



BIG 5 RANCH

A TIMELESS MONTANA RETREAT

107 Eldridge Creek Trail | Livingston, Montana



RAICH
MONTANA
PROPERTIES, LLC



SWEETWATER RANCHES



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PROPERTY OVERVIEW

Big 5 Ranch is situated in Livingston, Montana, a legendary western town recognized for its hospitality, scenic landscapes, and welcoming community dedicated to this special region of the West. Livingston, with a population of around 9,000 serves as the original gateway to Yellowstone National Park. Big 5 is conveniently positioned between Livingston and Bozeman and is ideal for a family, corporate or hunting retreat, just minutes from downtown Livingston.

The ranch encompasses ± 514 acres of timbered covered hillsides and native vegetation which provides a private setting with expansive views that will take your breath away.

Big 5's residence emerges from the secluded woods and sprawling mountains via a winding driveway. Inspired by Montana's historic homesteads, the timeless design by Centre Sky Architecture is unobtrusive and feels as if it has always been part of the landscape. It is discreet yet elegant and cozy. The floor plan works as well for two people as it does for 10. Special features such as reclaimed materials, local stone, and a vegetative garage roof tucked into the hillside amplifies a modern-day Montana Ranch aesthetic destined to be enjoyed for generations.

Wildlife at the Big 5 is plentiful. It is common to see elk and deer sprinkled throughout the ranch's hillsides and meadows. Moose, Sandhill Cranes, mountain grouse, occasional Hungarian partridge, songbirds and many other species of wildlife find refuge at the ranch. Extensive trail networks throughout provide ample opportunities to observe and appreciate the diverse wildlife at the Big 5.

TIMELESS RANCH RESIDENCE

Conceptualizing an established homestead cabin that had been added onto over the years, the architects designed three connected pods, each with panoramic windowed hallways. The central area contains the great room's kitchen, dining and living areas. Stunning vistas and the fabulous fireplace are the focal point of the central area. Accessed by the sitting area off the kitchen, is a beautiful outdoor cooking area with a massive two-sided stone fireplace and two separate seating areas. A lovely deck overlooking the pond is accessible from the kitchen, dining and living areas. Flanked on one side of the central area is the master suite wing with large windows facing the serene pond, a large walk-in closet, bedroom with access to deck and pond. The master bath features creamy handmade tiles, whitewash shiplap, two sinks, a soaking tub, and large shower. The opposite wing is accessed by two glass adorned hallways leading to the well-appointed mud/laundry room, a 3/4 bath and cozy sitting area that ultimately leads to two main floor guest bedroom suites, plus a cozy loft space for children and adults.



Strategic materials, like reclaimed oak siding, granary wood, asymmetrical boulders, Douglas fir beams, Montana moss stone, handmade tiles, a metal roof, and craggy chimney caps, evoke a historic homestead feel. Instead of sheetrock, the house uses reclaimed timber, French oak hardwoods, hand applied plaster, and shiplap across its ± 4,500 square feet to maintain an elegant but comfortable atmosphere.

Achieving an intentionally aged aesthetic was central to the success of the home design, while deliberate attention to detail acknowledges elements of 21st-century architecture and introduces refined modernity. These features include black architectural steel accents, angled columns, and sleek black windows, which not only provide framed views of the landscape from each room but also serve as integral artistic components within the residence. The subdued color scheme reflects the natural surroundings, supporting an interior that is both earthy and organic. Every finish was hand-selected by interior designer Kathy Tatom to further reinforce the home's Western character.

ARCHITECT: Centre Sky Architecture, Ltd

BUILDER: Sievert Construction

YEAR BUILT: 2019

SQUARE FEET: 4,585 heated living area, 526 basement - mechanical room, 1,300 decks & porches, 28' x 46' garage (source: Montana Cadastral)

EXTERIOR: reclaimed oak horizontal stacked log, granary wood, Montana moss stone

ROOF: residence-seamless steel, garage-vegetative garage roof

WINDOWS/DOORS: Sierra Pacific, some doors custom made of barnwood by Big Sky Wood Products

INSULATION: primarily spray foam, some mineral fiber batt



BEAMS: reclaimed Douglas fir wood beams ground the great room

FIREPLACES: 3, Montana moss stone

FLOORING: French white oak, tile, stone

CABINETS, DOOR, TRIM: all cabinets, doors and trim are handcrafted by Homestead Woods

KITCHEN & SERVICE KITCHEN APPLIANCES:

Thermador 6 burner gas range w/two ovens, handmade pressed steel hood set against handmade tiles from Morocco, 3 – sinks, 2 – Thermador refrigerators, Microwave

BEDROOMS: 5, including the upstairs loft with two twin beds and a queen (source: tax records)

BATHROOMS: 4

DOMESTIC WATER SYSTEM: private well, water softener system

FIRE SUPPRESSION SYSTEM: deluxe “Automist” system designed to quickly target a fire at its source using less water to minimize fire and water damage

HEATING/COOLING: Lennox forced air, radiant heat - bathroom floors, central ac

PROPANE: 2-1,000-gallon buried propane tanks, serviced by Amerigas

ELECTRICITY: Northwest Energy

INTERNET: WispWest (Wifi)

SECURITY SYSTEM: Security Solutions

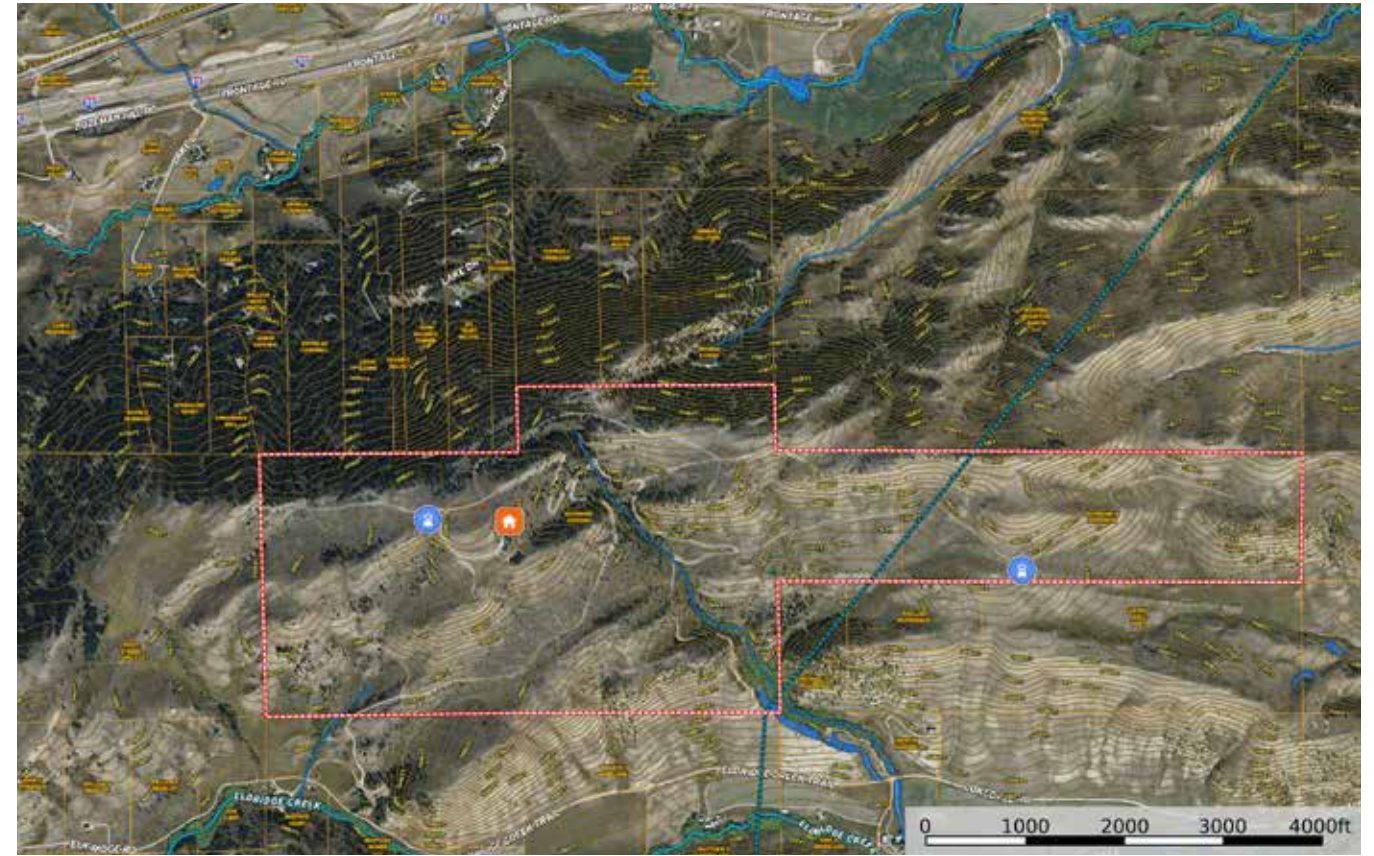
POND: Pond & Stream Consulting-Bozeman, 0.25 acres, mechanical aerator, completely lined with 60-mil HDPE, has a maximum depth of just over 12 feet and is filled and maintained off the home’s domestic system using a timer and appropriate valving

PROPERTY TAXES: 2025 = \$37,000

SANITATION: permitted septic system for 7 bedrooms







HUNTING

Since time immemorial, the Livingston area has been known as a destination for some of North America's healthiest wildlife populations. From the first tribal residents to the iconic Teddy



Roosevelt, Yellowstone attracts hunters and wildlife enthusiasts from all around the world.

Sitting a short 50 miles north of Yellowstone, the Big 5 is blessed with both a migratory and resident elk herd. Each spring, the ranch is home to large numbers of cow elk and their calves feeding on the Big 5's lush grasses. As fall arrives bull elk prowl the property, and the morning calm is broken by bugling elk squaring off across the ranch. In addition to the Elk, the Big 5 has a strong population of mule deer and some whitetail deer. The Big 5 is also home to some upland birds but their numbers fluctuate more than the elk and deer populations. The Big 5 is a healthy piece of property and habitat enhancements could help the population grow to huntable numbers.

While subject to change, the Big 5 is in Hunting District 314. As one of the districts with a population that is consistently over the

population target, the Big 5 offers some of the best license opportunities for the Non-Resident hunter. Please Consult current regulations for current information: HD314

The ranch is also home to moose, bears, wolves, mountain lions, and most of the other iconic wildlife species that make the Greater Yellowstone Ecosystem is the epicenter for North America's most renowned wildlife. With miles of trails/roads, the Big 5 offers the "wildness" that makes this part of the world so special with the infrastructure to provide easy access to the Big 5's its natural amenities.

FISHING

The Big 5 is in the heart of Montana's best trout fishing. Perhaps made most famous by Robert Redford's film, *A River Runs Through It*, the Livingston area offers miles of fishing for the iconic Yellowstone Cutthroat, rainbows, and brown trout. The longest free-flowing river in the continental US, the Yellowstone offers nearly 100 miles of trout fishing within an hour of Livingston.

As it flows through Paradise Valley, the Yellowstone is supplemented by multiple tributaries that provide additional angling opportunities including the famous spring creeks of Paradise Valley. The Boulder, West Boulder, Gallatin, and Madison rivers are also all within driving distance from the Ranch.

Whether a seasoned angler or a young fisherman to be, the Big 5 provides an exceptional backdrop for world class fly-fishing. Livingston is also home to a great collection of fishing guides. So, even if you do not fish yet, there are many great teachers for whom fishing is a profession.

OTHER RECREATIONAL OPPORTUNITIES

Hiking, horseback riding, mountain biking trails on the ranch and in the area are plentiful. The Big 5 has miles of ranch roads that make for wonderful mountain bike trails or, in the winter, cross country ski trails.

Day trips to Yellowstone are a breeze with the north entrance to Yellowstone National Park about an hour drive. Bridger Bowl Ski and Cross Cut Mountain Ski Center are also located about an hour from the ranch.

The extensive valleys and rugged mountains surrounding Livingston provide residents and visitors with access to pristine natural environments perfect for recreation such as hiking, mountain biking, trout fishing, cross-country skiing, and hunting.

The Yellowstone River, the longest free-flowing river in the lower 48 states, spans approximately five hundred miles from its source in Wyoming to its confluence with the Missouri River.

Paradise Valleys between Livingston and Yellowstone National Park. The aptly named valley is dissected by the longest free flowing river in the United States and bordered by mountain peaks and congressionally designated wilderness on both sides. It is all in the Big 5's backyard.



ACCESS

The Big 5 Ranch residence is located approximately 5.9 miles off the I-90 frontage road. The two ranch entrances are approximately 3 miles from the 1-90 frontage road. Downtown Livingston and downtown Bozeman are each approximately 17 miles from the ranch.

WATER RESOURCES

The State of Montana owns the waters within the state on behalf of its citizens. Citizens do not own the water but can possess a legal right to use the water within state guidelines. By law, a recorded water right is required for the majority of water uses to be valid, legal, and defensible against other water users. A water right protects the use of that water from other uses later in time, from unrecorded, illegal uses, or from others who exceed their rights. The process of adjudicating Statements of Claim is still underway across the state. The adjudication process involves the examination of claims, issuance of water right decrees by the Montana Water Court and resolution of water right issues. DNRC assists the Montana Water Court in a technical capacity to examine water right claims for consistency and clarity, to prepare summary reports of water rights by basin, and to provide technical assistance during issue resolution. Any buyer is advised to make any offer to purchase contingent upon and subject to such independent inspections, evaluations, and advice concerning the water rights and adjudication process as a Buyer might deem prudent. Buyers should be aware that Raich Montana Properties, LLC has not conducted an expert inspection or analysis of the water rights for this property.

WELLS: (ccording to DNRC public records)

- 43B 30151151 - drilled 2006, air-tested @ 60 gpm, services house, pond & garden, Parcel A
- GWIC ID# 227711 - drilled 2006, air-tested @ 21 gpm, test well, Parcel B

STOCK WATER:

- 43B 30045030 Developed Spring
- 43B 30045031 Developed Spring
- 43B 30045032 Developed Spring



DEEDED ACREAGE & LEGAL DESCRIPTION (source: Flying S Title Company)

TOTAL DEEDED ACRES:
± 514 Acres
392.112 (residence & pond)
121.969 Acres, (raw land)

PARCEL 1:

Tract A of Certificate of Survey No. 2087RB, according to the official plat thereof on file and of record in the office of the Clerk and Recorder, Park County, Montana.

PARCEL 2:

Tract B of Certificate of Survey No. 2087RB, according to the official plat thereof on file and of record in the office of the Clerk and Recorder, Park County, Montana.

ELEVATION: (source: OnX Hunt)
Big 5 elevation ranges from 5,500 ft to 6,000 ft





LIVINGSTON

Livingston, Montana, established in 1882 by the Northern Pacific Railroad, serves as the original gateway to Yellowstone National Park. The town is situated on the banks of the Yellowstone River and is renowned for its unparalleled recreational amenities, making it an ideal destination for outdoor enthusiasts. Visitors to Livingston's charming downtown can enjoy fine dining, shopping, nightlife, and art galleries, all within a down-to-earth cultural atmosphere that is increasingly rare.

BOZEMAN

Bozeman, Montana's appeal lies in its natural beauty, community spirit, and lifestyle. This mountain town offers easy access to outdoor activities and has a strong sense

of community. Montana State University and a dynamic downtown with arts, culture, festivals, markets, museums, symphonies, theaters, galleries, and restaurants enhance its charm.

Visitors and residents enjoy fly fishing, hiking, biking, climbing, skiing, hunting, backcountry adventures, Yellowstone National Park, and diverse wildlife. The area boasts numerous trails and world-class trout-fishing on rivers like the Gallatin, Madison, and Yellowstone.

downtownbozeman.org
visitmt.com/cities-towns/bozeman

COMMERCIAL AND PRIVATE AIR TRAVEL

Bozeman Yellowstone International Airport for commercial and private air travel is ± 39 miles from the ranch.

bozemanairport.com

Livingston's Mission Field Mission Field is a public use airport located five nautical miles east of the central business district of Livingston, a city in Park County, Montana, United States. It is owned by the city and county and is approximately 19 miles from the ranch. <https://www.parkcounty.org/Government-Departments/Airports/Park-County-Airports-Stats>

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will transfer at closing. Mineral rights are not guaranteed. Buyers are advised to conduct their own mineral search.

CONSERVATION EASEMENT

The Big 5 is unencumbered by a Conservation Easement and may be an excellent candidate for one. Conservation Easements can provide attractive tax benefits to the investor and are useful tools in keeping family farms and ranches intact and avoiding subdivisions, which compromise the beauty of our rivers and streams, and the value of surrounding land. The donor of a Conservation Easement may be entitled to a reduction in income and/or estate taxes if it is determined that the easement meets Federal requirements as a charitable gift and if it is donated to a qualified organization. The size of the tax benefit is a function of the land and the restrictions of the easement and is determined by an independent appraiser.



BROKER COMMENTS

Big 5 presents an exceptional Montana lifestyle opportunity for outdoor enthusiasts with its expansive landscape, excellent location and combination of dramatic natural beauty, robust wildlife populations, and architectural brilliance.

SUMMARY

- Big 5 conveniently positioned between Livingston and Bozeman, Montana is ideal for a family, corporate or hunting retreat.
- Inspired by Montana's historic homesteads, the timeless and impeccably built ranch residence feels as if it has always been part of the landscape yet radiates deliberate attention to detail of 21st-century architecture and refined modernity.
- The ranch spans ± 514 acres offering the freedom to hunt, mountain bike, hike, horseback ride, view wildlife, snowshoe or cross-country ski.
- Wildlife at the Big 5 is plentiful - Elk, deer, moose, bears, wolves, mountain lion, Sandhill Cranes, mountain grouse, occasional Hungarian partridge, songbirds and many other species of wildlife find refuge at the ranch.
- With miles of trails/roads, the Big 5 offers the “wildness” that makes this part of the world so special with the infrastructure to provide easy access to the Big 5's natural amenities.
- Big 5 feels extremely remote yet is accessible to world class amenities throughout this part of southwestern Montana.
- Yellowstone National Park is ± 64 miles, vibrant downtown Livingston ± 17 miles, bustling downtown Bozeman ± 17 miles, Big Sky Ski Resorts ± 71 miles, Paradise Valley's Sage Lodge ± 35 miles, Yellowstone International Airport ± 39 miles.

LIST PRICE: \$9.975 MM

TERMS: Cash

CONTACT: This is an exclusive listing with Raich Montana Properties LLC and Sweetwater Ranch Properties, LLC.

Please contact Tracy Raich, Broker Owner at 406.223.8418 or Dan Vermillion, Agent at 406.223.0066 to schedule a private tour.

Advance Notice Appreciated. Qualified Buyers Only.



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