



**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

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## 101 US Highway 89 N, Livingston MT 59047

\$1,290,000  
Acres: ± 33.093  
MLS#: 383956

## INTRODUCTION

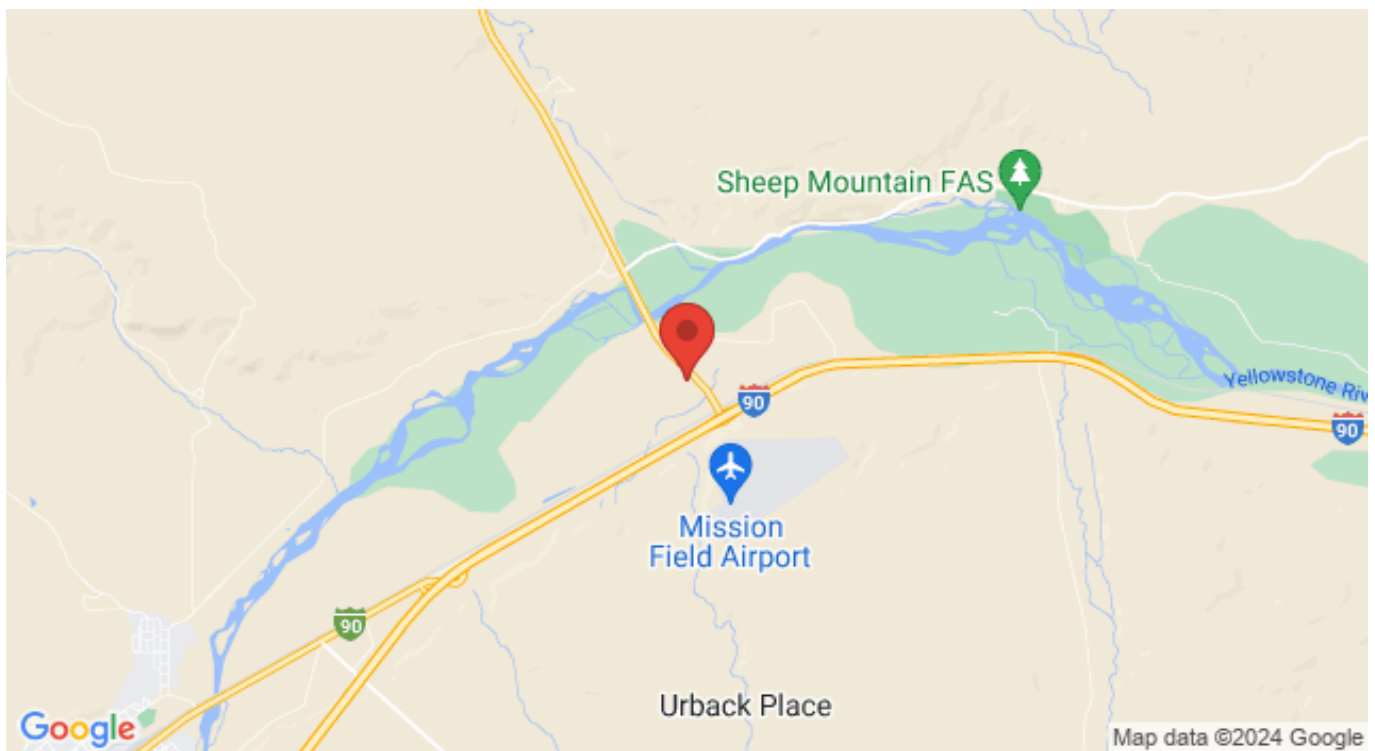
Terrific commercial opportunity! No zoning and no covenants. This stunning 33.1 acre parcel has frontage on US HWY 89 North just north of I90 and is walking distance to the Hwy 89 Bridge fishing access. Build your campground, B&B, Fly shop with guest cabins, hotel, convenience store, rafting headquarters or virtually any other commercial operation. Only an hour from Yellowstone National Park and only 7 miles to the quaint western town of Livingston. Although the WYE Superfund site is adjacent, per the seller, the DEQ monitoring wells on the property have tested clean since 2015 and the original plume has shrunk from it's original size to a tiny area, all of which is located off this property. All information is deemed reliable, but buyer should investigate to his/her satisfaction. Sellers will consider a contract for deed from qualified buyer.



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Land
<b>Sub Type:</b>	Commercial, UnimprovedLand
<b>Acres:</b>	± 33.093
<b>View:</b>	Farmland, Mountains, Rural, SouthernExposure, TreesWoods
<b>Water Features:</b>	Seasonal
<b>Listing Date:</b>	2023-07-14
<b>Listing Agent:</b>	Laura Sacchi of Big Sky Sotheby's

## LOCATION



Address: 101 US Highway 89 N, Livingston MT 59047



# PHOTOS























# LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.



# PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

# LUXURY REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Livingston and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE*



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v1.01-2024-07-03