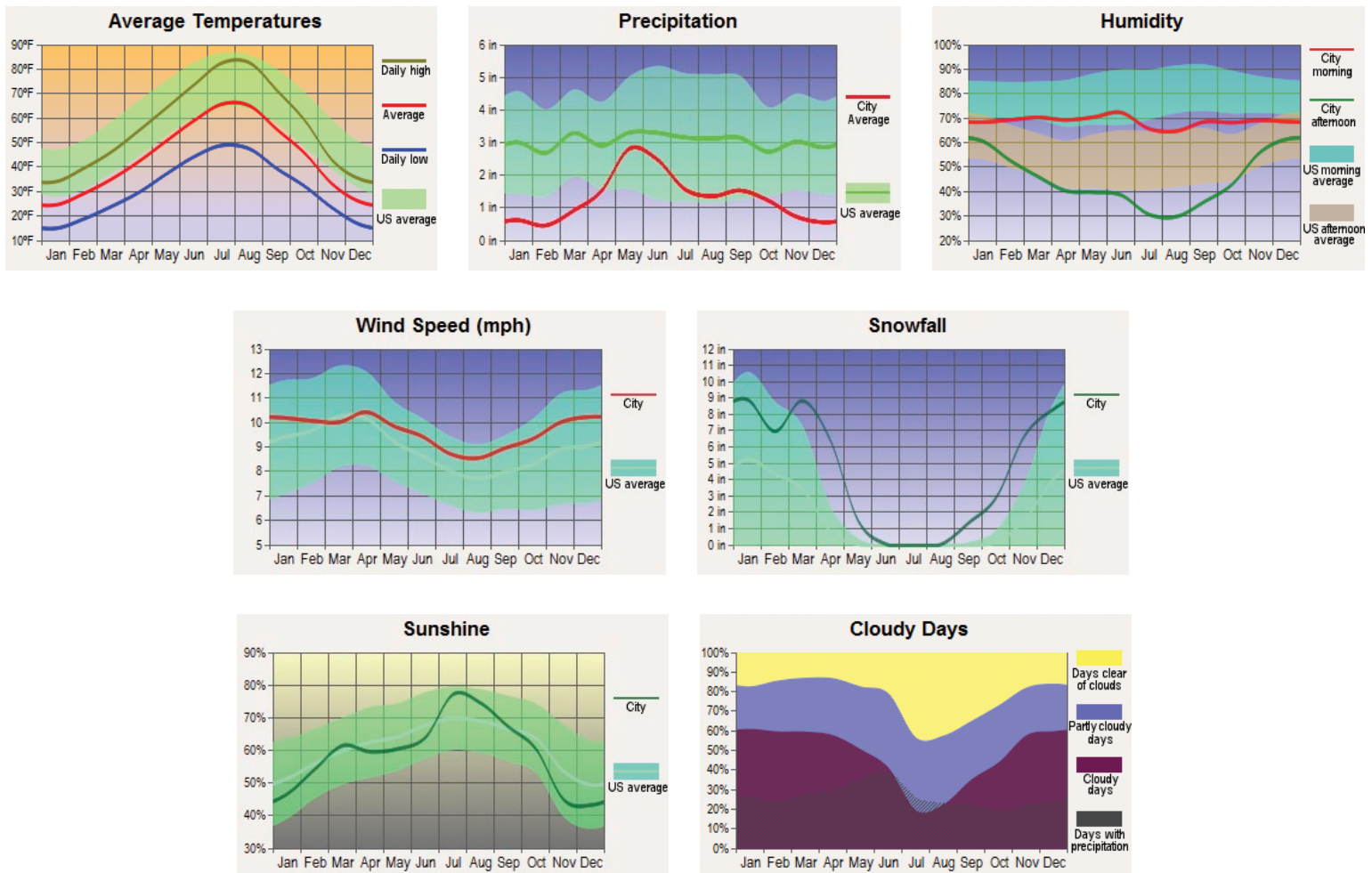
## AIR TRAVEL

Six miles east of downtown Livingston is Mission Field Municipal Airport which has an FBO and 5,700± foot paved runway suitable for private jet travel. <http://www.fltplan.com/AirportInformation/LVM.htm>

Nine miles west of Bozeman is Gallatin Field Airport serviced by Allegiant, Frontier, Delta, Horizon Air, North West Jet Blue and United Airlines. The Yellowstone Jet Center of Bozeman accommodates private jet travel and provides excellent concierge services. <http://www.ysjet.com>

## CLIMATE

Average climate in Livingston, Montana (source: [www.citydata.com](http://www.citydata.com)) Based on data reported by over 4,000 weather stations



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## **RELATIONSHIPS/CONSENTS IN REAL ESTATE TRANSACTIONS** **(Combined Explanation and Disclosure/Definition of Terms and Description of Duties)**

As required by Montana law, a broker or salesperson shall disclose the existence and nature of relevant agency or other relationships to the parties to a real estate transaction.

### **1. SELLER AGENT**

A **"Seller Agent"** is obligated to the **Seller** to:

- Act solely in the best interests of the seller;
- Obey promptly and efficiently all lawful instructions of the seller;
- Disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent;
- Safeguard the seller's confidences;
- Exercise reasonable care, skill, and diligence in pursuing the seller's objectives and in complying with the terms established in the listing agreement;
- Fully account to the seller for any funds or property of the seller that comes into the seller agent's possession; and
- Comply with all applicable federal and state laws, rules, and regulations.

Montana law permits a real estate agent, after providing written disclosure to a seller and obtaining a seller's written consent, to represent multiple sellers of property and to list properties for sale that may compete with the seller's property, without breaching any obligation to the seller.

A **"Seller Agent"** is obligated to the **Buyer** to:

- Disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller;
- Disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- Act in good faith with a buyer and a buyer agent; and
- Comply with all applicable federal and state laws, rules, and regulations.

### **2. BUYER AGENT**

A **"Buyer Agent"** is obligated to the **Buyer** to:

- Act solely in the best interests of the buyer;
- Obey promptly and efficiently all lawful instructions of the buyer;
- Disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent;
- Safeguard the buyer's confidences;
- Exercise reasonable care, skill, and diligence in pursuing the buyer's objectives and in complying with the terms established in the listing agreement;
- Fully account to the buyer for any funds or property of the buyer that comes into the buyer agent's possession; and
- Comply with all applicable federal and state laws, rules and regulations.

Montana law permits a real estate agent, after providing written disclosure to a buyer and obtaining a buyer's written consent, to represent multiple buyers interested in buying the same property or similar properties to properties in which a buyer is interested and to show properties in which a buyer is interested to other prospective buyers, without breaching any obligation to the buyer.

"Dedicated to the Conservation of the West's River Corridors and Agricultural Landscapes"



A **“Buyer Agent”** is obligated to the **Seller** to:

- Disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer;
- Disclose to the seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
- Act in good faith with a seller and a seller agent; and
- Comply with all applicable federal and state laws, rules and regulations.

### 3. DUAL AGENCY

If a seller agent is also representing a buyer, or a buyer agent is also representing a seller with regard to a property, then a dual agency relationship may be established. In a dual agency relationship, the dual agent is equally obligated to both the seller and the buyer. These obligations may prohibit the dual agent from advocating exclusively on behalf of the seller or buyer and may limit the depth and degree of representation that you receive. A broker or a salesperson may not act as a dual agent without the signed, written consent of both the seller and the buyer.

A **“Dual Agent”** is obligated to a **Seller** in the same manner as a seller agent and is obligated to a Buyer in the same manner as a buyer agent, except a dual agent:

- Has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and
- May not disclose the following information without the written consent of the person to whom the information is confidential;
  - The fact that the buyer is willing to pay more than the offered purchase price;
  - The fact that the seller is willing to accept less than the purchase price that the seller is asking for the property;
  - Factors motivating either party to buy or sell; and
  - Any information that a party indicates in writing to the dual agent is to be kept confidential.

### 4. STATUTORY BROKER

A **“Statutory Broker”** is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

- Disclose to: i. a buyer or buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller; and
- ii. a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer;
- Exercise reasonable care, skill, and diligence in putting together a real estate transaction, and
- Comply with all applicable federal and state laws, rules and regulations.

### 5. “ADVERSE MATERIAL FACT”

“An Adverse Material Fact” means a fact that should be recognized by a broker or a salesperson as being of enough significance as to affect a person’s decision to enter into a contract to buy or sell real property and may be a fact that:

- (i) materially affects the value, affects structural integrity, or presents a documented health risk to occupants of the property; and
- (ii) materially affects the buyer’s ability or intent to perform the buyer’s obligations under a proposed or existing contract. “Adverse Material Fact” does not include the fact that an occupant of the property has or has had a communicable disease or that the property was the site of a suicide or felony.





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