



# LEGACY LANDS

REAL ESTATE



**Cinnabar  
Mountain Lodge**

**Gardiner, Montana**







# HIGHLIGHTS

- 86 +/- Deeded acres on two parcels in a Mountain Valley setting fit for a Hollywood film
- Creek running throughout the property
- Structures include the main lodge, a riding arena with stables and newly finished living quarters, a large shop/barn, and 3 additional cabins
- 30 minutes from the North Entrance to Yellowstone Park and the Historic Roosevelt Arch
- Millions of acres of public land nearby
- 20 mins to Yellowstone Hot Springs and the Yellowstone River
- 30 Minutes to the town of Gardiner





## PROPERTY DESCRIPTION

Step into a world straight out of "Legends of the Fall" on this breathtaking 86-acre property nestled deep within Montana's pristine Cinnabar Basin. As you pass through the entryway arch, your eyes will delight in the surroundings, and you will feel as though you have entered another world—one where life is as peaceful as the creek running through your realized dream. Just minutes from Yellowstone National Park, this private mountain retreat offers a rare opportunity to own a slice of the American West which most can only see on television, where rugged beauty meets luxurious comfort. This remarkable Cinnabar Basin retreat was originally settled by one of the first ranching families to arrive in Paradise Valley in the 1800's, and now it can be yours.







The main lodge features a magnificent primary residence, including a grand entrance opening up to a living area framing unparalleled views through massive floor-to-ceiling windows. As you move to the left, you will find a rustic yet thoughtfully designed gourmet kitchen inviting communion with its gorgeous finishes and large welcoming island which faces the living area. As you ascend the curved staircase to the second floor, an oversized hallway leads you to multiple bedrooms and bathrooms that provide ample space for overnight guests.





Just a short walk from the main home, and at the property's highest point, lies a world-class riding arena with beautifully designed stables and a newly finished living quarters. This area of the property also includes an airstrip that lies near the arena, once used for landing small aircraft.



Downhill and private from the primary residence lies a log-sided barn suitable for storage, a workshop, or it could be converted into an additional living quarters.





This property is located just thirty-minutes from Gardiner Montana. With a population under 1,000, Gardiner sees over four million visitors annually passing through the iconic Roosevelt Arch at Yellowstone National Park's North Entrance. Here, elk freely wander the streets and all essential amenities are easily accessible. A little more than a one-hour drive will bring you to Livingston, offering art galleries, theaters, a golf course, diverse dining options, the famous Livingston Round-Up, a 4th of July rodeo and parade, Farmer's Market, and various community events. For urban amenities, Bozeman (population 56,000) is 90 minutes away, providing extensive shopping options, Bozeman International Airport, Montana State University, multiple golf courses, and a rich arts and cultural scene. Closer to home, Emigrant, a charming small town just 35 minutes away, boasts high end attractions such as Chico Hot Springs and Sage Lodge. Live music enthusiasts can enjoy performances by renowned artists at intimate venues such as The Old Saloon, Pine Creek Lodge, The Montana Music Ranch, and other local spots set against Paradise Valley's picturesque backdrop. For relaxation, the newly developed Yellowstone Hot Springs offers a soothing soak amidst breathtaking scenery, all just a short drive away. Here, you will experience an unparalleled lifestyle where the spirit of the West is alive and thriving.



## MAIN LODGE

Six bedrooms and five bathrooms with 360-degree mountain and meadow views. This magnificent lodge includes a great room, spacious gourmet kitchen, dining area, large decks, hot tub, a generous yard and firepit.





## **ARENA/ STABLES/ LIVING QUARTERS**

Above the stables is a newly finished living space. A unique property in a unique setting, Cinnabar Basin is truly one of the most beautiful places in Montana. This property is a rare find that offers everything one needs for equestrian mountain living.





## **GRANDPA'S CABIN**

This cabin contains a small kitchen, living area, bathroom and loft with potential for creek views. The outdoor area includes a deck and large yard, a fire pit, and log playhouse.



## **CREEKSIDE CABIN**

Open room floor plan near the School House Cabin. Includes a kitchen and bathroom, and a two-tiered deck allowing enjoyment of the nearby creek flowing by.







## **SCHOOL HOUSE CABIN**

This 2,000-square-foot, four bedroom, two bathroom cabin includes a large kitchen and plenty of room for a family. Enjoy gathering on the large deck or around the firepit while taking in the spectacular views of the mountains and Montanas famous big sky.



## A HUNTERS DREAM

In the heart of Montana's untamed wilderness, this property provides an exceptional entrance to the great outdoors. Just beyond Yellowstone National Park's boundaries, where hunting restrictions cease, lies a haven for sportsmen. The diverse landscape ranges from blooming meadows to dense forests and rugged mountain peaks, creating a sanctuary for wildlife to roam freely.



Seasoned hunters hold elk hunting opportunities in high regard here, often considering it among the nation's best. This area is vital for both resident and migratory elk herds, offering a unique chance to track these majestic creatures in their natural habitat. However, elk are only part of the wildlife abundance. This region is home to a variety of game animals, including moose, black bears, bighorn sheep, mountain goats, mule and whitetail deer.



## AN ANGLER'S HAVEN

The legendary Yellowstone River, just fifteen minutes away, offers world-class trout fishing along its 544+ mile stretch. Known for diverse angling and the famed "Mother's Day" caddis hatch, it is a haven for float and wade fishing enthusiasts. The river is also home to the prized Yellowstone cutthroat trout, a native species known for its golden hue and red jaw slash. Conservation efforts protect this iconic fish, making each catch memorable. An hour north, Paradise Valley boasts three renowned spring creeks:

Nelson's, Depuy's, and O'Hair's. These fee-access coveted waters provide unparalleled year-round fishing in nutrient-rich



environments, challenging anglers with technical fishing in crystal-clear streams. Yellowstone National Park, birthplace of famous trout rivers, offers unparalleled fishing diversity. With over 100 lakes and 1,000 miles of streams, it's a fly fisher's paradise. The park's waters host various trout species, including rainbow, brown, brook, and cutthroat.



From the mighty Yellowstone to secluded spring creeks and wild park waters, this region provides a lifetime of diverse fishing experiences amidst a stunning backdrop.

## **RECREATION**

Paradise Valley is renowned for its stunning landscapes and a wide range of outdoor activities easily accessible.



Montana offers a diverse range of outdoor activities for nature enthusiasts. Within minutes, you can engage in hunting across mountain ranges and public lands, or enjoy water activities like fishing, floating, and paddling on the Yellowstone River. Hiking trails cater to various skill levels, while winter sports such as skiing and snowmobiling are popular during colder months. The state's scenic beauty also provides ample opportunities for drives and photography. Yellowstone National Park, a global attraction, is just a thirty minutes away. It offers diverse wildlife and geothermal wonders like Old Faithful geyser, canyons, waterfalls, and more.



This property is conveniently located near horseback riding, zip-lining, and whitewater rafting. Bridger Bowl Ski, with eight chair lifts and over 2,000 acres of terrain, is a little over an hour away. Whether you're fishing on the Yellowstone River or exploring high-altitude mountain lakes, Paradise Valley caters to every outdoor enthusiast.





## **AIR TRAVEL**

For private air travel, Gardiner Airport offers a 3,200-foot runway, while Mission Field Airport, 60 miles North, provides a longer 5,700-foot runway with FBO services. The main regional hub, Bozeman-Yellowstone International Airport, lies less than two hours from the property. It serves as southwest Montana's transportation center, hosting flights from several major airlines and catering to both commercial and private aircraft needs, including hangar rentals.



## **MINERAL RIGHTS**

In our commitment to transparent and responsible real estate practices, Legacy Lands ensures that all mineral rights associated with the property, unless otherwise negotiated, are automatically transferred to the buyer at closing. However, we emphasize that the existence, extent, or value of these rights is not guaranteed as part of the sale. Given the potential significance of mineral rights, we encourage buyers to conduct a mineral rights search with the title company to verify these rights.



# MONTANA WATER RIGHTS

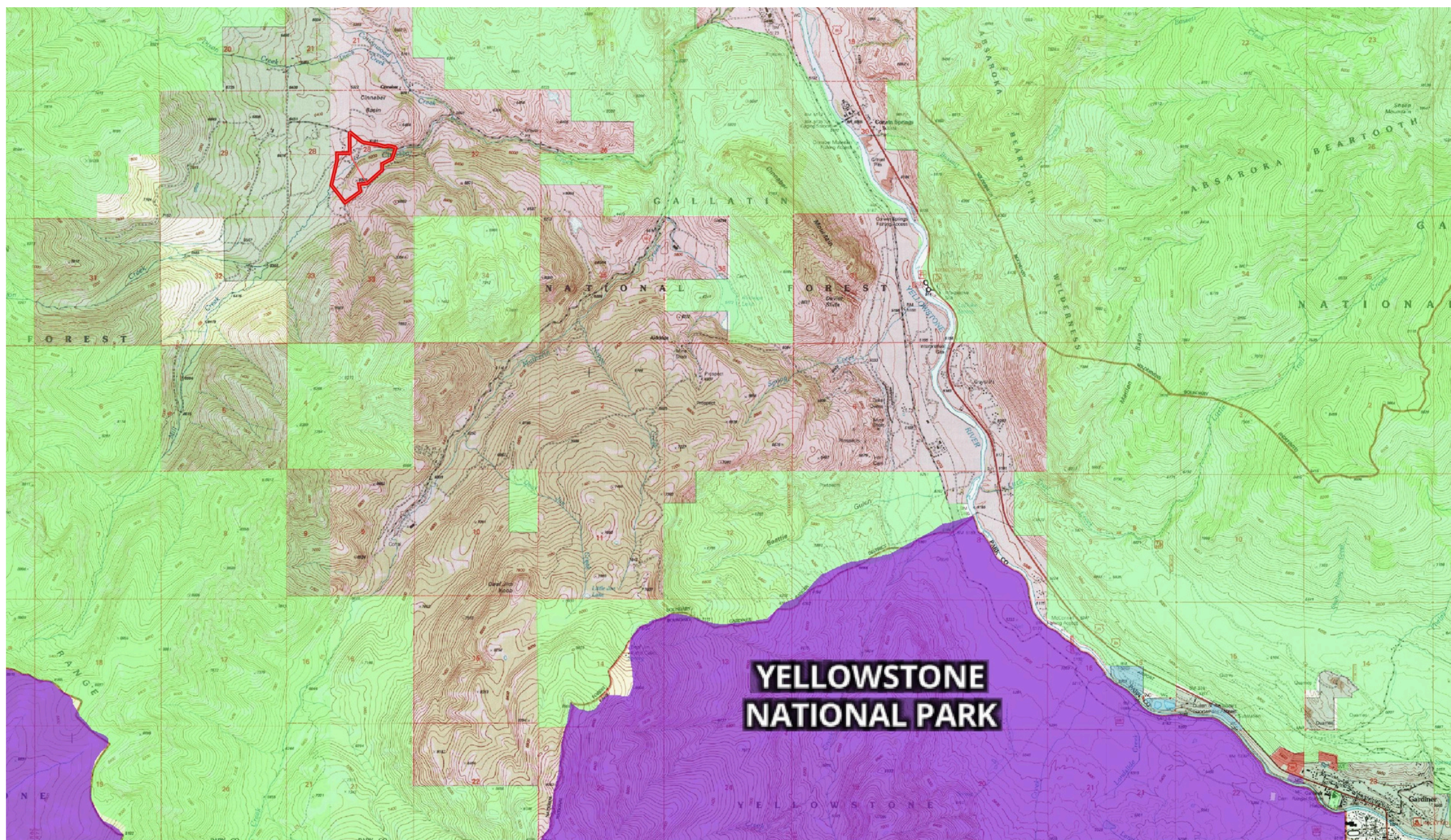
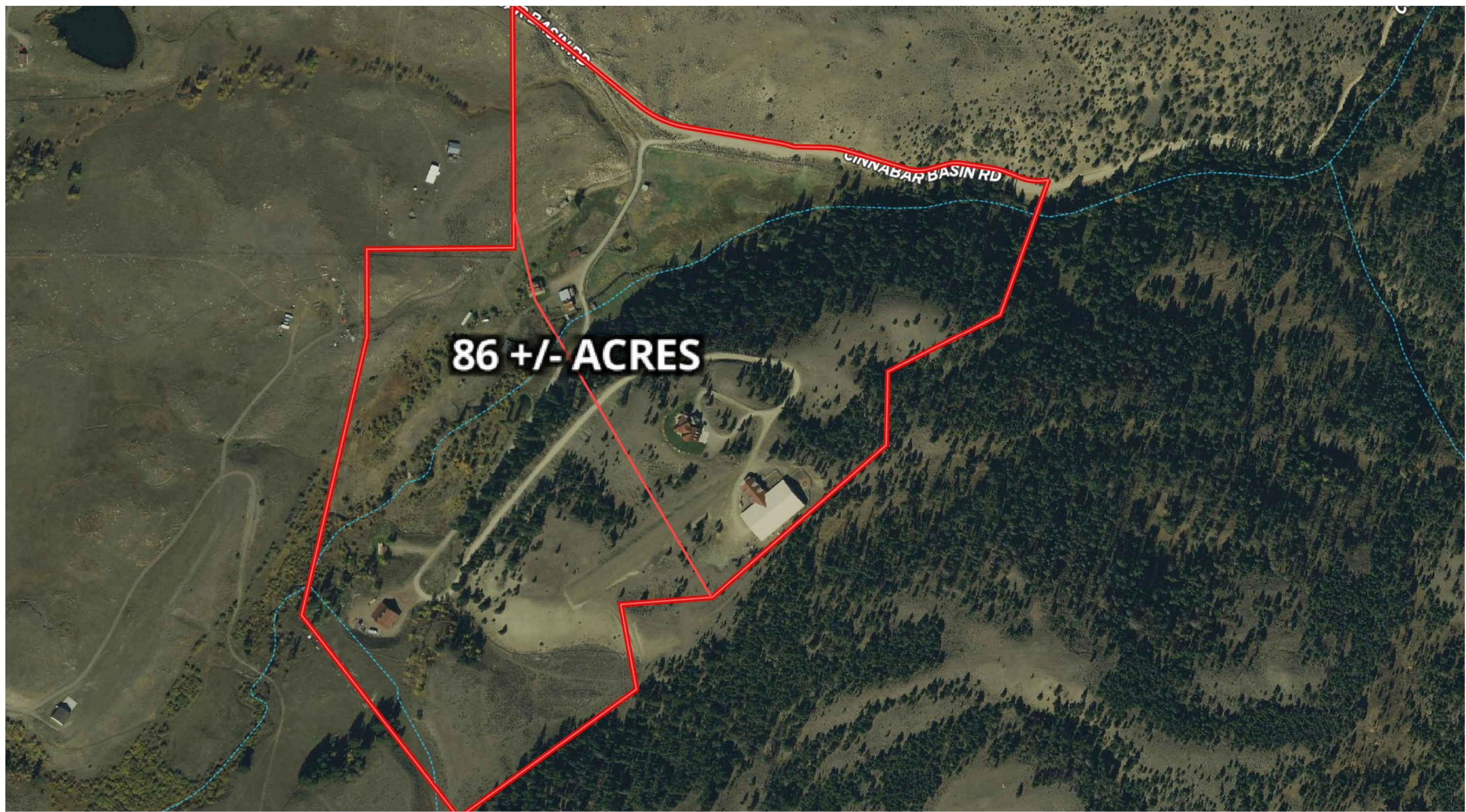
In Montana's real estate landscape, water rights play a crucial role. The state owns water as a public resource, granting citizens the right to use it within established guidelines. This system follows the prior appropriation doctrine, often summarized as "first in time, first in right." Priority is based on when water use began, with users limited to amounts they can put to beneficial use, including agriculture, recreation, wildlife, and domestic purposes. Montana is undertaking a comprehensive

statewide adjudication of water rights predating July 1, 1973. existing rights. This court-led process, involving over 219,000



claims across 85 drainage basins, aims to prioritize and quantify existing rights. For property buyers, it's essential to understand that water rights claims are not guaranteed until adjudication is complete. Legacy Lands, LLC. and its representatives make no warranties about water rights quantity, quality, legal entitlements to water use, permits, existing rights, or their determinations, including ditches or associated rights.













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Offered at \$8,900,000  
Contact Rick Eisen 406-223-6872

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