



# Gallatin River Preserve

BOZEMAN, MONTANA



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



**MIKE SCHLAUCH**

Agent | Owner

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SCHLAUCH UHLMANN PLATINUM PROPERTIES

1612 West Main Street Bozeman, Montana | [SUPlatinum.com](http://SUPlatinum.com) | [BozemanLuxuryRealEstate.com](http://BozemanLuxuryRealEstate.com)

## QUICK FACT SHEET



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### BOZEMAN, MONTANA

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<b>TYPE</b>	<b>ADDRESS</b>	<b>ACRES</b>	<b>PRICE</b>	<b>MLS#</b>
Condo	Lot 4 River Woods Road	2.604	\$185,000	206684
Condo	Lot 1 Riverway Road	2.791	\$200,000	206680
Condo	Lot 2 River Farm Road	3.429	\$225,000	206681
Condo	Lot 3 River Farm Road	3.944	\$225,000	206682
Residential	Lot 4 GRP	3.099	\$179,000	194494
Residential	Lot 5 GRP	3.934	\$250,000	194495
Residential	Lot 6 GRP	4.839	\$325,000	194497
Residential	Lot 12 GRP	5.102	\$385,000	194504
Residential	Lot 10 GRP	4.591	\$385,000	194502
Commercial	Lot C-1 GRP	1.277	\$125,000	
Commercial	Lot C-2 GRP	1.261	\$130,000	
Commercial	Lot C-3 GRP	1.369	\$130,000	

- ▶ Pre-defined building envelopes are positioned to maximize privacy and to augment open space for all owners
- ▶ As a member of the Owner's Association, property owners will have ownership of the common areas, open spaces and enjoy access to approximately 1 mile of the Gallatin River that flows through the Preserve
- ▶ Hiking, fly fishing, bird and wildlife watching, archery hunting and other outdoor seasonal events enhance the property for owners and their guests
- ▶ All owners have private fishing on the canal that runs through the Preserve as well as private access to the state land that borders the Preserve

\*Lots 3, 4 & 5 will be responsible for their individual septic systems while lots 6 through 12 are on the community septic system. All lots will be responsible for their own individual wells.



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**The Gallatin River Preserve is secluded in the heart of the Gallatin Valley in Montana.**

This special fly fishing property provides over 1½ miles of walk-out-your-back-door private access to some of Montana's best trout waters. Property owners enjoy private fishing, and hiking trails provide opportunities to observe numerous animals and birds in a secluded and protected environment.



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The owners' vision to protect all of this and share an exclusive area of river frontage for a limited number of property owners led to the creation of the Preserve and the hiring of renowned development planner, Jimmy Pepper. Jimmy's credentials and reputation for high standards of stewardship to the land made him the perfect choice to design this truly unique property—a legacy to be enjoyed for generations. Preserving the history, the timeless beauty, the wildlife refuge, and the legendary blue-ribbon trout waters of the Gallatin River was the vision that started it all.

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Based on the vision, the plan was developed. A very special place was created to be shared with a few fortunate owners. Pre-defined building envelopes were laid out to maximize low inter-visibility and privacy and to augment open space for all owners.

When you purchase your home site, you take ownership of a whole lot more. As a member of the Owner's Association, property owners will have ownership of the common areas, open spaces and enjoy access to 10 miles of the Gallatin River that flows through the Preserve. Owner's also have private fishing on the canal that runs through the preserve.



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Hiking, fly fishing, bird and wildlife watching, archery hunting, and other outdoor seasonal events enhance the property for owners and their guests. A bonus feature of the property is private access to the state land that borders the Preserve.

Thoughtful design and exceptional detail will allow owners to live responsibly within this unspoiled natural preserve of awe-inspiring 360 degree mountain views, large areas of grasslands, tall stands of Cottonwoods and Aspen trees, river tributaries and abundant wildlife.

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Pre-defined building sites will enhance the open space and privacy for each owner. Architectural guidelines will require that all of the homes and other buildings will sufficiently ensure that your investment will be enhanced as the development builds out. All owners will be mandatory members of the Owner's Association, giving them an undivided interest ownership in the deed restricted open space and common areas of the Preserve which cannot be developed. The shared private ownership model has been proven to be the most ideal for optimal stewardship of the River Corridor.

The GRP Owner's Association will manage road and utility access, road maintenance, snow removal, and dead fall burning or removal from the common areas.

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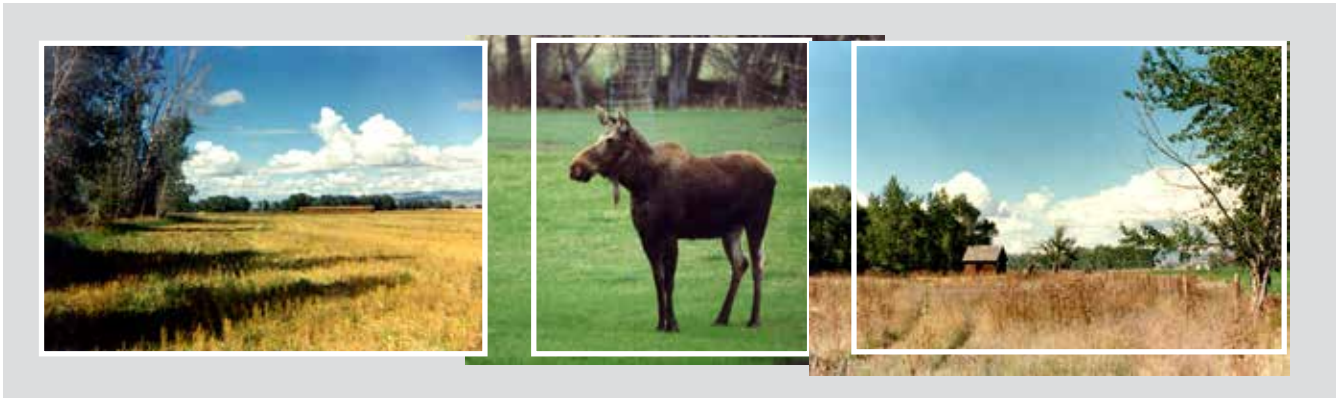


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Situated in the heart of the Gallatin Valley of Montana, this secluded outdoor utopia is less than 10 minutes from Gallatin Field Airport, which offers direct commercial flights on most of the major airlines to Salt Lake City, Denver, Seattle, and seasonal direct flights to Chicago, Los Angeles, Atlanta, and Las Vegas. Easy access and daily flights means you can get here, get back to nature and live your dream now.

While private access and fishing on the blue ribbon free-running waters of the Gallatin River are out-your-back-door, this mecca of fly-fishing offers other great opportunities to wet your fly with the Yellowstone and Madison rivers just minutes away.





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This recreational wonderland is also home to other unparalleled outdoor activities.

Nearby are Bridger Bowl, Big Sky and Moonlight Basin ski areas.

Three private and two public golf courses are just minutes away.

Spectacular hiking, mountain biking, horseback riding and camping opportunities abound in the nearby mountain ranges.

And the incredible Yellowstone Park, is just an hour south for an easy day trip any time of year.

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Surrounded by thick stands of tall trees, the isolation, and seclusion of this wild west private outdoor paradise belies its unbelievable convenient access!

Less than 5 minutes to Belgrade, its a quick trip to the grocery store from the Gallatin River Preserve. But even closer is the I-90 Interstate that provides an easy 15-minute trip to Costco and the idyllic community of Bozeman.

Bozeman has a quaint historic downtown, is home to Montana State University, and the world-renowned Museum of the Rockies. Superb restaurants, upper-end shops, fine art galleries, and cultural offerings like the Bozeman Symphony, and annual Ballet and Opera productions with celebrities who've performed at the Met and other world-class venues are delightful surprise offerings in Bozeman.

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GALLATIN RIVER PRESERVE | BOZEMAN, MONTANA



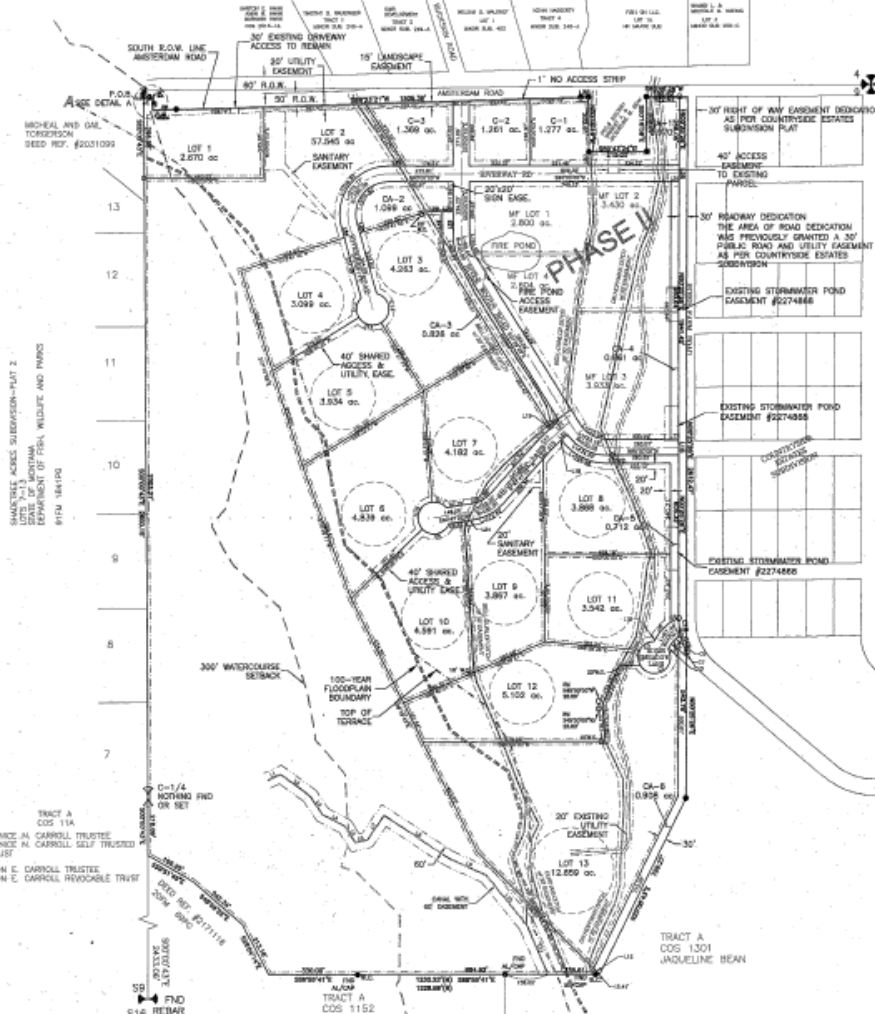
# GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION PHASE 1 - FINAL PLAT

J-491

A TRACT OF LAND BEING TRACT A OF COS 2648 LOCATED IN THE NE1/4, AND SE1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST, P.M.M., GALLATIN COUNTY, MT

PURPOSE OF SURVEY: TO CREATE A 22 LOT SUBDIVISION

PREPARED FOR: RIVER FARM ESTATES, INC.

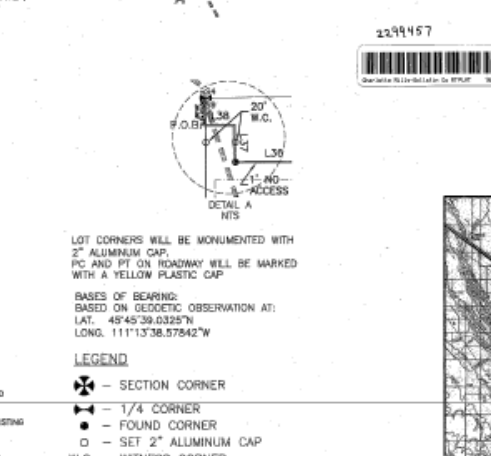


LINE TABLE		
LINE	LENGTH	BEARING
L1	53.11	N66°48'00\"
L2	135.49	S54°12'20\"
L3	64.12	S33°09'10\"
L4	64.52	S50°02'07\"
L5	79.37	S31°48'16\"
L6	47.51	N73°38'10\"
L7	109.06	N54°04'25\"
L8	291.57	S66°30'00\"
L9	191.48	S65°21'45\"
L10	232.03	S50°03'30\"
L11	102.14	S22°23'02\"
L12	31.74	S44°58'14\"
L13	18.21	S02°02'12\"
L14	81.35	N62°00'00\"
L15	10.21	S02°59'13\"
L16	60.00	N67°05'28\"
L17	30.00	S67°00'00\"
L18	7.50	S66°30'24\"
L19	7.50	S66°30'24\"
L20	40.82	S48°30'24\"
L21	73.51	S66°30'24\"
L22	35.01	S66°30'24\"
L23	23.50	S41°41'26\"
L24	38.48	S02°57'00\"
L25	50.00	N62°00'00\"
L26	30.00	N62°00'00\"
L27	51.48	N62°00'00\"
L28	25.28	S67°41'00\"
L29	56.50	N62°00'00\"
L30	40.50	N62°00'00\"
L31	39.39	N00°00'00\"
L32	54.20	S00°00'00\"
L33	39.56	S12°20'11\"
L34	41.14	S19°00'11\"
L35	66.31	S67°50'00\"
L36	69.77	S66°24'44\"
L37	40.08	N07°44'15\"
L38	32.31	S66°41'31\"

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	101.11	60.00
C2	65.41	60.00
C3	28.29	150.00
C4	28.29	60.00
C5	61.56	315.00
C6	38.48	120.00
C7	61.18	180.00
C8	100.80	60.00
C9	135.30	60.00
C10	99.07	60.00
C11	79.29	60.00
C12	94.20	60.00
C13	140.50	60.00
C14	67.80	370.00
C15	74.99	570.00
C16	11.62	600.00
C17	64.50	280.00
C18	87.18	280.00

RIVER FARM NORTH MAJOR SUBDIVISION PHASE 1	
PHASE 1 TOTAL ACREAGE:	129.484
ROAD R.O.W. ACREAGE:	7.835 (5.3%)
COMMON AREA (CA) LOTS ACREAGE:	5.176 (3.9%)
LOTS 1-13 ACREAGE:	114.160 (79.5%)
COMMERCIAL (C) LOTS ACREAGE:	3.907 (2.7%)
PHASE 1 TOTAL ACREAGE:	12.788 (9.9%)
NET MAJOR SUBD. TOTAL ACREAGE =	143.635

- NOTES:**
- THE SUBDIVISION IS NOT WITHIN A DESIGNATED ZONING DISTRICT.
  - IDENTITIES WITHIN THE PROPOSED SUBDIVISION ACCORDING TO THE BELLEVUE CITY FUTURE LAND USE MAP, ADOPTED JUNE 2006:  
HIGH DENSITY - areas containing commercial lots  
MEDIUM DENSITY - areas containing multi-family residential lots  
LOW DENSITY - areas containing single-family residential lots
  - NO DEVELOPMENT SHALL TAKE PLACE BELOW THE CREST OF THE TERRACE. (A-A' LINE)
  - GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION PHASE 1 PARK REQUIREMENT = 1.04 ACRES. CASH IN LIEU = \$1,633.44
  - EXEMPTIONS FROM REVIEW:  
A. PHASE 1 IS EXEMPT FROM REVIEW UNDER 17.34.005(2)(i)  
B. ALL COMMON AREA OPEN SPACE TRACTS ARE EXEMPT FROM REVIEW UNDER 17.34.005(2)(i)  
C. LOT 13 IS EXEMPT FROM REVIEW UNDER 70.4.125(5)(i)
  - FIRE PROTECTION NOTE:  
ALL INHABITABLE STRUCTURES OR BUILDINGS WITH ANY RESIDENTIAL OR COMMERCIAL OCCUPANCY OR USE SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED. OTHER FIRE PROTECTION REQUIREMENTS APPLY. SEE FIRE PROTECTION COVENANTS.
  - IRRIGATION DITCHES SHOWN ON THIS PLAT SHALL HAVE A 30' MAINTENANCE EASEMENT. 15' OTHER SIDE OF CENTERLINE OF EXISTING DITCH.
  - ALL LOT ACCESSES SHALL BE BUILT TO THE STANDARDS CONTAINED IN SECTION 7.0. OF THE GALLATIN COUNTY SUBDIVISION REGULATIONS.
  - A 40' ROWWAY EASEMENT DESCRIBED ON COS 1236 LOCATED IN THE W6 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 9 AND W6 OF THE NW 1/4 OF SECTION 9 SHALL BE MAINTAINED UPON THE PLATING OF THIS PLAT.
  - IRRIGATION DITCHES ADJACENT OR WITHIN THIS PLAT ARE HAZARDOUS TO SMALL CHILDREN.
  - IRRIGATION DITCHES LOCATED WITHIN OR ADJACENT TO LOTS MAY HAVE WATER RIGHTS AS DESCRIBED IN DEEDS. NO OWNER MAY REMOVE WATER OR CAUSE TO BE REMOVED WITHOUT DEEDED WATER RIGHTS.
  - UTILITY EASEMENTS 27FM-1518PM, 111FM-930PM AND 111FM-654PM LOCATIONS ARE BASED ON AS BUILT LOCATIONS IN THE BLANK AND 1/4 OF THE NW 1/4 OF SECTION 9.
  - 1' NO ACCESS STRIP EXISTS ALONG THE NORTH BOUNDARY OF LOTS 1 (EXCEPT FOR 30' EXISTING ACCESS), 2, C-1, C-2, C-3 AND DA-1
  - BUILDING ENVELOPES: LOTS 5-12, 240' DIAMETER; LOT 13, 300' DIAMETER.



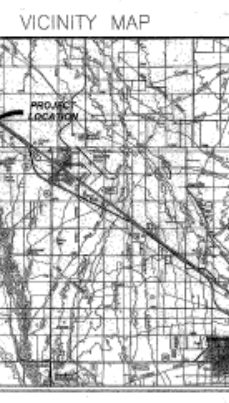
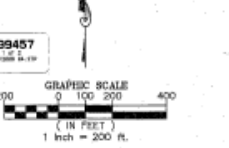
LOT CORNERS WILL BE MONUMENTED WITH 2" ALUMINUM CAP.  
PC AND PT ON ROADWAY WILL BE MARKED WITH A YELLOW PLASTIC CAP.

BASES OF BEARING:  
BASED ON GEODETIC OBSERVATION AT:  
LAT. 45°45'39.0325"N  
LONG. 111°13'38.57842"W

**LEGEND**

- ⊕ - SECTION CORNER
- ⊕ - 1/4 CORNER
- - FOUND CORNER
- - SET 2" ALUMINUM CAP
- W.C. - WITNESS CORNER
- RM - REFERENCE MONUMENT

PROPERTY BOUNDARY  
UTILITY EASEMENT



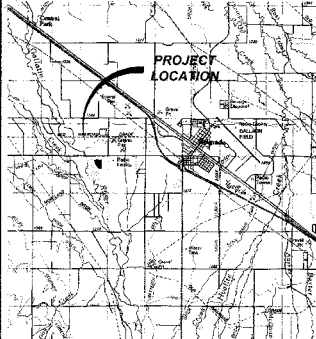
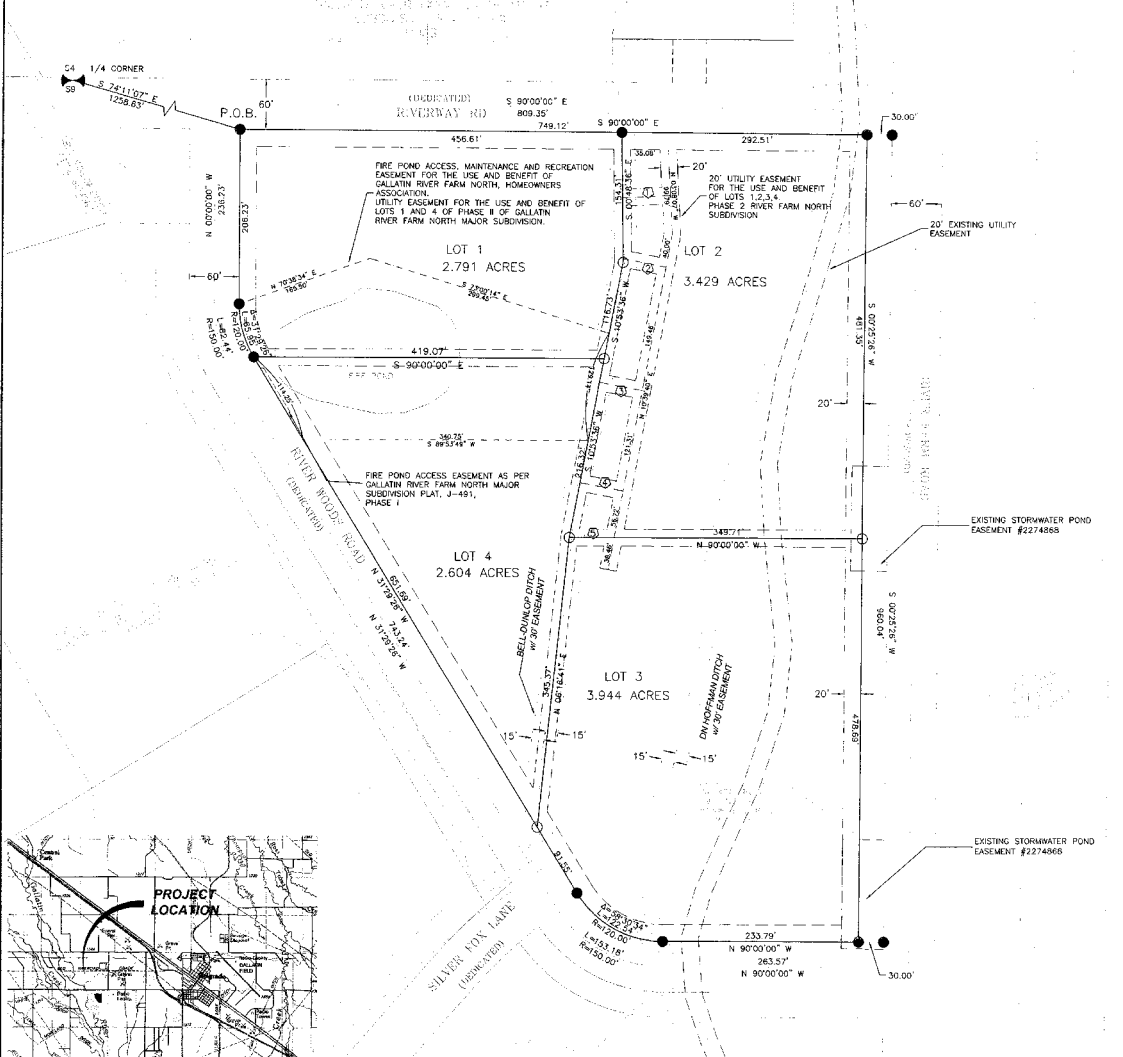
<p><b>BRIDGER ENGINEERS, INC.</b> 1125 WASHINGTON AVENUE BOZEMAN, MONTANA 59717 TEL: (406) 552-8070 FAX: (406) 552-1000</p>	<p>DATE: 10/20/2010</p> <p>PROJECT: GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION PHASE 1</p> <p>BY: [Signature]</p>	<p>Scale: 1" = 200'</p> <p>Sheet No. 1/2</p>
	<p>DATE: 10/20/2010</p> <p>PROJECT: GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION PHASE 1</p> <p>BY: [Signature]</p>	<p>Scale: 1" = 200'</p> <p>Sheet No. 1/2</p>



# GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION J-504 PHASE 2 - FINAL PLAT

A TRACT OF LAND BEING PHASE II OF GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION, PLAT J-491, LOCATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 1, SOUTH, RANGE 4 EAST, P.M.M., GALLATIN COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE A 4 MULTIFAMILY LOT SUBDIVISION PREPARED FOR: RIVER FARM ESTATES, INC.



**2385348**

BRIDGER ENGINEERS, INC.

220 N. 4th Street, Suite 300 Bozeman, MT 59715

PH: 406.592.1999 FAX: 406.592.1997

DATE: 7-08-2011

SEC 9 T1S R4E

Sheet No. 1/2

- NOTES:**
1. THE SUBDIVISION IS NOT WITHIN A DESIGNATED ZONING DISTRICT.
  2. DENSITIES WITHIN THE PROPOSED SUBDIVISION ACCORDING TO THE BELGRADE CITY FUTURE LAND USE MAP, AMENDED JUNE 2006:  
HIGH DENSITY - areas containing commercial lots  
MEDIUM DENSITY - areas containing multi-family residential lots  
LOW DENSITY - areas containing single-family residential lots
  3. MULTIFAMILY LOTS ARE PERMITTED FOR 5 UNITS EACH PER E.Q.#08-1078
  4. FIRE PROTECTION NOTE:  
ALL IRREVERSIBLE STRUCTURES OR BUILDING WITH ANY RESIDENTIAL OR COMMERCIAL CAPACITY OR USE SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED. OTHER FIRE PROTECTION REQUIREMENTS APPLY. SEE FIRE PROTECTION COVENANTS
  5. IRRIGATION DITCHES SHOWN ON THIS PLAT SHALL HAVE A 30' MAINTENANCE EASEMENT, 15' EITHER SIDE OF CENTERLINE OF EXISTING DITCH.
  6. ALL LOT ACCESS SHALL BE BUILT TO THE STANDARDS CONTAINED IN SECTION 7E OF THE GALLATIN COUNTY SUBDIVISION REGULATIONS.
  7. IRRIGATION DITCHES ADJACENT OR WITHIN THIS PLAT ARE HAZARDOUS TO SMALL CHILDREN.
  8. IRRIGATION DITCHES LOCATED WITHIN OR ADJACENT TO LOTS MAY HAVE WATER RIGHTS AS DESCRIBED IN RECORDS. NO OWNER MAY REMOVE WATER OR CAUSE TO BE REMOVED WITHOUT DEEDED WATER RIGHTS.
  9. UTILITY EASEMENTS 27FM-1515SPG, 111FM-4546PG LOCATIONS ARE BASED ON AS BUILT LOCATIONS IN THE E2, N2E AND N2 OF THE NE4 OF SECTION 9.

**UTILITY EASEMENT**

- 1 S 86°51'53" W 57.36'
- 2 N 79°20'20" W 52.25'
- 3 N 79°20'20" W 51.85'
- 4 N 79°20'20" W 52.44'
- 5 N 90°00'00" W 53.44'

LEGEND

- SECTION CORNER
- 1/4 CORNER
- FORDH CORNER
- SET 2" ALUMINUM CAP
- W.C. - WITNESS CORNER
- RM - REFERENCE MONUMENT

PROPERTY BOUNDARY

ADJOWER BOUNDARY

UTILITY EASEMENT



# CHRISTIE'S

INTERNATIONAL REAL ESTATE

As an exclusive affiliate of Christie's International Real Estate in Montana, Pure West breaks the traditional method of selling real estate and give sellers exposure to discerning and interested buyers worldwide.

Christie's International Real Estate is a wholly owned subsidiary of Christie's, the oldest auction house of fine art in the world. The Christie's network includes more than 900 real estate offices and over 25,000 sales associates in over 40 countries. Combined annual sales volume of all affiliate real estate companies is approximately \$80 billion.

To become a Christie's affiliate, brokers must have a leading market share, meet strict standards of service excellence, and demonstrate proven records of success in handling distinctive properties.

In addition to local support, properties listed with PureWest - Christie's International benefit from an exclusive system of advertising, marketing, and listing tools including Global Marketing Programs and Bespoke Marketing Programs.



## CHRISTIE'S INTERNATIONAL REAL ESTATE NETWORK

**NUMBER OF SALES ASSOCIATES:** 25, 185

**NUMBER OF OFFICES:** 920

**2012 TRANSACTION VOLUME:** \$80 Billion

Real Estate Offices in 41 Countries

CIRE Network, December 2012

**MIKE SCHLAUCH, SALLY UHLMANN, TORREY BENSON, and BRETT EVJE**  
comprise **PLATINUM PROPERTIES**, which is part of  
**PUREWEST CHRISTIE'S INTERNATIONAL REAL ESTATE** in Bozeman, Montana.  
Our combined backgrounds, unique business and marketing experiences,  
and focus on service yields proven results.

**WE KNOW: IT'S ALL ABOUT YOU.**



**MIKE SCHLAUCH**

**Agent | Owner**

406.580.8380 | [mike@suplatinum.com](mailto:mike@suplatinum.com)

**Mike, a native Montanan**, graduated from Montana State University with a degree in Construction Engineering Technology. He spent the next 13 years working throughout the U.S., managing complex construction projects in the mining, utility, manufacturing, and refining industries before returning to Montana in 1997. He co- founded Schlauch/Bottcher Construction, Inc. (SBC), on of the largest and most-respected custom home construction companies in the region. As a member of the Platinum team, Mike brings his solid work ethic, extensive construction and business knowledge, along with his love, history, and respect for Montana to all of his clients and transactions.



**SALLY UHLMANN**

**Agent | Owner**

406.223.5964 | [sally@suplatinum.com](mailto:sally@suplatinum.com)

**Sally is invested in the Gallatin Valley**, owning properties, building high-end homes, hosting numerous non-profit events, and consistently ranking as one of Bozeman's Top Producing real estate agents. For nearly a decade, she has specialized in high-end properties and in providing clients with concierge-level service. Her solid expertise is built on experience, beginning with her designer clothing company, Salaminder, then raising 3-Day Event horses, followed by helping found Ariat, an internationally acclaimed boot and clothing company. Sally is affiliated with Who's Who in Luxury Real Estate, and duPont Registry.





## **TORREY BENSON**

**Platinum Properties Associate**

720.284.8045 | [torrey@suplatinum.com](mailto:torrey@suplatinum.com)

**Real Estate is in Torrey Benson's DNA.** A 40-year family business in commercial real estate laid the framework for Torrey's career path. Growing up in the western suburbs of Minnesota, Torrey spent her childhood learning the ins and outs of client relationships, deal making, hard work, and ethics. A fierce competitor in sports, she served as captain of her high school tennis, softball, and downhill ski teams, winning state championships, and participating in the Junior Olympics. She now channels her desire to win to bringing in the best deals for her clients.

Torrey's professional real estate career spans many aspects of the industry from serving as Marketing Director for historic development in Denver, being a Commercial Broker in Denver, selling luxury real estate in Vail, and now serving both buyers and sellers in Bozeman.



## **BRETT EVJE**

**Platinum Properties Associate**

406.223.8332 | [brett@suplatinum.com](mailto:brett@suplatinum.com)

**Brett is an entrepreneur, businessman and fifth generation Montanan.** Born and raised in Southwest Montana, Brett has an affinity for travel, innovative design, and working with clients on an individual basis to create a custom, expertly crafted home buying experience. He is a restaurant owner, project developer and former published stone mason. He loves old cars, fine wine, his amazing daughter and extraordinary wife. Brett has a passion for Montana real estate, and the authenticity of people who choose to live here.



# Gallatin River

## PRESERVE

EST. 1970

BOZEMAN, MONTANA



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### MEET THE PLATINUM PROPERTIES TEAM



**MIKE SCHLAUCH**  
Agent | Owner

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