v ROCK CREEK HIDEAWAY

342 Rock Creek Road, Emigrant MT 59027

LIST PRICE: $799,000

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NOTICE: The real estate offerings contained herein are subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction.
PROPERTY OVERVIEW

Rock Creek Hideaway is a special retreat located in the breathtaking Rock Creek basin of Paradise Valley that connects Livingston to Yellowstone National Park.

This is a special place to unwind from the chaos of daily life, whether you enjoy gardening, hunting, hiking, horseback riding or skiing.

Grab your morning coffee or an evening glass of wine and sit out on your deck and listen to the relaxing sounds of nearby Rock Creek, take in the views and wildlife from this beautiful 21.28 acre site.

The cabin is the definition of custom with artistic touches from hand-peeled logs & drift wood railings (from Yellowstone and Boulder Rivers), hand-collected rock work incorporated into the entrance, and beams from the deconstructed Old Faithful Visitor Center. The kitchen and bathrooms have been beautifully remodeled. The sweet guest studio with a 3/4 bath, wood flooring and gas stove is located steps from the hot tub and main cabin and a large detached garage with shop area provides room for all of your recreational gear.

Fishing or floating on the Yellowstone River is nearby. The property borders NFS land offering endless recreational possibilities out your back door.
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CABIN DETAILS

SQUARE FEET: 2,696 SF Total - 1,954 main, 742 SF loft, 720 SF unfinished basement (Buyer to Verify).

YEAR BUILT: 1993

EXTERIOR: Hand peeled logs, Board & Batten, hand-picked stone

ROOF: Asphalt Shingle

BEDROOMS: Master in open loft with office area.


MAIN LEVEL: Mud room, kitchen/dining area, living room w/a beautiful stone fireplace, extra sitting area, guest bathroom. Extra wing with two rooms joined by stairs, facing north with wrap around deck.

BONUS ROOMS: Off living room, behind a sliding barn door, two rooms without closets are connected by stairs. A closet could be added creating a legal second bedroom.

KITCHEN: Remodeled with new cabinets, Quartz countertops, tile backsplash. Viking range & hood, stainless dishwasher and refrigerator.

FLOORING: Wood and Tile

HEATING: Radiant in floor, electric baseboard in upstairs loft.

GARAGE: Built in 2010, the detached garage is 32' x 28' with frame construction, windows, electricity, work area, two metal doors for vehicle entry/exit and a side man door.

STUDIO: Built in 1998, 12' x 24', new 3/4 bath with holding tank, hardwood flooring, pine ceiling, gas stove, antique door, built-in bench and windows.

WELL: A private well was drilled in 1991, air-tested at 5 gallons per minute. A cistern system is in place.

SANITATION: Permitted septic system for 2 bedrooms is on file.

TAXES: 2018 Property Taxes = $2,089.19
LEGAL DESCRIPTION: Grizzley Meadows, S23, T07S, R06E, Lot 044, COS 544

COVENANTS: Yes (available upon request)

ACREAGE: 21.28

ROAD MAINTENANCE:
Grizzley Meadows Road Association is dormant. Neighborhood meetings are held from time-to-time, but it is not an official association. Neighbors pitch in on a volunteer basis to maintain and improve Rock Creek Road.

During winter months, Rock Creek Road is plowed by a neighbor/contractor. The approximate annual cost to each landowner is $1,200. Owner’s may have their own driveway plowed for an additional fee. Four wheel drive is required during winter months.

ROCK CREEK ROAD:
As per title company, Rock Creek Road is a private road owned by the Subdivision subject to an easement in favor of the NFS.

HIGHLIGHTS

* The Rock Creek area of Paradise Valley is coveted by outdoor enthusiasts for its wildlife, hiking trails, hunting, skiing, camping and lush and the lush alpine setting. Close proximity to the Yellowstone River and Yellowstone National Park makes this area extremely special.

* Furnishings may be purchased separately for a buyer seeking a turn-key property.

CONTACT THE EXCLUSIVE BROKERS FOR THE SELLER TO SCHEDULE A SHOWING:

Rick Eisen - Broker/Co-Owner Legacy Lands LLC - 406.223.6872
Tracy Raich - Broker/Owner Raich Montana Properties LLC - 406.223.8418
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”

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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.