

ecoREsource
conservation preservation properties

Jumping Rainbow Ranch



The ecoBroker Logo is the symbol of environmentally responsible and sustainable practices in the real estate industry.

www.EcoRealEstateSource.com
P.O. Box 31, Bozeman, MT 59771
ph 406.587.2950 fax 866.258.5948



The highly prized Jumping Rainbow Ranch is nestled in the bend of the Yellowstone river. There is access to a mile and a half of world class fly fishing on the Yellowstone River from this property. YNP, hot springs and other recreational opportunities are only minutes away. Beautiful main lodge, guest house, bunkhouse and barn on 180 acres in the heart of Paradise Valley.

A renowned part of Livingston fly fishing heritage.



Jumping Rainbow Ranch
Livingston, Montana
Offered at \$5,250,000

ecoREsource
conservation preservation properties



MLS



email: dixie@bridgeband.com
phone 406.223.1225

Beautifully appointed Montana style lodge with master suite downstairs and five bedrooms/five baths upstairs. Gorgeous views on all sides. Decks and porches for outside living. Formerly a fishing lodge listed as one of the top 100 fly fishing spots in the United States, the lodge is 4224 sq ft and was built in 1995. There are many custom features of the lodge including a greatroom, river rock FP and log beams.





ecoREsource
DESIGN • BUILD • RENOVATE • MAINTENANCE

P.O. Box 31, Bozeman, MT 59771
ph 406.587.2950 fax 866.258.5948



Although the foregoing data has been compiled from sources deemed to be reliable, EcoREsource Properties does not guarantee its authenticity. It is intended for informational purposes only, is subject to prior sale, error, revision and cancellation without notice, and should be independently verified with the source of such information.



There is a newer, spacious three bedroom, 2 bath guest house, with a full finished basement, double garage and underground sprinklers. In addition, there is a 2 bd bunkhouse with a separate workshop, as well as a horse stable.







Naturally groomed walking paths along streams and aviary. Abundant bird watching with eagles, blue heron, osprey, goldfinch and many other species. Water rights from three sources: creek, spring and river. Natural boat access for beginning or ending float trips. There are three building lots on lower level for additional buildings or for sale. There is a new pond near the lodge, as well as an underground sprinkler system, all new fencing on the lower property, a new waterfall close to the lodge as well as a 5.2 cfs water right from the Yellowstone River. There are numerous other water rights as well. This is a secluded private location, yet only 8 miles from shopping, restaurants and art galleries.



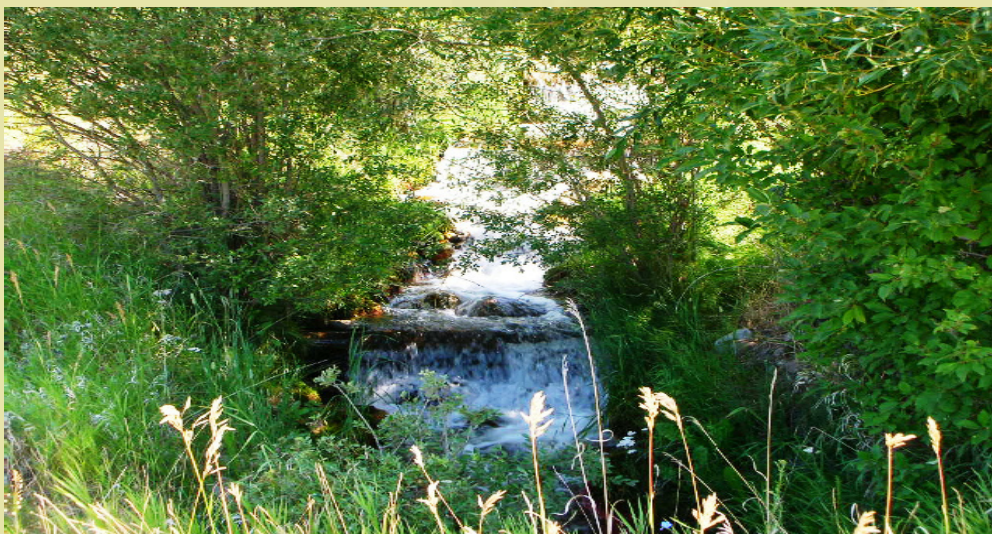


The Jumping Rainbow Ranch is one of the finest fly fishing properties on the market. Rarely do you find such great amenities packaged into one property. This ranch holds some of the best fly fishing waters in the country, a beautiful lodge, wonderful guest and help quarters, and, an incredible location- a half hour to Yellowstone National park.

All within a 10 minute drive to Livingston.

This property truly does have it all...

Offered at \$5,250,000.



ecoREsource
ECONOMY. ENVIRONMENT. ENERGY. EQUITY.

P.O. Box 31, Bozeman, MT 59771
ph 406.587.2950 fax 866.258.5948

JUMPING RAINBOW RANCH WATER RIGHTS

O'Hern Ditch- April 13, 1907

Irrigation water for 116 acres from May 1st to Oct 4th,
43B195267-00 1.25cfs

Spring- June 5, 1910

Irrigation water for 107.8 acres from May 1st to Oct 4th
Fish and Wildlife water right
43B195266-00 3.5cfs

River- September 24, 2003

Fish and Wildlife provisional water right for ponds
May 1st to Oct 4th
43B30008029 5.49cfs (1992 ac ft)

Well #1 30gpm/ 102 ft 1976

Well #2 10.4gpm/ 102 ft no known date

Well #3 45gpm/ 40 ft 1995

Abstracts and well logs available