



Mount Ellis Equestrian Ranch
2358 Mount Ellis Lane, Bozeman MT 59715



QUICK FACTS

- 42.57± unencumbered, deeded acres
- 3 ponds fed by a perennial spring creek
- Abundant wildlife with resident elk herd
- 7± miles to downtown Bozeman
- 19± miles from Bridger Bowl Ski Area
- 55 ± miles from Big Sky Resort
- 22± minutes from commercial airport
- End of the road privacy, located on Bozeman's coveted south side
- Extensive trail system on public land which abuts property
- Charming, renovated 1930's home
- Large 16 stall horse barn with 70x123 indoor riding arena and viewing area
- Regulation size outdoor arena with roping pens and chutes
- Breathtaking views overlooking Bozeman, Gallatin Valley and the Bridger Mountain Range
- Easily accessible year round off Mount Ellis Lane

INTRODUCTION

This legacy horse property is a remarkable haven, blending nature's beauty with extensive equestrian amenities. The combination of a renovated 1930s cottage, heated 16 stall equestrian facility, outdoor arena, numerous outbuildings and stunning surroundings creates a unique and versatile space. The unencumbered acreage adds flexibility, making it ideal for various Commercial or private uses such as a wedding venue or retreat center . The proximity to downtown Bozeman and Yellowstone International Airport enhances the property's accessibility, promising a delightful mix of country living and convenience.

RESIDENCE

The original 1930's ranch house was thoroughly and thoughtfully renovated throughout in 2019.

- 3 Bedrooms & 2 Full Bathrooms
- 1590 sq ft
- Single level with basement
- New plumbing
- New subfloor
- New roof
- New electrical
- Sod yard
- 1000 gallon Propane Tan

OUTBUILDINGS

- Detached 3 sided Carport
- 2 car capacity
- Pole Barn
- Approx. 3478 sq ft of garage space
- Approx. 155 sq ft of enclosed storage on concrete slab with additional loft storage space above
- Approx. 645 sq ft wood shop with 2 electric heaters and wood stove
- Power

POLE BARN

- Approx. 1917 sq ft of storage on concrete slab with overhead door
- Power

HAY BARN

- Large hay barn is situated near the venue grounds
- The structure provides plentiful hay and equipment storage and could potentially be converted into an event space

INDOOR ARENA

- New commercial boiler in 2023 installed by Morgan's Radiant Inc.
- Radiant in-floor heat in east alley
- West side alley is not heated
- Kitchen with hot water
- 3 Tack rooms
- 2 bathrooms, one with shower
- Shoeing stock
- 16 stalls total
- 123' X 70' Indoor arena heated by 2 propane heaters
- Sliding doors north and south side of arena
- Stadium seating
- 1000 gallon propane tank

OUTDOOR ARENA

- Regulation size arena with roping pen and chutes

WATER:

- A natural spring feeds the house, arena, hydrants and stock waterers.
- Gravity fed system.
- 3 ponds are fed by a perennial spring creek, each with a bottom drain and concrete overflow diverter

PASTURES

- 10 horse pastures with auto waterers or hydrants.
- Each pasture has a loafing shed.

WILDLIFE

- The ranch supports abundant wildlife including, deer, elk, black bear and an assortment of other species found in the Great Yellowstone Eco System

ADJOINING PUBLIC LAND

- Eastern boundary of property adjoins State Land
- Several million acres of public land are accessible directly from the property. State land & US Forest Service lands connect all the way to Yellowstone Park, offering endless opportunities for hunting, horseback riding, hiking and more.

HAY PRODUCTION

- Upper hayfield is approx. 6.5 acres, 2022 hay production was about 350 bales and 367 bales in 2023.
- Lower hayfield is approx. 18 acres, 2023 hat production was about 828 bales.

AIRPORT

Bozeman Yellowstone International Airport is the transportation hub for southwest Montana. Located approximately five miles northwest of Bozeman and approximately 20 minutes from the property . The airport is serviced by numerous daily flights from Delta, United, Alaska Airlines, Allegiant, JetBlue, Southwest, Sun Country, Avelo Airlines and American Airlines. The airport also caters to corporate and private aircraft as well.

COMMUNITY

Discover the epitome of Montana living in Bozeman, where majestic mountains frame a town rich in charm and modern amenities. The town is a gateway to outdoor adventure, with hiking, skiing, hunting, fishing and Yellowstone National Park at your doorstep. Montana State University adds an intellectual pulse and vibrancy to the community.

FLY FISHING

Bozeman, Montana, is renowned for its exceptional access to fly fishing, offering a haven for enthusiasts. With proximity to world-class rivers like the Gallatin, Madison, and Yellowstone, anglers can indulge in diverse fly fishing experiences. The region's Blue Ribbon waters provide opportunities for trout fishing, and Bozeman serves as a gateway to pristine fishing spots in the surrounding mountains. Whether wading in the Gallatin River or exploring the famed Yellowstone River, the abundance of trout species and picturesque landscapes make Bozeman a fly fisherman's paradise.



