



Star M Barn

BELGRADE/BOZEMAN, MONTANA

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation



STAR M BARN

Bozeman, Montana

±33 Acres | Listing Price: \$6,750,000

Sitting at the base of the majestic Bridger Mountain Range in the sought-after Gallatin Valley is the Star M Barn. This 1923 historic barn was recently renovated and has been hosting luxurious weddings over the past six years. The property has panoramic views of the Bridger Mountains, Tobacco Root Mountains, Big Belt Mountains, and the Gallatin Mountain Range.

Contact

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ACREAGE

All of the structures sit in the middle of 13 acres. The north and south sections consist of undeveloped 10-acre parcels, which could both be split into five-acre parcels with no CC&Rs or HOA's. Both parcels are currently leased to a farmer for an agricultural credit. During the springtime, the seasonal Bostwick Creek flows from one end of the property to the other. The property also contains four working wells providing a plethora of water.







IMPROVEMENTS - *STAR M BARN*

The grandiose Star M Barn is the centerpiece of the property. Its stately stature is magnified under the peaks of the Bridger Mountains. The 2,400 sqft barn comprises beautiful, restored hardwood floors and reclaimed lumber. The barn currently hosts weddings throughout the summer and fall months. However, the barn could easily be used for large family reunions, private concert events, and parties, it could also be restored to a traditional hay and horse barn. The barn's ground floor comprises 12 working horse stalls and a harness room for storage. The barn possesses a newly installed fire suppression system, internet capabilities, landscaping with sprinklers and drip system, and new electrical wiring throughout-800-amp services—buried underground. Off the back deck and down the stairs is a freshly built propane fire pit for conversing and stargazing late into the night.







IMPROVEMENTS - *FARM HOUSE*

Incredible improvements have been made to this 33-acre property. At the south end of the property sits a refurbished farmhouse. The 2,471 sqft four-bedroom, two-bathroom farmhouse consists of newly refinished hardwood floors, a newer roof, newer exterior paint, and a newer septic. The farmhouse's main floor living area contains the kitchen, dining area, living room space, two spacious bedrooms, and a bathroom. On the second floor, there are two more bedrooms, a bathroom, and an office that is currently used to tie flies. The basement level is comprised of a utility room, laundry room, and storage room. Just through the mud room and outside the farmhouse's back door, one will find the renovated shed converted into a reclaimed motif office consisting of a mini split for heat and A/C.



IMPROVEMENTS - *GUEST HOUSE*

The recently finished hand-crafted 1,788 sqft two-bedroom and two-bathroom guest house was built using reclaimed lumber, providing a traditional rustic charm with modernized amenities. The main floor contains an open-concept design, allowing the kitchen to flow seamlessly into the dining and living spaces, rendering ample space for entertaining. The kitchen showcases beautiful countertops, high-end steel appliances, and a large storage pantry. Due to the expansive living room windows, there is no shortage of gorgeous views of Ross Peak and the Bridger Mountains. Not only utilized to keep warm in the winter months but also to set a countryside ambiance, a wood-burning stove crackles in the corner of the living room. The two bedrooms and the two bathrooms are around the corner of the living room. The bathroom embodies a double vanity sink and a meticulously hand-laid tile, glassed-in shower. Down the stairs to the basement, one will find an office space, an immense utility room, and a non-egress extra bedroom.







IMPROVEMENTS - *VRBO COTTAGE*

The 2024 completed, carefully designed 650 sqft one-bedroom and one-bathroom VRBO cottage is also built with refurbished lumber yet possesses modern appeal throughout. The elegantly tiled backdrop enhances the kitchen's high-end steel appliances and floating shelves. The spiral staircase leading to the queen-size bed loft area meanders in the middle of the cottage. On every house wall are windows that magnify the views of the Bridger Mountains, surrounding pastureland, and the Historic Barn.



IMPROVEMENTS - SHOP

Among the numerous improvements made to the property over the past six years is the addition of the 2,400 sqft shop. The shop encompasses many shelves for storage, built-in work benches, and three 12'x12' overhead doors—two on the east end and one on the west—for easy pull-through accessibility. There is also an RV hookup located near the shop.



RANCH OPERATION

This beautiful property offers a unique opportunity for generating diverse streams of income. It currently features a wedding barn and two AirB&Bs that cater to a wide variety of events, including:

- Weddings and wedding receptions
- Large group gatherings and family reunions
- Fundraisers and auctions
- Private concerts and performances
- Corporate retreats and workshops

Additionally, there is significant growth potential for the wedding business, with ample space and facilities to accommodate larger or more frequent events. The property is already designed for high guest volume, making it ideal for hosting multiple events in a day or weekend. The two AirB&Bs provide a steady source of passive income, perfect for guests attending events or as a standalone rental business. This type of property could attract both event planners looking for a new venue and people seeking a unique setting for special occasions. The potential to grow the wedding business could include partnerships with local vendors, catering services, and photographers, all of which would boost revenue.







Location

The Star M Barn is conveniently located nine miles from the boutique shops, restaurants, and breweries of downtown Bozeman, MT. Also, the Bozeman Yellowstone International Airport is seven miles away from the property, making it easily accessible for guests and families traveling to the area.

With a population of around 56,000 residents, Bozeman is the largest community in Southwest Montana, serving as a bustling trade hub for the region. The city's vibrant landscape includes Montana State University, boasting an enrollment of nearly 17,000 students, and a diverse array of shopping centers, specialty businesses, concerts, sports, and cultural attractions.

Visitors and locals can explore art galleries, historic landmarks, and fine dining establishments while enjoying cultural amenities such as the Bozeman Symphony and the renowned dinosaur exhibits at the Museum of the Rockies. Bozeman Yellowstone International Airport at Gallatin Field ensures convenient travel connections with numerous daily arrivals and departures to 30 major U.S. cities, facilitated by 10 commercial airlines, alongside two full-service FBOs catering to private aircraft.

Renowned for its quality of life, Bozeman has garnered accolades as one of the best places to retire, as highlighted by *US News and World Reports*. The city's breathtaking Rocky Mountain vistas, robust local economy, and rich intellectual and cultural scene contribute to its standing as a top destination for retirees and residents alike, as recognized by "Biz Journals" in their list of the *10 Highest Ranked Cities Offering the Best Quality of Life*. Bozeman's quality of life is further enriched by its access to outdoor recreation opportunities, including hiking, skiing, and fly fishing in the nearby mountains and rivers. The city's vibrant community spirit, scenic surroundings, and abundance of cultural activities create a dynamic and fulfilling lifestyle for residents of all ages.

SUMMARY

The Star M Barn, set at the base of Montana's Bridger Mountain Range in Gallatin Valley, spans 33 acres with breathtaking views of four mountain ranges. This 1923 barn, renovated for luxury events, features 2,400 sqft of restored space with modern upgrades and horse stalls. The property includes an updated 2,471 sqft farmhouse, a 1,788 sqft guest house, and a 650 sqft VRBO cottage crafted with reclaimed materials. Additional amenities include a 2,400 sqft workshop with a RV hookup, a large corral that is a short walking distance from the barn, leased agricultural land, and the seasonal Bostwick Creek. Located minutes from Bozeman and its airport, this property blends history, luxury, and accessibility. Experience the beauty and potential of Star M Barn—schedule your property tour today.





STAR M RANCH

+33
A C R E S

LOCATED IN BOZEMAN, MONTANA

LISTED AT
\$6.75M

INCOME-PRODUCING WEDDING BARN WITH MULTIPLE REVENUE STREAMS

IMPROVEMENTS

- ±2,400 sqft restored barn
 - 12 horse stalls
 - Large corral
- Four bedroom / two bathroom farmhouse
 - 1,788 sqft rustic guest house
 - 650 sqft cottage with loft
- 2,400 sqft shop with RV hookups and storage

LOCATION

- 9 miles to downtown Bozeman, Montana
- 7 miles to Bozeman International Airport
 - 50 miles to Big Sky Resort
- 20 miles to Bridger Bowl Ski Hill
- 90 miles to Yellowstone National Park
 - 24 miles to the Gallatin River





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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.

BROKER INFORMATION

Experience: **January 2024 – Present**

Associate Broker, Live Water Properties, LLC (Idaho and Colorado)

2022-2024

ROVE Exchange/NAI Business Properties

2021-2022

Top Hand Realty

2019-2021

Allied Investment Advisors

Affiliations: Vice President Hilands Golf Course, Foundations Board Member Special K Ranch, Member of Ducks Unlimited, and Member Pheasants Forever

Education: Bachelors of Mass Communication and English, Montana State University-Billings
Master's in Education, Montana State University-Billings

Personal: After earning a Mass Communication, English, and Master's in Education degrees from Montana State University-Billings, Zach worked in education teaching at the college level, as well as the high school level, before deciding to move into the private sector. Zach worked as a financial advisor for a year and a half before making the transition to real estate. Since 2004, Zach has been brokering deals and investing in his own real estate portfolio by utilizing the 1031 exchange process, thus making it an easy conversion to real estate. Zach's professional integrity and attention to detail allow him to provide trustworthy advice and impeccable service to his clients. His focus at ROVE Exchange is working through the 1031 exchange process with Ag clients who are looking to move into commercial real estate investments.



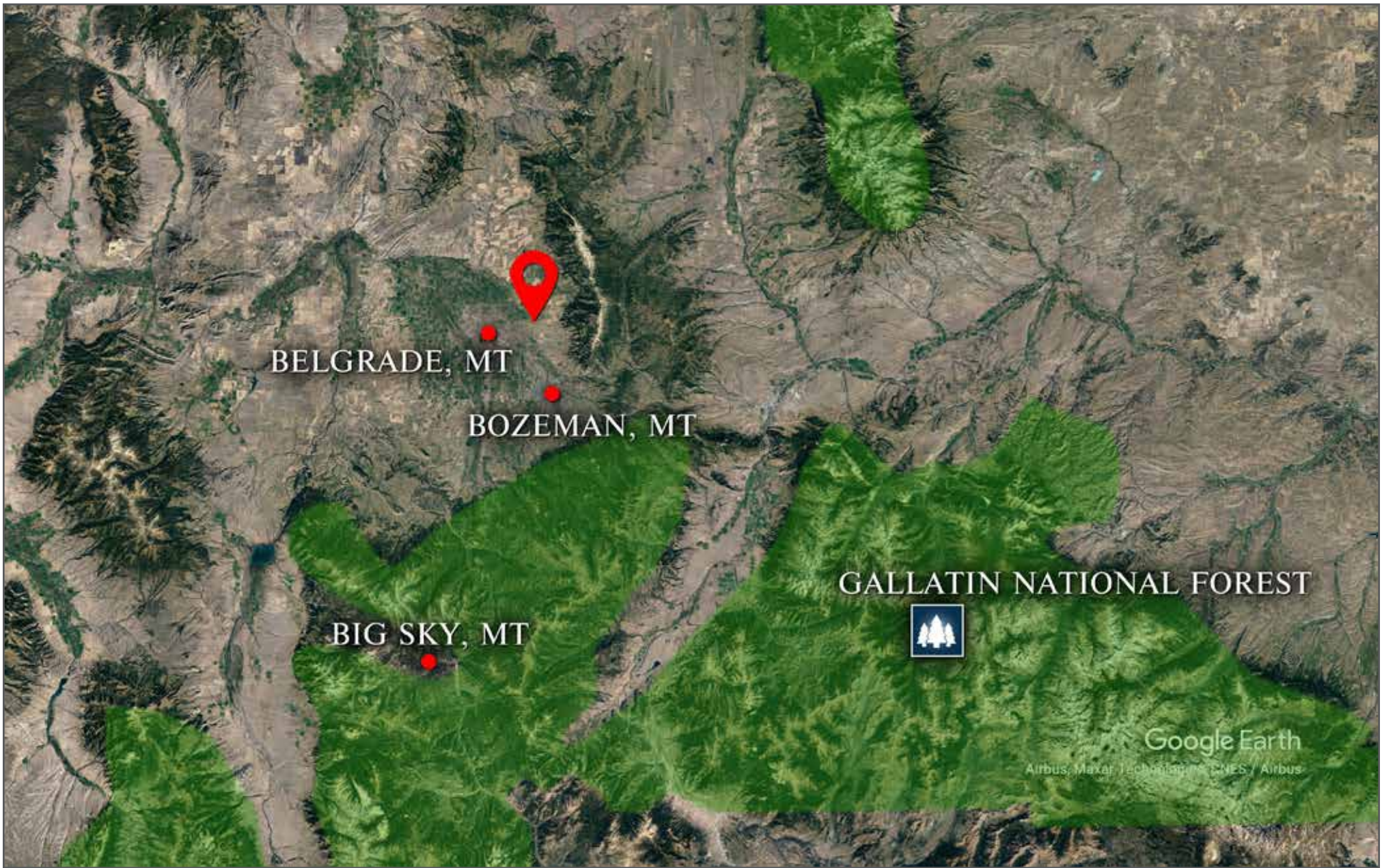
Star M Barn - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



Star M Barn - Aerial Map - Parcelled

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Star M Barn - Location Map

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