Chase HEILAND
Montana Real Estate



# Retiring in Bozeman

A retirement guide & where to live in the Gallatin Valley



Compliments of
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If you're holding this, you're thinking about retiring in Montana, and you're probably planning a lot of it from a long way away. Before you tour a single house, let me tell you how I work. It tends to be a little different.

My job is to help you find the right home in the right part of the valley for the way you want to spend your retirement. I moved to Montana from Southern California myself in 2016, so I know what it's like to learn a new place while you're trying to buy in it. I've been helping buyers here ever since, and that time has taught me which areas hold their value and which homes will still work for you twenty years from now.

Here's the part I care about most. A lot of the people I work with are buying with savings they spent decades building, and I treat that money with the same care you do. When you find a home you love, the offer I recommend comes from what similar homes have actually sold for, and I'll show you exactly how I got to that number before you sign anything. If the numbers tell us to walk away from a house, I'll tell you that plainly.

All of that is part of a process I call the Montana Move Method. It's how I take you from our first call through closing and moving day while I manage the moving parts for you, whether you're moving here full time or splitting the year with somewhere warmer.

There's one more thing I want you to know. When you hire me, I'm the person you work with the whole way through, from the first video tour to the day you get your keys. After you've settled in, you can still call me when you need a contractor you can trust or someone to plow the driveway.

I've helped a lot of people make this move, many of them while they were still living somewhere else, and the trust they put in me is the part of this work I value most. When you're ready, I'd be glad to earn yours.

**Chase Heiland**
**Real Estate Advisor & Broker, Bozeman**

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# WHY PEOPLE RETIRE IN THE GALLATIN VALLEY

Many of the retirees I work with first came here on vacation, for Yellowstone, a ski trip, or a week of fly fishing, and they kept coming back. The Bridger, Gallatin, and Madison ranges are all close, so a morning on the trail or the river fits into an ordinary week, and Bozeman has the restaurants, music, and arts you'd expect from a much bigger city. You get a small-town pace with most of the conveniences you're used to.

The valley also has what most people need as the years go on. Bozeman Health, Montana State University, and Bozeman Yellowstone International Airport anchor the area, so specialists, university events, and a nonstop flight to see the grandkids are all close by. Homes range from patio homes in Bozeman and Belgrade to luxury properties in Big Sky and acreage outside Manhattan and Gallatin Gateway.

# HOW THE MARKET WORKS FOR RETIREES

Prices across the valley change quite a bit from town to town, and what you'll pay depends on location, property type, and lot size. You'll find recent medians for each town in the price table a few pages ahead. Bozeman has some of the highest prices outside Big Sky because of its amenities and its job base. Belgrade and Three Forks are usually more affordable, and Big Sky sits at the top of the range because of its ski and resort properties.

Prices here climbed fast during the pandemic years and have mostly leveled off since, and well-priced homes still tend to go under contract within a few weeks. If you want a single-level home or a main-floor primary suite, tell me early so we can watch for them as soon as they list. What I tell my clients is that it pays to know your budget, which amenities matter to you, and how much house you really want to take care of.



# Montana taxes in retirement

Taxes are usually one of the first things people ask me about when they're planning to retire here. Montana's rules have a few details that surprise people, so I'd rather you see them before you buy. This is a general overview, and the rules change from year to year. I'm not a tax advisor, so please run your own numbers with a CPA before you make a decision.

Three pieces of the picture matter most for retirees.

## No sales tax.

Montana doesn't have a general statewide sales tax, so furniture, a new truck, and everyday purchases cost a little less than they would in most states. Big Sky does collect a local resort tax on many purchases. Montana also has no estate or inheritance tax, which matters when you're thinking about what you'll leave to your family.

## Income tax.

Social Security is taxed in Montana to the same extent it's taxed on your federal return, and pensions and IRA withdrawals are taxed as ordinary income. Montana has two income tax brackets, and the legislature has been lowering the top rate, so it's worth checking the current rates as you plan. Each person 65 or older also gets a state subtraction that's adjusted for inflation every year.

## Property taxes.

Montana gives a lower homestead property tax rate to homes the owner lives in as a primary residence for at least seven months of the year. You have to apply for it through the Montana Department of Revenue, and homes that don't qualify, including most second homes, are taxed at a higher rate. If you're planning to spend winters somewhere warmer, it's worth deciding early which state you'll call home.

I'll walk you through this before we write an offer, along with an estimate of the property taxes on the specific home we're considering. It's one of the easiest costs to overlook when you're buying from out of state.

# Health care and travel

Health care and how easy it'll be for family to visit usually come up early when someone is planning to retire here. The Gallatin Valley does well on both, and it's a big reason people choose it over more remote parts of Montana.

# Hospitals close to home.

Bozeman Health Deaconess Regional Medical Center is the main hospital for the area, with emergency care and a long list of specialty clinics. Billings Clinic Bozeman, on the west side of town, adds multispecialty clinics and a surgery center, and the two health systems have formed a partnership. Big Sky Medical Center has 24-hour emergency care, and Livingston HealthCare serves Park County.

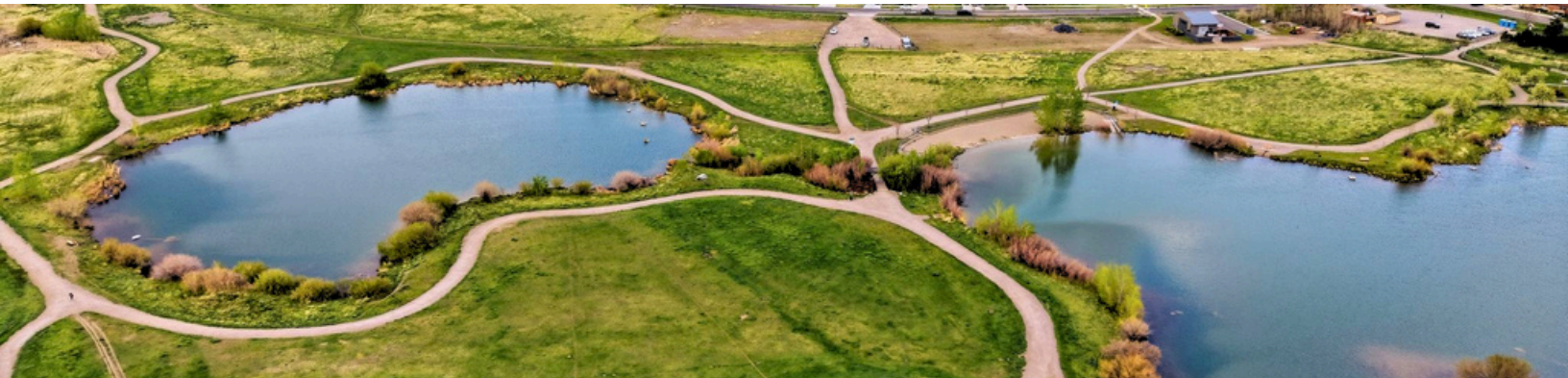
# Flying in and out.

The airport here, Bozeman Yellowstone International, is Montana's busiest, with nonstop flights to more than 20 cities year-round and even more in the summer, so there's a good chance you can reach your kids and grandkids without a connection. The terminal sits next to Belgrade, about 20 minutes from most of Bozeman, which makes those early flights much easier.

# Staying active and involved.

Retirement here tends to be busy. Bozeman's trail system runs through most of town, and golf, fishing, skiing, and Yellowstone National Park are all within easy reach. Montana State University brings concerts, lectures, and sports to town all year, and summer fills the calendar with farmers markets and music festivals.

I'm happy to put together a list of the clinics, clubs, and groups that fit the way you want to spend your days, so you know where to start once you get here.



# WHAT THE MEDIAN PRICE BUYS IN DIFFERENT TOWNS

| Town / Area | Median Sale Price (as of Late 2026) | Typical Home Type & Lot Size | Amenities & Lifestyle at That Price |
|---|---|---|---|
| **Bozeman** | ~$740,000 | 3 bed / 2–3 bath single-family or townhouse; modest lot (~¼-½ acre); newer subdivisions or established neighborhoods | Walkable neighborhoods, close to MSU, parks, trails, downtown dining & shops, full hospital access |
| **Belgrade** | ~$622,000 | 3–4 bed, 2–3 bath single-family on ~½ acre; newer-development subdivisions | Family-oriented neighborhoods, parks, good highway and airport access, shorter commute to Bozeman |
| **Three Forks** | ~$432,000 | Smaller single-family or modest ranch-style home; ½-1 acre lots; some older homes or newer modest builds | Small-town vibe, less traffic, proximity to Missouri River headwaters, quieter pace, commute to Bozeman |
| **Manhattan** | ~$680,000 (volatile) | 3-4 bed custom or newer build on 1+ acre; often includes views or proximity to Gallatin River | Larger properties, rural/agricultural feel, strong school spirit, open land, still commutable to Bozeman |
| **Big Sky** | ~$2.6 million | Luxury condos, ski-area townhomes, or single-family cabins; often slopeside or with mountain views; smaller lot but high-end finishes | Resort-level amenities (ski-in/out, club/golf membership, fine dining, concierge), mountain lifestyle |
| **Livingston** | ~$600,000–$680,000 (est.) | Renovated historic homes or newer subdivisions; town homes with yard; small acreage near town | Historic downtown, art galleries, river access, small city services, cultural events, Bozeman-Pass commute |



# WHERE TO RETIRE IN THE VALLEY

Each town here gives you a different kind of retirement. Bozeman has the most going on, with the hospital and downtown close by. Big Sky is a luxury mountain resort community, and Livingston, just over the pass, has a lot of history and an arts scene of its own. Manhattan, Belgrade, and Three Forks feel more like small towns.

Wherever you land, you'll find a sense of community and the everyday conveniences you need.

When you compare towns, it helps to weigh the drive to health care, how much house you want to maintain, and how you want to spend your days.

Prices run from the more affordable river towns like Three Forks up to the resort homes in Big Sky, so the valley works for a lot of different plans, from downsizing into a low-maintenance townhome to buying a ski-in home or a property with acreage.

I see people retire here from all over the country because they want the outdoors and a real community in the same place, and every one of these towns gives you some version of that.



# BOZEMAN

## THE VALLEY'S HUB FOR HEALTH CARE AND CULTURE

Bozeman is where most of the valley's health care, culture, and shopping are centered, and it feels like a university town that happens to sit in the mountains. Montana State University brings concerts, lectures, and sports to town, and the historic downtown has good restaurants, local shops, and a strong arts and music scene.

Bridger Bowl Ski Area, Big Sky Resort, and Yellowstone National Park are all within easy reach, and the city's trails start right in town. For many retirees, Bozeman is the easiest place to stay active with the hospital and specialists only a few minutes away.

# WHAT YOUR MONEY BUYS IN BOZEMAN

Bozeman has some of the highest home prices in the valley. Around the median single-family price inside city limits, you can usually expect a three-bedroom, two-bath home in an established neighborhood or a newer build on the west side of town.

Homes in south Bozeman, near downtown, or with mountain views often sell for a lot more. Townhomes and patio homes with an HOA that handles snow removal and yard work are popular with retirees here, and I'd plan on acting fairly quickly when the right one comes up. If you're coming from a larger metro, Bozeman's prices will probably seem reasonable for what you get.

# Bozeman neighborhoods, trails, and things to do

Each part of Bozeman feels a little different. People like south Bozeman for its trailheads and mountain views, and if you live near downtown you can walk to restaurants, shops, and the library. The west side has most of the newer subdivisions, with some single-level floor plans and easy access to shopping.

The city's trail system runs all through town, so from most neighborhoods you're only a few minutes from open space. You'll also find the Museum of the Rockies, the Emerson Center for the Arts, and a full calendar of events, from music festivals to farmers markets.

# Getting around Bozeman

Driving across town usually takes 10 to 25 minutes depending on where you're headed, and Belgrade and the airport are about 20 minutes away on I-90. You can handle almost everything without leaving the valley, whether that's a specialist appointment, a nice dinner, or a flight to see family.

If you'd like to drive less as the years go on, living near downtown or close to the hospital puts a lot of what you need within a few minutes of home.

# Health care in Bozeman

Bozeman Health Deaconess Regional Medical Center is the main hospital for the area, with a full range of medical services, specialty clinics, and emergency care. Billings Clinic Bozeman, on the west side near the 19th Street and I-90 interchange, adds multispecialty clinics and an outpatient surgery center.

Having a full hospital and a wide range of specialists in the same town is one of the main reasons retirees choose Bozeman, especially when they're planning for the years ahead. Bozeman Health also runs clinics in Belgrade and Big Sky, so primary care is usually close no matter where in the valley you live.





# BIG SKY

## A RESORT TOWN BETWEEN TWO MOUNTAIN RANGES

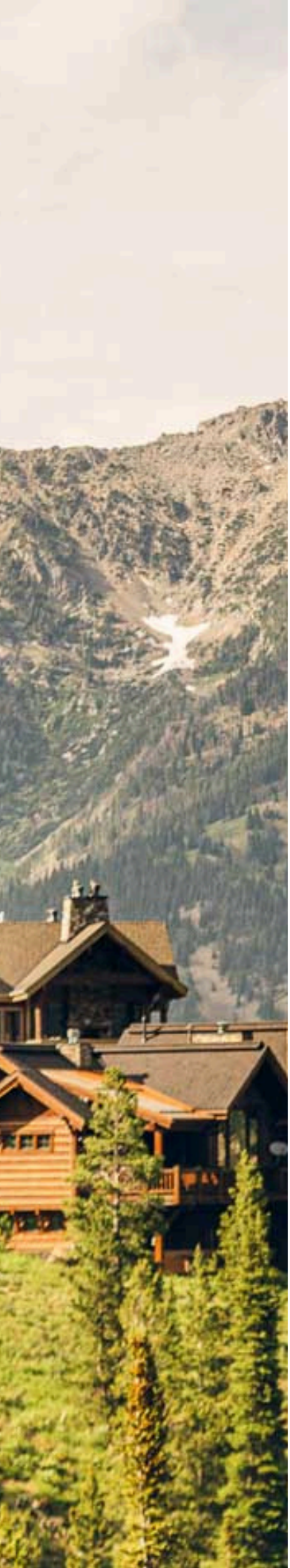
Up between the Gallatin and Madison ranges, Big Sky is a mountain resort community with luxury amenities and a small-town Montana feel. Life here revolves around the outdoors, and skiing, hiking, fishing, and golf are a normal part of most people's week.

Only a few thousand people live in Big Sky year-round, and some retirees here split the year between Big Sky and somewhere warmer. Seasonal residents and visitors come from all over the world, so it feels more international than you might expect, and the day-to-day pace is still pretty laid-back.

## WHAT LUXURY BUYERS FIND IN BIG SKY

Home prices in Big Sky are the highest in Gallatin County because it's a luxury resort destination. At Big Sky's median price, you're usually choosing between a newer townhome and a smaller single-family home in a planned community with access to resort amenities.

Larger ski-in/ski-out estates, ranches, and homes in private clubs like Yellowstone Club, Spanish Peaks, and Moonlight Basin sell for well above the median. Many buyers here are purchasing a second home, which Montana taxes at a higher property tax rate than a primary residence, so I build that into the numbers from the start.



# THE PARTS OF BIG SKY

Big Sky is really a few separate areas. Most of the restaurants, shops, schools, and year-round events are in the Meadow Village. Up the hill, the Mountain Village sits around Big Sky Resort, with ski access, hotels, and high-end lodging. Along the Gallatin River, the Canyon area is popular with locals who want the river and trails close. The private club communities have their own golf courses, dining, and private ski terrain. In any of them, you're close to trails, fishing, and Yellowstone National Park.

# THE MEDICAL CENTER AND ALTITUDE

Bozeman Health's Big Sky Medical Center has 24-hour emergency services, inpatient care, and specialty clinics, so you don't have to drive to Bozeman for most things. For bigger procedures, Bozeman is about an hour north on Highway 191, and the canyon drive takes extra care in winter. Big Sky also sits well above Bozeman in elevation, and some people find it takes a little time to adjust, so it's worth spending a few days up here before you buy.

# EVERYDAY LIFE IN BIG SKY

You can get most of what you need in Big Sky itself, with restaurants, grocery stores, shops, and everyday services, and expanded broadband makes it easy to stay in touch with family. Golf, fly fishing on the Gallatin, and miles of trails fill the summer, and winter is all about the skiing.

Bozeman is about an hour north when you need a bigger shopping trip or a flight. If a luxury mountain lifestyle and year-round recreation are at the top of your list, I'd start your search here.




# LIVINGSTON

## AN OLD RAILROAD TOWN WITH AN ARTS SCENE

Livingston is technically in Park County, just over the pass, and a lot of people retiring to the Gallatin Valley end up looking at homes there too. It's a historic railroad town on the Yellowstone River with mountains on every side, and it still has much of its Old West character.

The town is known for its artists, and downtown you'll find galleries, live music, restaurants, and plenty of historic buildings. It's a welcoming and eclectic place, and I see a lot of retirees choose it because it feels like a real Montana town with a creative streak.

## WHAT YOUR MONEY BUYS IN LIVINGSTON

Homes in Livingston generally cost less than in Bozeman, although prices have gone up a lot in recent years as more people have discovered the town. The median shifts from month to month with how many homes sell and what's available.

Near Livingston's median price you can find renovated historic homes in town, newer subdivisions on the outskirts, or smaller properties with mountain or river views. Larger ranches and custom homes outside city limits sell well above the median. Bozeman and Yellowstone National Park are both close by, and the airport is under an hour away.

# Main Street, The Yellowstone, and Paradise Valley

You can live in a walkable historic neighborhood near Main Street or in one of the newer areas with bigger lots. Downtown is busy, with coffee shops, breweries, art galleries, and independent restaurants, and it feels different from the Gallatin Valley towns. The Yellowstone River runs right through town with blue-ribbon fishing and floating, and Paradise Valley to the south gets you to hiking, hot springs, and Yellowstone National Park.

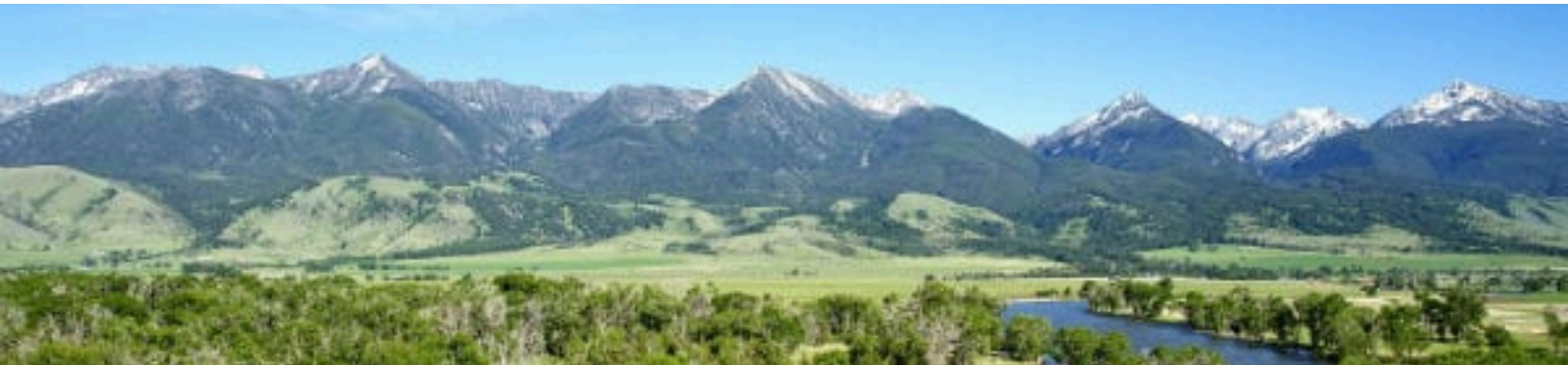
# Health Care in Livingston

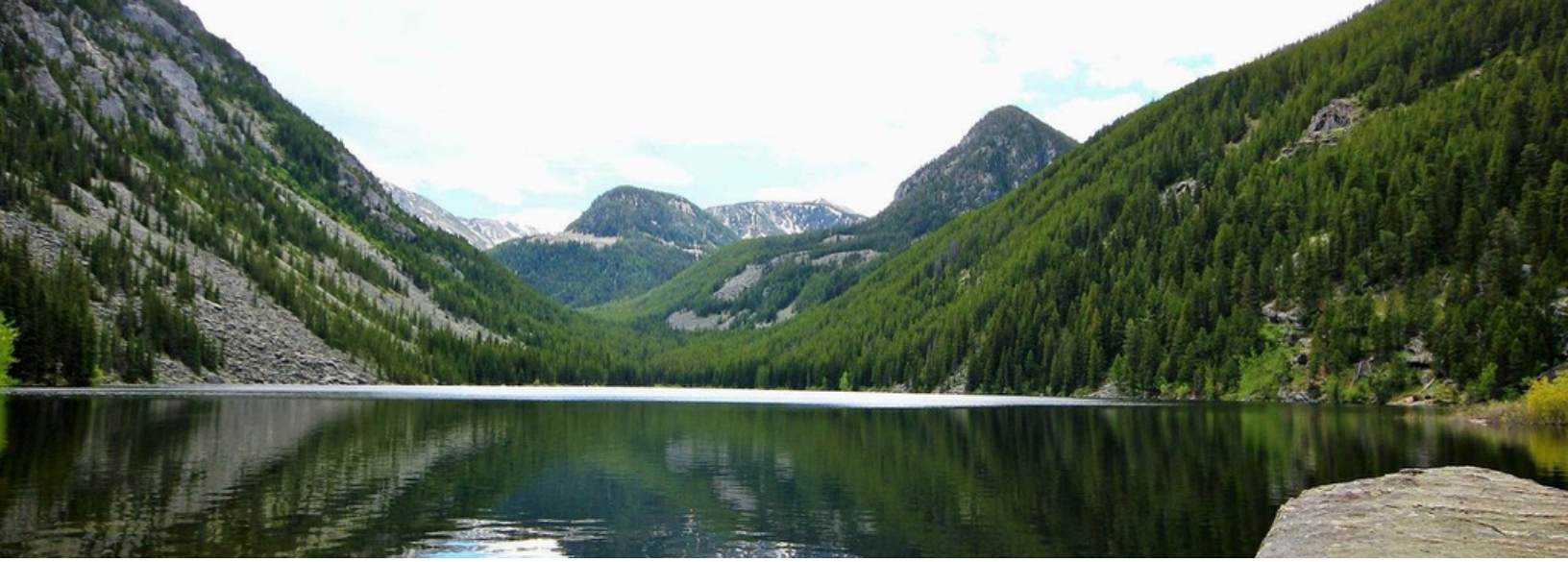
Livingston HealthCare is a critical access hospital with emergency services, inpatient care, and specialty clinics, so you won't have to drive to Bozeman for most everyday medical needs. For bigger procedures and specialists, Bozeman Health Deaconess is about half an hour away over Bozeman Pass.

# Life in Livingston

The drive to Bozeman over Bozeman Pass on I-90 averages 25 to 30 minutes, and the pass can be windy and icy in winter, so it's worth thinking about how often you'll want to make that trip. Day to day, retired life here tends to center on the river, the galleries, and a downtown where you'll run into people you know.

If you want culture, the river and mountains close by, and homes that cost a little less, I think Livingston is a real option, and Bozeman is still close enough for regular trips.





# GALLATIN GATEWAY

## RANCH COUNTRY ON THE WAY TO BIG SKY

About 15 minutes southwest of Bozeman, Gallatin Gateway sits right on the road to Big Sky and Yellowstone National Park. It's a small community along the Gallatin River, with ranchland, foothills, and mountains all around it.

For a place its size, Gallatin Gateway has a strong identity that comes from its ranching history and outdoor way of life. Life here is slower than in Bozeman, and you're still close to everything the city has, so I often suggest it to retirees who want more space, mountain views, and more privacy, about 20 minutes from the hospital.

## HOMES AND PRICES IN GALLATIN GATEWAY

You'll find everything here from small historic homes in town to luxury riverfront estates and large ranch properties. Prices in this area tend to fall between Bozeman and Big Sky, and a lot of homes sell well above the county median because of acreage, mountain views, or river frontage.

At the lower end you can still find modest single-family homes or cabins, and the higher-end properties are usually custom homes on large parcels built for privacy and views. There isn't much inventory, so it's competitive, and most of the buyers I see here want room to spread out without being far from Bozeman.

# ACREAGE, THE INN, AND THE GALLATIN RIVER

You won't find many subdivisions here, and most of what's for sale is custom homes, small acreage, and long-held family ranches. The town center has a few local businesses and restaurants, plus the historic Gallatin Gateway Inn, built for travelers headed to Yellowstone and no longer open to the public. You've got the Gallatin River right there for fishing and floating, and trailheads lead into Gallatin Canyon and the mountains around it. For groceries and bigger shopping, you'd usually make the short drive to Bozeman.

# MEDICAL CARE NEARBY

Bozeman Health Deaconess Regional Medical Center is about 15 to 20 minutes away, and Big Sky Medical Center is farther south, so you have a hospital in either direction even though you're living somewhere rural. Most people here handle routine appointments at clinics in Bozeman, which is a short drive up Highway 191.

# EVERYDAY LIFE IN GATEWAY

It's about 15 minutes into Bozeman for groceries, appointments, and dinner out, and Big Sky is close enough for a day of skiing or a round of golf. Acreage takes more upkeep than a home in town, so I'll help you plan for snow removal, fencing, wells, and septic before you buy.

If you want more space and a real Montana mountain setting without giving up Bozeman's stores and services, Gallatin Gateway is a good place to start looking.



# MANHATTAN

## A FARM TOWN IN THE GALLATIN VALLEY

If you want a rural Montana feel without being far from town, I'd put Manhattan on your list. It has big valley views, the Gallatin River nearby, and deep agricultural roots, with family farms, low-traffic streets, and yearly traditions like the Manhattan Potato Festival.

People here like the slower pace and all the open space, and Bozeman is still only 20 minutes away. It's a good fit if you want a tight community and room for a big garden or a shop.

## WHAT HOMES COST IN MANHATTAN

Prices in Manhattan reflect both the small-town setting and how close it is to Bozeman. Not many homes sell here in a given month, so the median can swing a lot.

In Manhattan's usual price range you'll often find larger single-family homes, custom builds, or properties with some acreage, and a lot of them have wide views of the Bridger and Tobacco Root Mountains. You'll usually get more space and a more rural setting for your money than in Bozeman, although Manhattan typically costs more than Belgrade or Three Forks.






# NEIGHBORHOODS AND THE RIVER

Older homes in town sit within walking distance of Main Street, and the newer developments and larger properties are out on the edges. Main Street has local restaurants, a brewery, and small businesses, and it feels like the kind of place where people say hello. The Gallatin River is close for fishing and floating, and there are trails and hunting areas nearby. For bigger shopping trips, medical care, and entertainment, you'd usually head to Belgrade or Bozeman.

# MEDICAL CARE NEARBY

Manhattan doesn't have a hospital, but Bozeman Health in Belgrade and Bozeman is a short drive away, and local clinics handle primary care. For specialists and emergency care, Bozeman Health Deaconess is usually about half an hour from town, and I'd map that drive with you before you buy out here.

# GETTING AROUND FROM MANHATTAN

Bozeman and Belgrade are usually 15 to 25 minutes away, and the airport is only about 15 minutes from town, which makes trips to see family a little easier. I-90 runs right by town, and Three Forks and Helena are within reach too.

For a rural setting that doesn't leave you feeling cut off, I think Manhattan is worth a serious look.

# BELGRADE

## A SMALL TOWN MINUTES FROM BOZEMAN AND THE AIRPORT

Belgrade has grown into a town with its own shops, restaurants, and neighborhoods, and it's still only minutes from Bozeman.

Downtown you'll find local coffee shops, breweries, and restaurants, and events like the Belgrade Fall Festival bring the whole town out. Retirees often choose Belgrade because it moves at a slower pace, the airport is right there, and Bozeman's restaurants and events are still a short drive away.

## WHAT YOUR MONEY BUYS IN BELGRADE

Belgrade is still one of the more affordable places to buy in Gallatin County. At Belgrade's median single-family price, you can usually find a three to four-bedroom home in a newer subdivision with a yard and garage, or a townhome with modern finishes.

You'll generally get more space and a newer build for less than you'd pay in Bozeman, which makes it a good fit if you want a home that's easier to maintain. Bozeman Health has a clinic in town, and Bozeman Health Deaconess is only 10 to 15 minutes away.





# THREE FORKS

## A RIVER TOWN WHERE THE MISSOURI BEGINS

The Madison, Jefferson, and Gallatin Rivers come together near Three Forks to form the Missouri, and the town has a lot of history and a relaxed pace to go with it. If you like to fish, float, or just want open country around you, it's a great place to live.

People here know each other, and events like the annual Three Forks Rodeo bring out locals and visitors alike. Life here is slower than in Bozeman or Belgrade, so I usually point retirees to Three Forks when they want more space, a lower price, and easy access to the rivers and the mountains.

# BUYING A HOME IN THREE FORKS

Inventory is limited and fewer homes sell in Three Forks, so prices can move around from month to month. Near the typical price here you can usually find a modest newer build in a subdivision or an older home that's ready for updates.

There's no hospital in town, so most people head to Bozeman or Butte for bigger medical needs, and local clinics handle routine care. If you want more land or more home for your money and you're comfortable with a 30 to 40 minute drive to Bozeman, Three Forks is worth a close look.



# WHAT TO KNOW BEFORE YOU MOVE

There are a few things about mountain living I'd want you to know before you buy. Winters are long and snowy, so a single-level home, a heated garage, and a plan for snow removal make daily life much easier. Bozeman sits at about 4,800 feet and the air is dry, which takes some getting used to. Deer, elk, and the occasional moose show up in a lot of neighborhoods, and getting ready for wildfire season means creating defensible space around your home. Farther from town, utilities, access roads, and upkeep can be more complicated and more expensive than down in the valley.

For most people who retire here, the scenery, the recreation, and a community that shows up for each other make all of that worth it.



# The Montana Move Method

Buying a home in retirement is a process, and it should move in the right order so none of it lands on you at the wrong moment. I call it the Montana Move Method, and it runs in four phases.

## Onboarding.

We start with you, and that means talking through why you're moving, your timeline, how you want to spend your days here, and what this home needs to do for you over the next twenty years. Everything that follows is built on what we figure out here.

## Planning.

This is where we set your budget, narrow the towns that fit, and line up financing or proof of funds before we tour anything. I'll walk you through property taxes, HOA costs, and upkeep on every home we consider, so you see the full picture before you fall in love with a house.

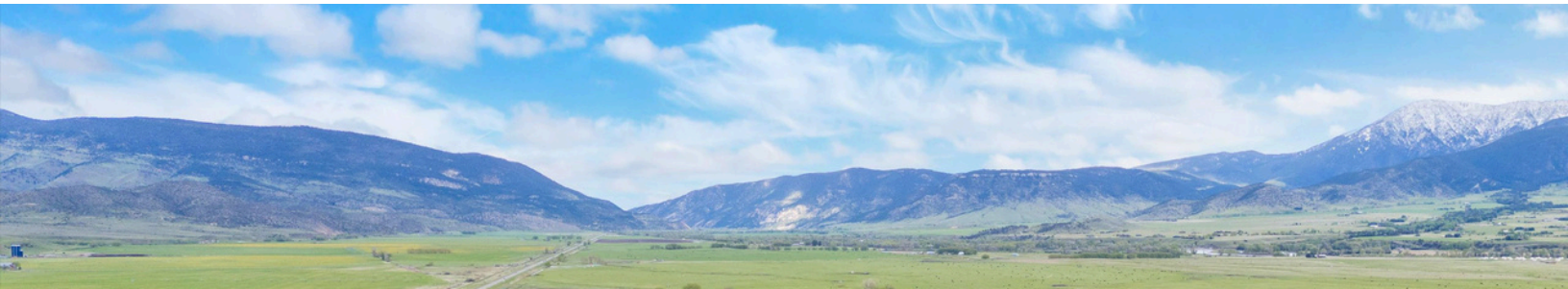
## Execution.

Here's where I take the stress off your shoulders and handle the video tours, the offer, the inspection, the negotiation, and the closing. I keep the moving parts on track, and you hear from me every week with real updates, so you always know where things stand, even if you're still living a thousand miles away.

## Continuity.

After closing, you keep a direct line to me for the questions that come up once you've moved in, from finding a good contractor to a reliable snow removal company, and for whatever comes next when life changes.

That's the whole point of having a process. Moving here should be something you look forward to, and I'd like you to spend your first months enjoying Montana while I handle the details.





# YOUR RETIREMENT WISH LIST

## To Begin

Who will be living in this home, and who visits often? Let's list everyone, including pets.

What are the non-negotiables for your home?

Do you need a main-floor primary suite or a single-level home?

How many guest rooms do you want for family and friends?

Do you want a big yard, or as little upkeep as possible?

Would you like a house in move-in condition, or are you willing to do some work on it?

Are there specific features that would make your next house feel instantly like home?

How close do you want to be to a hospital, the airport, and town?

Do you need any accessibility features?

# CLIENT TESTIMONIALS

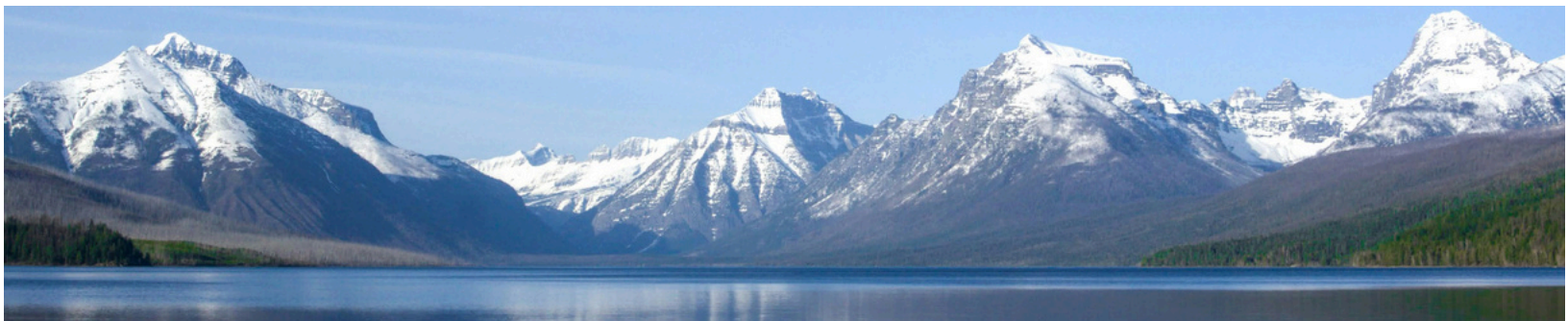
I've had a year of multiple real estate transactions in 3 different states and Chase was BY FAR the very best realtor I had. I specifically appreciated the following: he took the time to get to know our unique home search priorities, his communication was excellent throughout the whole process and he was always available, he is not afraid to share his opinions and he is very knowledgeable about the market, he recommended and shared contact information for a number of professional service providers (all of whom have also been great to work with). And mostly, Chase is a great person and I feel like I gained a friend in him who helped me find the perfect home in Montana.
**Connie, Buyer**

After renting for 18 months and getting a feel for the new town, new job, housing market etc, we decided to move forward with buying a house. We were really fortunate to meet Chase at an open house early in the search. Chase far exceeded our expectations throughout the whole process. There were a couple other agents to provide some comparison and the difference between Chase's professional approach to every single aspect of this daunting process compared to the other agents will take more room than this review allows to break down. ... In a market that is saturated with agents, Chase understands what it takes to differentiate himself but in a genuine and professional manner that will leave zero doubts in any buyer or sellers head. Chase understands how difficult this can be and navigated everything very well. ... We will 100% recommend Chase to anyone we know that has any questions about purchasing property.
**Jason, Buyer**

Chase has helped us with three transactions over the last year. Selling our house, purchasing a new house and purchasing a building for our business.

We had never used a realtor before and did not understand what the process was that was needed. Chase is very knowledgeable and led us through the process with all of the information. He is also not pushy at all and I never felt like it was a business transaction. He truly cares for his clients and is truly sticking up for our best interest.

We will continue using Chase for all our real estate needs. Thank you Chase!
**Drew, Multiple-time client**





# Who you're working with

You've reached the end of the guide, so let me tell you a little about who you'd be working with.

I came to the Gallatin Valley from Southern California in 2016, and Montana earned its place with me fast. Since then I've built my business here on purpose, around calm, careful work with one client at a time. My strength is the one-on-one part of this job, listening closely, catching the things other people miss, and staying steady when you have a big decision to make. That same calm is what protects you when a negotiation gets tense or a deal starts to wobble.

What I care about most is that this move makes your retirement better. That means buying at the right price and keeping your costs predictable, and finding a home and a town that fit the way you want to spend your days. Getting both right is what the Montana Move Method is built around.
When you hire me, I'm with you from our first conversation to the closing table and well after. I've sat across from a lot of buyers making one of the biggest decisions of their lives, and I don't take that trust lightly. It's the part of this work I value most.

When you're ready, let's talk.

# Book a 30-minute call about your move.

In 30 minutes, we'll talk through the towns that fit your plans, what your budget buys here right now, and what a realistic timeline could look like for your move. There's no obligation, and you'll leave with a clear picture of your options and what it would take to get here.

**Chase Heiland**
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Calendly booking link