

RAICH MONTANA PROPERTIES LLC



Quintessential Montana Retreat 32 Scorpio Way, Emigrant MT 59027

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QUINTESSENTIAL MONTANA RETREAT
32 Scorpio Way, Emigrant MT 59027



OVERVIEW

This quintessential Montana Retreat borders world-class Mountain Sky Guest Ranch on two sides with Gallatin National Forest land nearby. The 20 acres' varied terrain of alpine trees and native grasses is home to many species of wildlife. The two cabins and studio overlook the beautiful Paradise Valley with striking views of the nearby Yellowstone River and the massive peaks of the Absaroka Range. A fire pit, RV hook-up, partially finished studio and spacious garage complete this charming and serene retreat.

LEGAL DESCRIPTION

That part of the NW1/4 of S10, T6S, R7E, Tract 103 of COS 981 being a portion of Tract C of COS 892, Park County Montana

ACREAGE

20.3 Acres

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IMPROVEMENTS

Main Cabin: Designed by Big Timberworks and built by Don Paulson with recycled timbers in 2005. The exterior wood is rough sawn fir with the bark removed and metal drip flashing, in lieu of traditional chinking. Corrugated steel covers the SIP paneled roof and is also used for accents on the exterior. All timber framing is pegged (no nails) and was constructed by Big Timberworks. The walls are insulated with core bond.

Inside you will find a rustic, yet modern, feel with wood and steel accents, red oak and tile flooring, hand crafted Amish light fixtures, and Frigidaire Professional Series & Maytag appliances. The main living area includes an open kitchen and a dining and living area that opens to a spacious, covered deck facing the picturesque valley. There are two bedrooms, and a full bathroom with a beautiful claw foot tub, shower, pedestal sink and laundry area. There is also a loft for additional space.

The cabin is heated by a “Quada Fire” wood stove, and energy efficient electric Convectaire wall heaters (metered separately at a reduced rate). Approximate square footage = 1133



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Small Cabin:

Reminiscent of days gone by is the charming circa 1920's Yellowstone National Park cabin from Old Faithful. Tourists' signatures remain on the wall of this cozy cabin, which is suitable for guest sleeping quarters or office space. A 3/4 bathroom with a shower, sink and washer hook-up was added in 2008. The cabin has core bond insulation and its utilities are connected to the main house. Approximate square footage = 180.

Shop/Garage:

The 24'x28' detached shop/garage was built in 2005 with a metal roof, concrete slab and power.

Studio:

Newly constructed with reclaimed wood from a farmhouse in Wisconsin, the 10'x18' studio is an added bonus. The interior is not finished. Circle sawn flooring is included, but has not been installed.

(Buyer to verify all dimensions, built dates & square footages as figures reflected on the Tax Assessor's Record do not reflect seller's data).



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ACCESS

Year-round access to the property is available. The total distance to the property from US Highway 89 S is approximately five miles via a HOA maintained partially paved and gravel road.

COVENANTS

Yes

EASEMENTS OF RECORD

Right of Way granted to Park Electric

Recreational trail easement for ingress & egress granted to Yellowstone Valley Ranch (Mountain Sky Guest Ranch)

UTILITIES/SANITATION/DOMESTIC WATER

A permitted septic system for 3 bedrooms is in place.

The well was drilled in 2005 the well is 600' deep and was air-tested at 6 gallons per minute. There are 2 water pressure tanks in the crawl space of the main cabin to assist with good water pressure.

Electric power is provided by the Park Electric Cooperative in Livingston, MT. Note: No propane onsite at this time A propane tank may be installed by the buyer should they desire.

HOME OWNERS ASSOCIATION

\$382.00 per year (maintenance of the private road system)

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PROPERTY HIGHLIGHTS

- Great hiking and skiing on neighborhood common land
- Easy forest service access
- Outdoor fire pit and horse shoe pit
- Abundant wildlife, quiet and private
- Trailer/RV hook ups for electric and septic
- Near Yellowstone River, Yellowstone Nat'l Park & Chico Hot Springs & downtown Livingston

LIST PRICE: \$535,0000.00



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