

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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

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## 89 Deep Creek Road, Livingston MT 59047

\$3,195,000

Acres: ± 23.56

MLS#: 388136

# INTRODUCTION

On the banks of Deep Creek, tucked into highly desired Paradise Valley, Montana lies this extraordinary property. This haven's eclectic farmhouse and medley of outbuildings embody history & rustic charm. The sunny & gracious living room has a fireplace, & glass doors onto the patio. The cozy kitchen & dining area invite conversation. The library has built-in bookshelves, wood-paneled ceiling, & windows on three sides. The main-floor bathroom features a one-of-a-kind painting by Russell Chatham on the ceiling. The entire second floor is the primary suite, with windows all around, a spacious bath, & a large deck perfect for soaking up the vast sky & listening to the creek, crickets, coyotes, & owls. Hospitality extends beyond the farmhouse, featuring a cozy rustic bunkhouse, & a guest cabin complete with its own bath, perfect for hosting friends or family in comfort & privacy. This is the perfect property for the creative person, with its recording studio, woodshop, welding shop, & jewelry making studio. An artist's or writer's studio offers serene solitude for moments of inspiration, or the perfect home office. The greenhouse extends the growing season. For those who love animals, essentials such as a livestock barn, hay barn, tack/equipment shed, pens, automatic waterer, riding arena, & cross-fenced pastures are just a short distance from the house. A particularly prized asset of the property is a +/-one-third mile stretch of Deep Creek tumbling through the landscape, soothing with its serene presence, & drawing wildlife of all kinds. This Deep Creek home is so perfectly situated that literally everything from Yellowstone National Park, to fine dining & an international airport is within an hour's drive. You'll find hot springs, paddleboarding, whitewater rafting, & blue-ribbon fishing on the Yellowstone River, world-famous spring-creek fly fishing, rock climbing, Nordic & alpine skiing, hiking, biking, hunting, snowmobiling, dirt-biking, shopping, healthcare, movies, live theatre, live music, one-room schoolhouses & Montana State University, small boutiques to big-box stores, all within a 50-mile radius. Nestled in beauty in this just-right location in Paradise Valley, this property encapsulates the epitome of Montana living: a harmonious blend of history, natural beauty, & versatile spaces that cater to the creative, the adventurer, & the nature enthusiast. This is not just a home; this is a sanctuary waiting to be treasured & explored.





## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 23.56
<b>View:</b>	Farmland, Meadow, Mountains, Rural, River, CreekStream, Valley, TreesWoods
<b>Water Features:</b>	Creek, Seasonal
<b>Listing Date:</b>	2023-12-13
<b>Listing Agent:</b>	Amanda Murphy of ERA Landmark Western Land

<b>Style:</b>	Traditional
<b>Year Built:</b>	1915
<b>Beds:</b>	3
<b>Baths:</b>	2
<b>Appliances:</b>	Dishwasher, Range, Refrigerator
<b>Heating/Cooling:</b>	Baseboard HeatPump WallWindowUnits

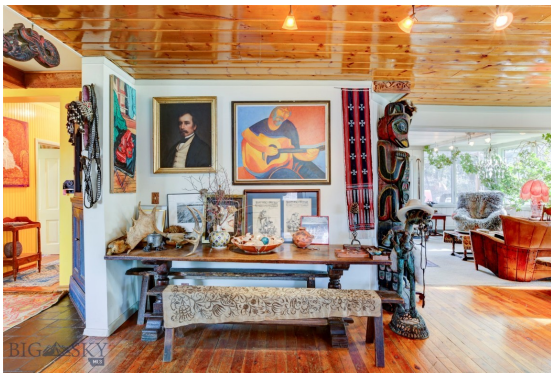
## LOCATION



Address: 89 Deep Creek Road, 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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