

STERMITZ PLACE

Cinnabar Basin, Montana



LEGACY LANDS
LLC

PROPERTY FEATURES:

135 +/- acres rests in the foothills of Electric Peak, the highest point in Northern Yellowstone National Park. Almost all the wildlife that call Yellowstone Park home can be found on the property, making this property second to none for hunting or wildlife viewing. Listings consists of two of the three private inholdings in the Royal Teton Ranch that are not controlled by the ranch, and one corner is adjacent to Forest Service on the lot with the cabin. Two



Two creeks run through the property, with water rights. Property includes a 1940's homestead cabin and a gorgeous partially finished log home. The cabin would be perfect for a guest house, caretaker's quarters, or place to stay while you finish the main house. The log home has huge log beams throughout and breathtaking views off the front deck. It is currently 2 BD/2 BA, but could be finished to include more.

The outside of the main home is 90% complete and the inside is unfinished. Unlimited potential to make this rare property your own.

The two lots can be purchased separately. The 67.5 +/- acres with the partially finished log home (Lot A-2) is offered at \$1,599,000. The 67.5 +/- acres with the cabin (Lot A-1) is offered at \$799,000. Power needs to be pulled to either or both parcels.



LOCATION:

This one-of-a-kind property is located 25 minutes from Gardiner, MT in the gorgeous Cinnabar Basin. Gardiner has a population of just under 1,000 people, but over four million people pass through the famous Roosevelt Arch each year here at the North Entrance to Yellowstone National Park. Elk roam right through town, and you have all the essentials available. The town of Livingston (population 7,000) is an hour away and you can find art galleries, theaters, a golf course, any type of food you are craving, the 4th of July rodeo and parade, Farmer’s Market, and many other community events. For a big city feel, the town of Bozeman (pop. 52,000) is 90 mins away, where you can access shopping, Bozeman International Airport, Montana State University, several golf courses, and even more art and culture. The small town of Emigrant is 35 minutes away with establishments such as Chico Hot Springs, Sage Lodge, Follow Yer Nose BBQ, and The Old Saloon. Between The Old Saloon, Pine Creek Lodge, The Montana Music Ranch, and various small local venues, you can see big name music headliners at small, quaint venues with Paradise Valley as the backdrop. The newly developed Yellowstone Hot Springs is just minutes away to soak and take in the scenery.



Yellowstone Hot Springs



Livingston Round-Up

RECREATION:

Paradise Valley is known for not only its spectacular views, but also the abundance of recreational activities right out your back door. Within minutes you have access to hunting in several mountain ranges and public lands; fishing,

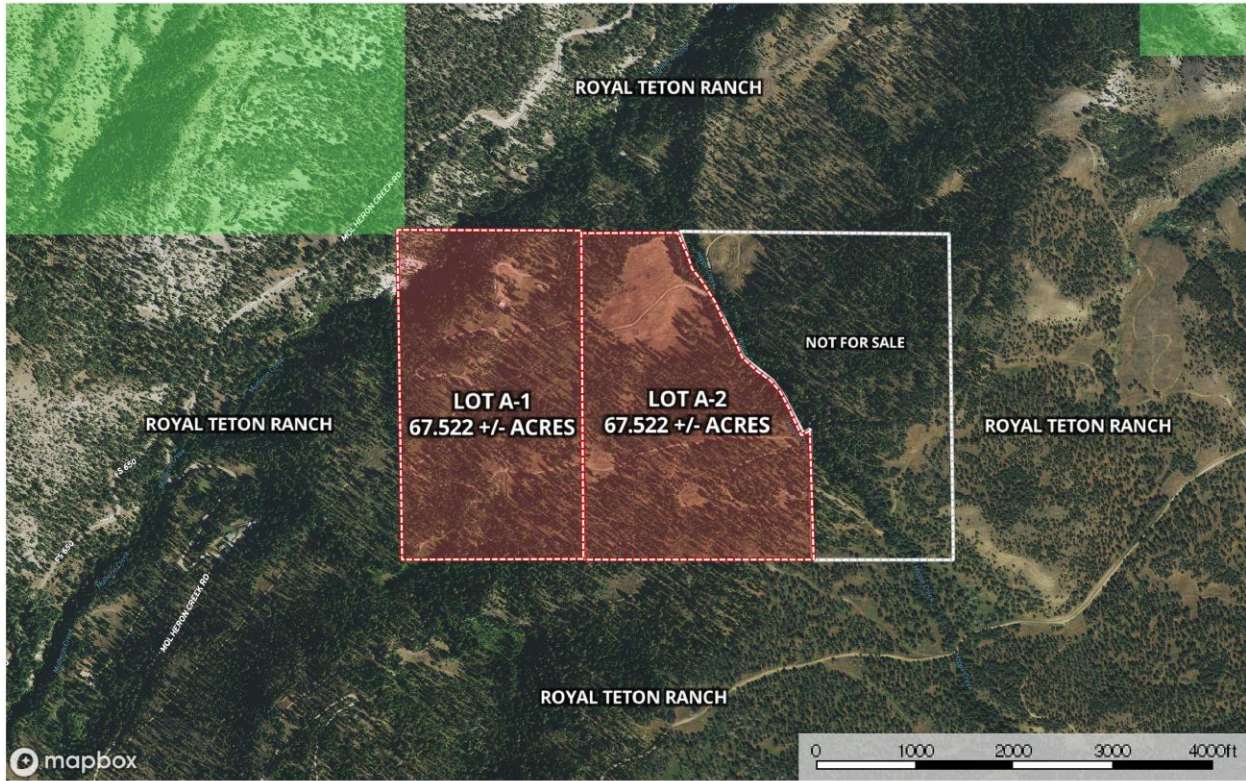


floating, paddle-boarding, kayaking, or canoeing on the Yellowstone River; hiking trails to explore any type of terrain or difficulty; cross country or downhill skiing; snowmobiling; ice skating; or simply scenic drives and photography opportunities galore. Yellowstone National Park, where millions of people come from around

the world to visit each year, is 30 minutes away. You could spend days exploring to see diverse wildlife, geothermal features such as Old Faithful geyser, Old Faithful Lodge, Mammoth Hot Springs, The Boiling River, canyons, waterfalls, lakes, and rivers. This property is five minutes away from horseback riding, zip lining, and whitewater rafting and 15 minutes from the Devil's Slide natural rock formation. Bridger Bowl Ski Area is just over an hour away and has eight chair lifts, four lodges, and over 2,000 acres of terrain to explore. Besides the fishing on the Yellowstone River you can drive the short distance nearby rivers or hike to a high mountain lake. There is something for every outdoor enthusiast in the Paradise Valley.

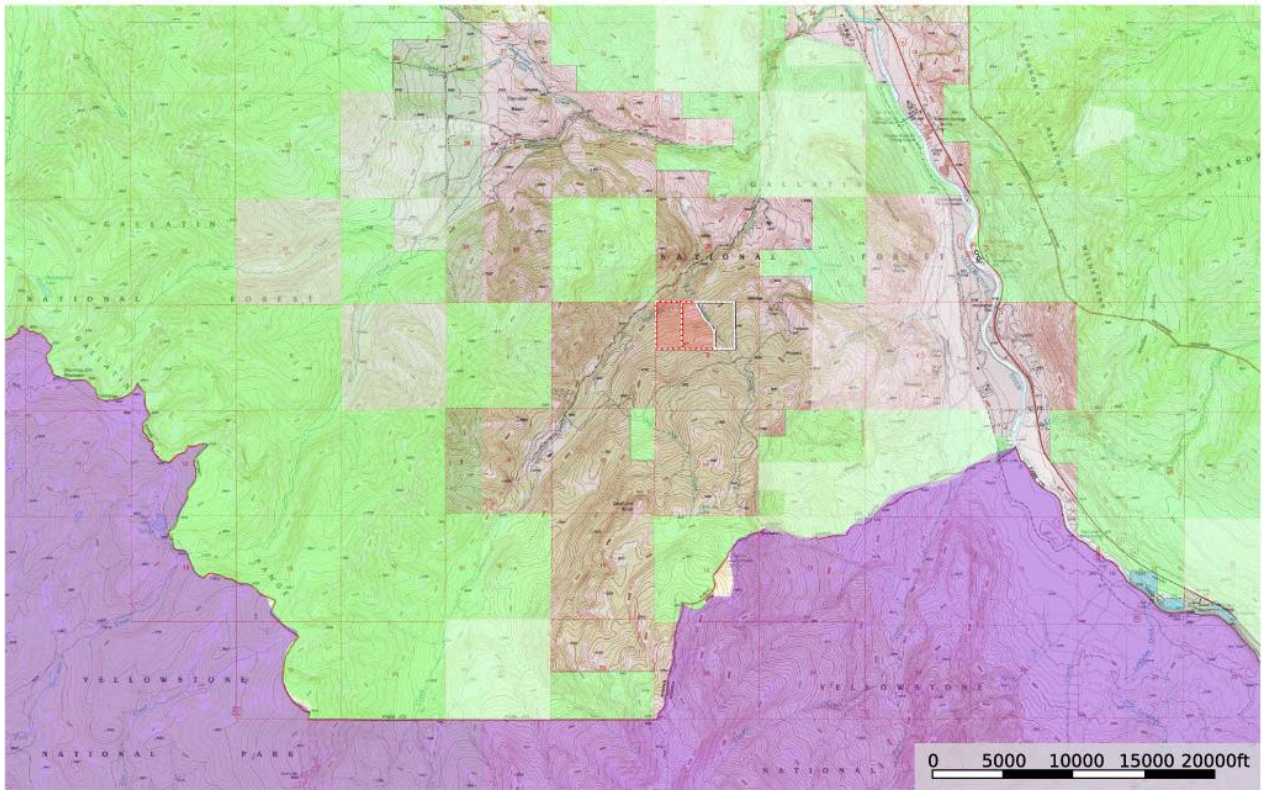


Stermitz Place - Two Parcels
Montana, AC +/-



- Subject Property
- Not for Sale
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

Stermitz Place - Two Parcels Area
Montana, AC +/-



- Subject Property
- Not for Sale
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements



OFFERED AT

\$2,149,000

Parcels may be sold separately.

For more information or a showing contact:

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