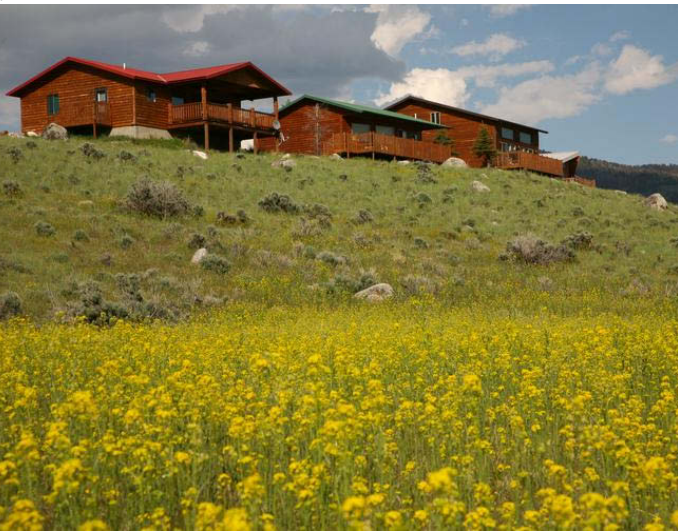




YELLOWSTONE MAMMOTH LOOKOUT
Gardiner, Montana

The Collection

Sotheby's
INTERNATIONAL REALTY



This incredibly rare property borders Yellowstone National Park and National Forest. Very few properties are surrounded by such an expanse of protected land and see so much wildlife traffic including elk, deer, bison, bears, moose, and an occasional wolf. These 80 acres overlook directly into the north slope of the park, Electric Peak, The Yellowstone River, Gardiner, and Absaroka-Beartooth Wilderness. Eagle Creek flows through the property and creates a gorgeous pond with excellent fishing and the famous Yellowstone River runs 100 yards from the properties National Park border. Located 1 ½ miles from Gardiner and 55 miles to Livingston, this remarkable property is literally one of a kind.



8 ABOVE THE REST LANE GARDINER, MT 59030

\$2,800,000

80 acres bordering Yellowstone National Park
4 fully furnished guest cabins w/ unbelievable views
Live water, fishable pond, abundant elk populations
Excellent investment opportunity

Tracy Raich

Associate Broker


The Collection Sotheby's International Realty
106 East Babcock, Suite B, Bozeman, MT 59715
www.tracyraich.com

c 406.223.8418

t 406.586.4408

e tracy.raich@sothebysrealty.com



This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions and changes including price or withdrawal without notice. ©MMIX Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty® is a licensed trademark to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity . Each Office is Independently Owned and Operated. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. SIR220

The Collection

Sotheby's
INTERNATIONAL REALTY