

Duck Creek Lake is approximately 30 acres in size and is dammed at its western edge. It contains a professionally installed fish ladder, which allows runs of rainbow trout in the spring and brown trout in the fall to migrate and spawn in Duck Creek. In addition and because of its year-round flow, there is a resident population of rainbow, brown, brook and cutthroat trout living in the lake. The largest brown trout caught recently measured 31 inches from nose to tail and still resides in the lake.

Trumpeter swans annually migrate through the area and Sandhill cranes, Canadian geese, and a variety of ducks raise their young on Duck Creek Lake. Osprey, Golden and Bald Eagles use this estuary as an important source for their respective diets. Moose, Elk, Deer and Bison inhabit the immediate area and occasionally a grizzly or black bear will skirt the perimeter of the property, which is surrounded on the south and east sides by a heavy duty jack (log) fence. After leaving private property below the dam, Duck Creek passes through additional U.S. Forest Service land and ultimately empties into Hebgen Lake, whose major tributary is the world renowned Madison River.

The improvements consist of a main house, guest house and a very large four car garage with an attached 4 car carport. The original portion of the main house is constructed from logs, and the additions to it utilize wood siding, which has been integrated and stained to match the original log construction. There is a wood burning stove and a wood burning fireplace in the main house and a wood burning fireplace in the guest house. The main house is richly paneled throughout and contains six bedrooms, five baths, living room, dining room, kitchen, small and large pantries and a walk in-temperature controlled wine room. The guest house has three bedrooms, sitting room, two baths, living, dining and kitchen and is quite comfortable. Electric heat is utilized throughout the entire complex and an excellent well provides wonderful tasting water to all three structures.

The Hebgen Lake Zoning District governs the development and density of properties falling within its boundaries, which Duck Creek does. Relevant excerpts from the Hebgen Lake Zoning ordinances are included herein. Of principal importance is the fact that this property is governed and protected by Gallatin County, its County Commissioners, and an advisory Board of Directors. The zoning on this particular tract (COS-X) allows for one (1) dwelling unit for every three (3) acres of land, so if an additional residential structure of any size (1000 sq. ft. or more) was desired, it would be allowed under the existing ordinances. The North Side Rural Fire Department provides fire protection for residences located outside and to the north of the Town of West Yellowstone, and its main facility is within five minutes of the subject property.

Thirty-nine miles north of Duck Creek on U.S. Hwy 191 is the world class resort of Big Sky, Montana. Forty-three miles further is the town of Bozeman, Montana. 110 miles to the south of West Yellowstone, Montana you will find Idaho Falls, Idaho. 120 miles to the south/southeast of West Yellowstone is the community of Jackson Hole, Wyoming. Within a 150 mile radius of West Yellowstone are some of the finest and best known rivers in the world - the Madison, Gallatin, Yellowstone, Clarks Fork, Missouri, Snake, Big Hole, Beaverhead, Big Horn - to name a few.