



RAICH
MONTANA
PROPERTIES LLC

SKY BAND RANCH

94 Sky Band Trail, Livingston MT 59047



PROPERTY OVERVIEW

Sky Band Ranch, at the southern base of the Bangtail Mountains captures the magic of Southwestern Montana. Its location between the treasured towns of Bozeman and Livingston makes it even more desirable.

The ranch spans ±262 serene acres offering the freedom to mountain bike, hike, horseback ride, snowshoe or cross-country ski right out the back door. The gorgeous western-style house and pond are tucked upon a hilltop bordered by timbered hillsides, lush meadows and creek bottom providing refuge to elk, deer, moose, bear, grouse, Hungarian partridge, and other impressive wildlife. Sky Band Ranch is perfect for outdoor enthusiasts seeking stunning views, tranquility and nature near world-class amenities.

WESTERN STYLE HOUSE

The residence built in 2008 exemplifies exceptional craftsmanship and meticulous attention to detail, effortlessly combining rustic style with attractive finishes perfectly integrated into the striking Montana landscape.

Massive amounts of stone were brought in to construct the outdoor patio area, some interior and exterior walls and five substantial fireplaces. Douglas fir hewn siding was used for the interior and exterior walls.

The wide plank fir flooring throughout the residence was recently refinished to perfection. Pella windows and French doors frame the beautiful landscape. Custom made cabinetry, solid wood doors and trim are found throughout. The massive wood beams/trusses



and the impressive two-sided stone fireplace anchor the sun filled open floor plan of the living/kitchen/dining area creating a wonderful lodge atmosphere for gatherings or hunkering down with an enjoyable book on a snowy day. The front of the house has a charming covered porch. The back of the house offers a spacious outdoor living area with its own fireplace, overlooking the ranch land below with the Absaroka Mountains as its backdrop.

The cook's kitchen is designed for entertaining with custom cabinetry, soap stone counter tops, custom made steel hood, Wolf gas cooktop with 6 burners and griddle, Wolf electric double wall ovens, wood clad Asko dishwasher, Sub Zero refrigerator and beverage cooler. The large pantry provides abundant organized storage.

Three-bedroom suites, each with its own full bathroom are located off the main living area in a private corridor. Additionally, there is a dedicated office/library space off the master suite, a spacious laundry room, and an oversized attached two-car garage.

The 4,758 sf partially finished walk out basement area is spacious and offers endless possibilities such as for a theater, game room, wine cellar and/or additional sleeping areas. Conveniently accessed by two separate staircases, the basement houses two well-appointed mechanical rooms, a sunken lap pool and 2 rough plumbed bathrooms.



SPECIFICATIONS

ARCHITECT: Mikel N. Kallestad A.I.A

BUILDER(S): John Short Construction and
Dovetail Construction (Tim Rote)

YEAR BUILT: 2008

EXTERIOR: Custom Douglas Fir Hewn Log
Siding with Sanded Custom Color Chinking &
Stone

ROOF: Seamless Steel w/Gutters

FLOORING: Wide Plank Fir

MAIN FLOOR: 5,430 SFGLA (appraisal)

WALK OUT BASEMENT: 4,758 SFGLA
Partially Finished (appraisal)

BEDROOMS: 3 Each with a Private Bath

BATHROOMS: 3 Full, 1 Half Bath,
2 Rough Plumbed

DOMESTIC WATER SYSTEM: Franklin
Electric Sub Drive 300 Constant Pressure
System, Two 80-Gallon Bradford White Water
Heaters, Hellenbrand Water Softening System

HEATING/COOLING: Radiant (Smart
Triangle Tube Boiler), Two Lenox Elite Forced
air Furnaces. House is roughed in for AC to
be added

POND: Man-made, Fed by a Private Drilled
Well, Manual Well Pump on site, Maintained by
Mountain Ponds (Bozeman, MT)

PROPANE: 1,000-Gallon Buried Propane Tank
filled by AmeriGas

ELECTRICITY: Park Electric Cooperative

INTERNET: WispWest

PROPERTY TAXES: 2024 = \$14,333.35, \$59.20

SANITATION: 4-Bedroom Permitted
Septic System







ACCESS

Getting to Sky Band Ranch is extremely convenient. The primary access road is O'Rea Creek Road which is a county-maintained road with 2nd priority for regular maintenance designation. Sky Band Trail is approximately 3.5 miles from the I-90 Frontage Road.

Sky Band Trail is a privately maintained road that is shared by four landowners. The beautiful entry drive to Sky Band Ranch crosses over Area Creek, winds through the ranch along meadows and lush mountain terrain through a locked gate to the beautiful site of the pond and residence.



AGRICULTURE

Sky Band Ranch will support an appropriate number of horses or other livestock. The lower meadow on the property is cut and baled one time per season by a neighbor.



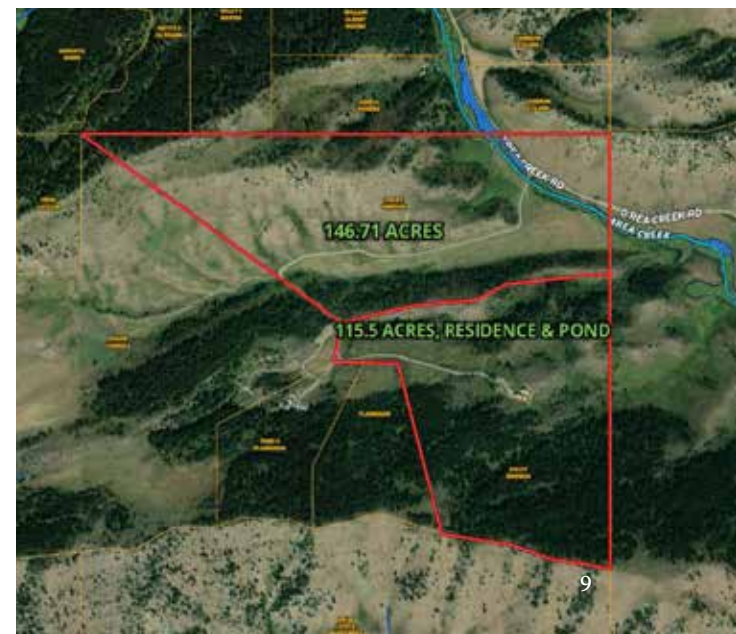
WATER RESOURCES

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 & WATER RIGHTS

According to DNRC public records, Sky Band Ranch has two drilled wells; one is filed for domestic, lawn, garden use and was air-tested at 31 gallons per minute when drilled in 2006. A second well filed for fish & wildlife feeds the pond and was air-tested at 18 gallons per minute when drilled in 2006. A stock water right is filed on a spring referred to as “an unnamed tributary of Area Creek”.







LIVE WATER

AREA CREEK (also known as O'Rea Creek) runs on the ranch for approximately 1/3 mile.

DEEDED ACREAGE

- **Total Acres: ±262**
- 146.71 Acres, (raw land)
- 115.54 Acres, (residence & pond)

LEGAL DESCRIPTION

(Source: Guardian Title, Livingston MT)
Tract 2 of Certificate of Survey No. 1908
AND Tract A-2-1 of Certificate of Survey No. 2542RB,
Park County, Montana

ELEVATION

(Source: OnX Hunt app) Elevations range from 4800 feet to 6200 feet.

MINERAL RIGHTS

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

CONSERVATION EASEMENT

The ranch 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.





LOCATION

The Yellowstone River and spring creeks for day fishing are nearby 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 Ranch. Hiking, horseback riding, mountain biking trails in the area are plentiful. 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.

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.

- www.explorelivingstonmt.com/
- www.livingstonmontana.org/community/page/visitors

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. Downstream from the Yellowstone National Park border, the river features over one hundred miles of blue-ribbon trout water, home to populations of Brown, Rainbow, and Cutthroat trout. As the Yellowstone River flows through Paradise Valley, located south of downtown Livingston, it offers some of the finest fly-fishing opportunities in Montana as well as excellent conditions for kayaking and rafting.

Additionally, the area enjoys three renowned spring creek fisheries: Nelson's, Depuy's, and Armstrong's. These spring creeks provide fee-based fishing on over five miles of premium spring creek water.

- www.nelsonsspringcreek.com
- www.depuysspringcreek.com
- www.armstrongspringcreek.com

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.

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

COMMERCIAL AND PRIVATE AIR TRAVEL

Yellowstone International Airport for commercial and private air travel is ±35 miles from the ranch.

www.bozemanairport.com

Livingston's 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.

www.parkcounty.org/Government-Departments/Airports/Park-County-Airports-Stats

BROKER COMMENTS

Sky Band Ranch offers an extraordinary Montana lifestyle opportunity with its combination of dramatic natural beauty, high quality western style residence and excellent location. Sky Band Ranch stands out as one of the finest offerings in Livingston Montana.

SUMMARY

- Sky Band Ranch is perfect for outdoor enthusiasts seeking stunning views, tranquility and nature near world-class amenities.
- The residence built in 2008 exemplifies exceptional craftsmanship and meticulous attention to detail, effortlessly combining rustic style with attractive finishes, all perfectly integrated into the striking Montana landscape.
- The ranch spans ±262 acres offering the freedom to mountain bike, hike, horseback ride, snowshoe or cross-country ski right out the back door.
- The extensive valleys and rugged mountains, rivers and streams surrounding Livingston and Bozeman 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.
- Excellent Location - approximately 17 miles from downtown Livingston, 27 miles from downtown Bozeman, 34 miles from Sage Lodge, 63 miles from Yellowstone National Park, 43 miles from the Yellowstone International Airport.

LIST PRICE: \$8.995 million

TERMS: Cash

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.

CONTACT

This is an exclusive listing with Raich Montana Properties, LLC.

Please contact Tracy Raich, Broker Owner at 406-223-8418 to schedule a private tour.
Advance Notice Appreciated. Qualified Buyers Only.





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