Chase
HEILAND
Montana Real Estate



The Montana Move Method

Helping busy professionals in Bozeman build wealth
through real estate and a life that's worth the move.

YOUR LIFE IS BUSY, AND REAL ESTATE KEEPS GETTING PUSHED TO THE SIDE.

Work. Projects. Family. Travel.

You barely have time to think about your next move, let alone manage it. The thought usually shows up at the worst possible moment, on the drive in, in the ten minutes between meetings, or in a tab you open at eleven at night and close again. By the time things calm down, the whole thing feels too big to start.

And nothing is really wrong. Your career is going well and your home is fine, so it's hard to justify changing something that works. Still, you know sitting where you are isn't the answer.

Maybe you own a home or a rental here that needs to sell. You might have been meaning to make a smart investment in the valley for a couple of years now. Or a new job is pulling you across the country, and this sale has to close so you can focus on what's next.

So it waits, and life rarely slows down the way you hope it will.

THAT'S WHERE I COME IN.

You need a plan, and someone who takes the stress off your shoulders.





JOB RELOCATION

The opportunity came, and you said yes.

Now you have a home in Bozeman that needs to sell, a timeline that's already moving, and a new job that wants all of your attention. Distance makes every part of it harder, because nobody is there to open the door and you can't drive by to see how things look.

If you're moving here for work, it's the other side of the same problem. You need the right home in a market you don't know yet, you might have spent four days total in the valley, and you can't fly in for every showing.

I've worked with a lot of clients in this exact spot, on both sides of it. From the prep work to the closing paperwork, I take the reins and keep you updated the whole way, so you can stay focused on the move you're already making.





BUILDING WEALTH THROUGH REAL ESTATE

Maybe it's time to sell a rental and put that equity to work somewhere else.

Or you've been watching the Bozeman market for a while, and you're ready to buy something that pays you back over time. At work, you're usually the person everybody comes to, so it's frustrating when you don't even know where to start on this.

So you research. You run the numbers again, read one more forecast, and save another listing. It feels productive, and as long as you haven't made a decision yet, nobody can say you made the wrong one. That can go on for a long time, and it wears you out without anything changing.

For most of the investment sellers I've helped, the question is whether what they own still makes sense for where they are in life. Some cash out of real estate completely, and lately more of them are rolling that money back into property here in the valley.

Together we look at your goals, your timing, and your lifestyle, and we build the plan around all of it.

I pay as much attention to how the move fits your life as I do to the financial return.



THE LIFESTYLE MOVE

Something has shifted.

The home you're in doesn't fit where your life is headed anymore, even if you couldn't say exactly what's missing. You've had an idea of what you're supposed to want, and lately it doesn't feel quite right.

Work probably isn't going to slow down anytime soon, so your home is the part of your life that can get simpler. That might mean downsizing to get some time back. It could also mean more space, a different part of the valley, or finally buying your first home in Montana after years of thinking about it.

For a lot of people, those years go by and it starts to feel almost like watching your life pass by as a movie, where you're not really involved and it keeps moving forward anyway. In my experience, once clients make the decision, the nerves usually wear off pretty fast, and what's left is relief.

Buying or selling a home shouldn't feel like a second job.

I know Bozeman, Belgrade, and the surrounding area well, and I'll help you figure out what you want from your next home before we start touring. If you realize partway through that you need something different, say so, because that happens a lot and it's a normal part of the process. Then I handle the details while you get on with your life.

THE MONTANA MOVE METHOD

How will this move set you up for where you want to be in five, ten, or twenty years?

That's the first thing I want to understand when we sit down, because the answer looks different for every client. I've helped sellers close remotely after they'd already moved somewhere new, and I've helped investors sell one property and buy a better one. Other clients have upsized, downsized, or found their first Montana home without feeling like they were doing it alone.

Most of the stress in a real estate transaction comes from the things nobody saw coming. The Montana Move Method is built to catch those early. It runs in four phases, and each one covers a different part of your move.

1. Onboarding

We build the roadmap for your exact situation.

2. Planning

Your plan looks different depending on whether you're moving here, leaving Montana, or staying in the valley.

3. Execution

I handle the moving pieces so you can keep your focus on your life.

4. Continuity

After closing, I stick around with yearly equity check-ins.



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ONBOARDING AND PLANNING

Onboarding: We build the roadmap for your exact situation.

It starts with a conversation about where you are right now, what's working, and what you want the next stage of your life to look like. We'll talk through your timeline, your numbers, and what wealth actually means to you.

This is also where the big questions come out, like whether this is the wrong decision, what it's going to cost, and how much of your time it's going to take. We work through those before anything moves, and you leave that first meeting knowing exactly what happens next.

Planning: Your plan looks different depending on whether you're moving here, leaving Montana, or staying in the valley.

If you're selling, I start by asking when you need to be in your next place and what you want to walk away with, before we talk price. Then I pull the recent sales on homes like yours, and we build a plan that works for your finances and for the life you're moving toward. That plan covers your timing, your price, and which updates are worth doing ahead of the listing.

For buyers, we work out the number that's safe for you, which areas fit how you want to live, and how to move fast when the right home shows up.

When you're buying and selling at the same time, we line up the order of it all, so you're not paying two mortgages longer than you have to.



EXECUTION AND CONTINUITY

I HANDLE THE MOVING PIECES SO YOU CAN KEEP YOUR FOCUS ON YOUR LIFE.

For sellers, that means getting your home ready, setting up the pictures and the listing, lining up the right buyers before one ever walks in, and going through every offer with you line by line. On the buying side, you get the same attention, from the first tour through the inspection and the negotiation, all the way to closing.

A lot of this phase is staying a step ahead. I'm watching the deadlines, the appraisal, and the lender's checklist early, so if something comes up, you hear about it from me first, along with the fix.

If you're not here, this is the phase that matters most. I coordinate every vendor, you get regular updates, and any decision that needs you comes with my recommendation already attached. That's how I take the stress off your shoulders without leaving you out of anything.

AFTER CLOSING, I STICK AROUND WITH YEARLY EQUITY CHECK-INS.

Once you're settled, I'll reach out with an update on what your home is worth, and with investment ideas when the timing makes sense for you. If you're leaving Montana, I can connect you with an agent I trust in your new city, and I'll still be here if you ever come back.

Think of me as your Montana real estate resource for life.

Two kinds of wealth

Every move I help with has to work on both sides.

Financial wealth

Equity, timing, and long-term return.

Lifestyle wealth

Space, balance, peace, and a home that fits how you want to live.

Real wealth is both

You've probably already run some of the numbers on your own. We'll go through them together, along with what you want your days to look like after the move, because that's usually the part that gets people moving.



FELLOW MONTANA MOVES

“Trustworthy, knowledgeable, and proactive. Chase is the professional you want in your corner for any real estate transaction. We chose to sell our home for work relocation. Throughout the entire transaction, we felt well-informed with any progress or needs on our property as well as up-to-date market analytics. Chase is detail-oriented and ensured that all aspects of the process were accounted for to allow us to make calculated decisions as sellers. His calculated marketing strategy was effective and brought us multiple competitive offers even in a slower period. One of our favorite aspects of working with Chase was his thorough review of all offers submitted which included line-by-line feedback of positive and negative aspects of said offers. He never hesitated to advocate on our behalf as sellers to ensure our strict timeline was met to accommodate our move. Chase does not cut corners to line his own pockets. He was able to communicate clearly and tactfully open our eyes to blind spots we had as sellers with how our home was staged and how to present it. When working with a realtor to sell a property, this is exactly what we wanted. He is an exemplary Realtor and has truly set a high bar for the profession. Most importantly, Chase undoubtedly cares about his clients and always has their best interest at heart for every decision or recommendation. I will continue to recommend Chase to any friend or family member without hesitation! Easily the best agent we have worked with to-date out of 9+ real estate transactions.”
Scott G.

“Chase is an outstanding professional to deal with. We met Chase casually without real estate intentions and he quickly proved to be someone to engage. He knows Montana, Bozeman, etc very well and knows how to help relocations integrate and navigate Montana. Once we launched a search, his patience and hard efforts paid off with us finding an amazing home at the right value for us. Bozeman is not an easy market and he took all the stress out for us. He was also willing and flexible to help us land the plane as our criteria kept changing based on our learning of the market. We originally wanted a single-family dwelling on an individual lot but he helped us find a transition home (new build) while we keep looking for that perfect home to renovate. We’ll keep working with Chase. He gets it. He also gets the job done the right way.”
Greg G.

“I can’t say enough good things about Chase! He is a great combination of professional and personable. I made the move from Michigan to Montana without a lot of knowledge about the area or the market. He listened to my needs and found places that matched them. As a single person trying to manage relocating, starting a new job, and trying to sell my current house he was a huge help in taking on tasks and making things as easy as possible. I could not have made this move without his knowledge of the Bozeman real estate market and his support.”
Michelle P.





Compliments of
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7+ years in real estate
Hundreds of homes sold across Bozeman and the Gallatin Valley
$75 million+ in sales

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I'm Chase Heiland, and I help busy professionals in Bozeman build wealth through real estate.

My family lived in Southern California when I was growing up, and it never really felt like home to me. On trips to Glacier National Park as a kid, I'd stand in those mountains thinking this is really where I want to be. I spent seven years in Los Angeles doing all the things a good life is supposed to look like, and I kept feeling the pull toward something that felt more like mine. So in 2016 I packed everything into my dad's garage, left Orange County, and moved to Bozeman with no job and no plan.

Moving to Montana was one of the best decisions I've ever made, and it's where I built my business and my life. I've been the person searching for direction, packing boxes, and wondering what's next. Before real estate, I worked in restaurants and service jobs, and that's really where I learned to notice what someone needs before they ask for it.

Once I got into real estate, I saw the same thing over and over. Every transaction has so many moving pieces, and my clients were juggling a new job, a sale, a purchase, and a move all at once. What they needed most was someone who understood the whole process well enough to see problems coming, take care of them early, and explain all of it in a way that made sense.

That's what the Montana Move Method is built around. A big part of it is anticipating what you're going to need before you even know you need it, dealing with things while they're still small, and having your best interest at heart from the first meeting through closing and after.

In my experience, the clients who get the best results are the ones who commit to this process with me from the very first conversation. That's when we do our best work together, for your money and for where you're headed. If you want a plan that fits your life and someone who'll take the stress off your shoulders, this is for you.

Chase Heiland
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CHASE HEILAND MONTANA REAL ESTATE



LET'S SET UP A CALL.

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YOUR NEXT STEP

Whether you're moving this spring or two years from now, we can start building your plan today, so you're ready when the time comes.

Call or text me at (406) 249-8886, and let's talk through your move.