

# MARKETING

## WITH BOZEMAN REAL ESTATE GROUP

### PROFESSIONAL PHOTOGRAPHY

We have an in-house photographer who will take professional photos of your home to ensure that potential buyers see it at its best. We may also include drone photography and professional videography.

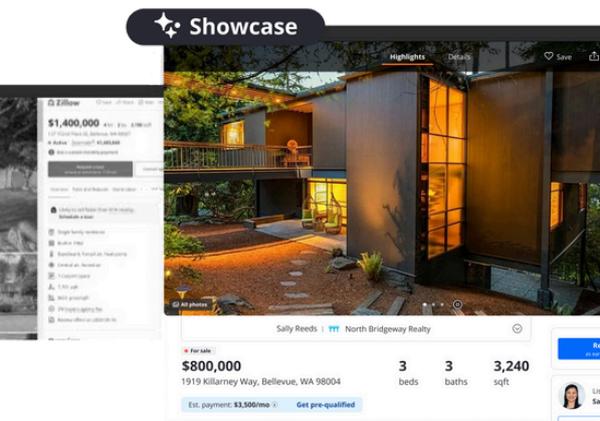
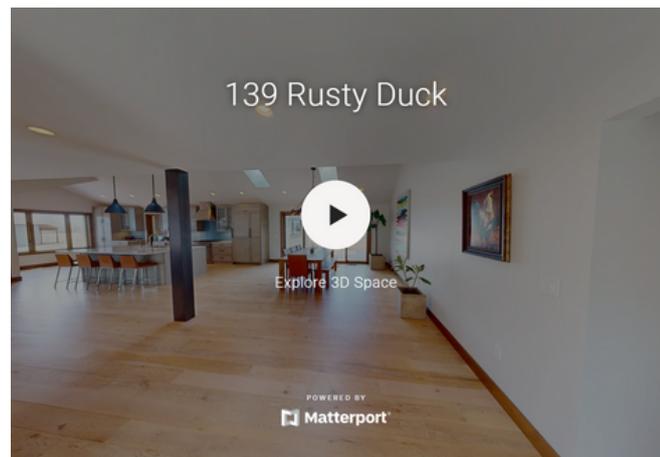


### FLYOVER VIDEOS

Flyover videos are a unique way to market your property. These videos use imagery from Google Earth to fly over your property, highlighting its proximity to schools, trails, parks, and other notable locations. This allows potential buyers to get a birds-eye view of your property and its location. This is especially valuable for any potential out of area buyers!

### 3D TOURS

Is your home the type that must be seen to truly appreciate? With a matterport tour, we bring that experience straight to potential buyers, while they are still in the comfort of their own home! It can create a realistic, fully immersive experience. Virtual tours bring your home to life, allowing all the home buyers out there to truly appreciate your property.

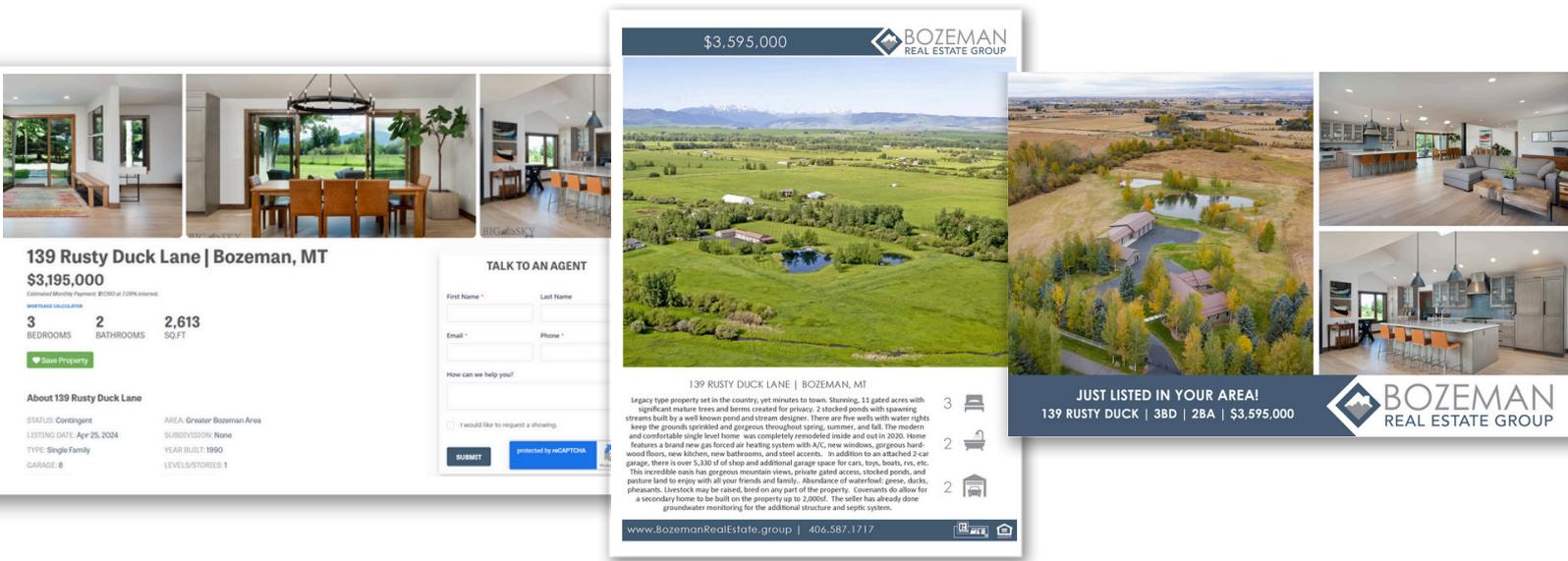


### ZILLOW SHOWCASE

Zillow Listing Showcase is available to only 10% of listings, and we are the only real estate office in our market taking advantage of this program. Your property will get amplified exposure in buyer searches on Zillow, email alerts featuring your property will go out to Zillow's customer database, and your property will be differentiated from all the other listings with AI-powered immersive visuals.

# MARKETING MATERIALS

- High-quality flyers and a property packet that includes utility/tax info, neighborhood details, etc
- A postcard featuring your home will be sent to other homeowners in the area
- When an open house is hosted, it will be advertised online and with an ad in the Bozeman Daily Chronicle
- A listing stand with a QR code that links to more property information will be at your property
- A sign rider with a QR code that links to more property information can be added to the yard sign
- A digital storybook can be created for your listing



**139 Rusty Duck Lane | Bozeman, MT**  
**\$3,195,000**  
Estimated Monthly Payment: \$12,000 at 3.0% interest.  
WARRANTY COVERAGE:  
**3** BEDROOMS **2** BATHROOMS **2,613** SQ. FT.  
[View Property](#)

**TALK TO AN AGENT**

First Name \* Last Name \*  
 Email \* Phone \*

How can we help you?  
 I would like to request a showing.

**SUBMIT** powered by RECAPTCHA

**139 RUSTY DUCK LANE | BOZEMAN, MT**

Legacy type property set in the country, yet minutes to town. Stunning, 11 gated acres with significant mature trees and barns created for privacy. 2 stocked ponds with spawning streams built by a well known pond and stream designer. There are five wells with water rights keep the grounds sprinkled and gorgeous throughout spring, summer, and fall. The modern and comfortable single level home was completely remodeled inside and out in 2020. Home features a brand new gas forced air heating system with A/C, new windows, gorgeous hardwood floors, new kitchen, new bathrooms, and steel accents. In addition to an attached 2-car garage, there is over 5,300 sq ft of shop and additional garage space for cars, toys, boats, etc. The incredible oak has gorgeous mountain views, private gated access, stocked ponds, and pasture land to enjoy with all your friends and family. Abundance of waterfowl: geese, ducks, pheasants. Livestock may be raised, bred on any part of the property. Covenants do allow for a secondary home to be built on the property up to 2,000 sq ft. The seller has already done groundwater monitoring for the additional structure and septic system.

**JUST LISTED IN YOUR AREA!**  
**139 RUSTY DUCK | 3BD | 2BA | \$3,595,000**

**BOZEMAN**  
 REAL ESTATE GROUP

[www.BozemanRealEstate.group](http://www.BozemanRealEstate.group) | 406.587.1717

## ONLINE EXPOSURE

According to the National Association of Realtors, the most used information source for all homebuyers under the age of 70 was websites. Homes listed with our office syndicate to more than 80 prominent real estate websites and are prominently featured on the **highest ranking local real estate website in Bozeman**, the Bozeman Real Estate Group website!

*Our company website often outranks national websites like Realtor.com, Zillow and Trulia in Google searches which means your home will get the best online exposure with our company.*

## OUR NETWORK

When working with a Bozeman Real Estate Group agent, you get a benefit that no for-sale-by-owner will ever have access to. The MLS system. **With a network of over 1,800 real estate brokers, agents, and affiliates in Southwest Montana this is the absolute best way to get your property in front of the people who can sell it.** No for-sale-by-owner website, sign-in-the-yard, or Craigslist ad can do this for you.

In many offices, you'll find that everyone is just looking out for themselves. That's not how we do things here! When a new listing comes on the market, the home is put on an office tour for our agents to preview so everyone can work together to get it sold.

## SOCIAL MEDIA

Did you know that YouTube reaches more 18-49 year old's than any cable network in the U.S? Or that 71% of people aged 18-29 have active Instagram accounts? **We know where potential buyers are spending their time online, and our marketing strategy is to go to them rather than wait for them to come to us.**

What's even better? The online world makes it easy for us to target people we know will be interested in buying your home. We do this by posting photos, reels and stories of your home on our social channels.