

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CHRISTY & CRAIG DELGER - LUXURY REAL ESTATE EXPERTS

Powered by Data, Technology, and Local Expertise



6 Sedona Lane, Livingston MT 59047

\$1,490,000

Acres: ± 10.025

MLS#: 389987

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DelgerRealEstate.com

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INTRODUCTION

While the postal address reflects Livingston, this listing is located approximately 14 miles south of town on the desirable east side of picturesque Paradise Valley, just north of Pray. The 4 bedroom, 3 bathroom main house sits on 10+ acres off a quiet cul-de-sac with unobstructed views of the Absaroka and Beartooth mountain ranges visible from both the front covered porch and back deck (with a 360 degree view from the outdoor fire pit!). The home features two primary bedrooms on the main floor with their own private en suite bathrooms as well as two more bedrooms and a full bathroom downstairs with living/family room spaces on both levels. The main floor welcomes you with an open floor plan, enhanced by vaulted ceilings framing large picture windows with stunning mountain views. Highlights of the home include: downstairs bar with fridge, sauna, central AC, attached 2 car garage, whole house generator, and a 50 gpm well. Outside, there is a fully furnished 360 sq ft. detached guest cabin with recently remodeled bathroom that can be rented short or long term. Water rights and irrigation convey with sale, especially valuable for allowed horses, sheep, or chickens. An ample 1300 sq ft barn with climate controlled tack room and an additional 432 sq ft. of unfinished space on the second floor is located a short distance from the main home. The 10+ acres are fully perimeter fenced with an entrance gate. 6 acres are partitioned off for grazing and pasturing horses while the remaining acreage is fenced for small animals or dogs. Large deer proof fencing has been constructed within this space for gardening with three apple trees and compost area. There is also a separate fenced-in area that includes a chicken coop. Enjoy rural Montana life as it's meant to be on this well equipped property that comes ready to add your personal touches to make it your own!*A link to a video walkthrough of the home is available upon request.



FEATURES

Status:	Contingent	Style:	Ranch
Type:	Residential	Year Built:	2016
Sub Type:	Single Family	Beds:	4
Acres:	± 10.025	Baths:	3
View:	Mountains, Rural, Valley	Appliances:	Dishwasher, Microwave, Range, Refrigerator
Listing Date:	2024-02-28	Heating/Cooling:	ForcedAir Propane CentralAir, CeilingFans
Listing Agent:	Chip Njaa of Keller Williams Montana Realty		

LOCATION



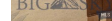
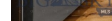
Address: 6 Sedona Lane, Livingston MT 59047

PHOTOS



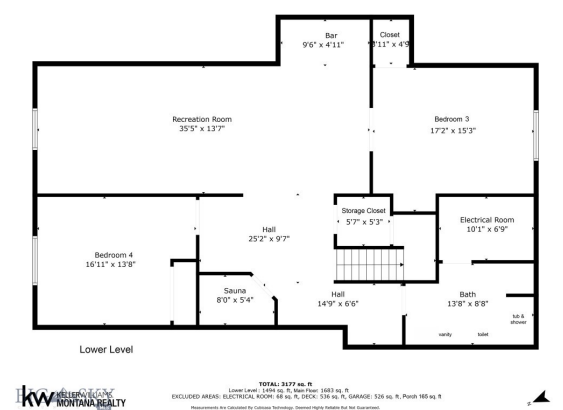


TOTAL: 3177 sq. ft.
Lower Level: 1494 sq. ft., Main Floor: 1683 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 68 sq. ft., DECK: 536 sq. ft., GARAGE: 526 sq. ft., Porch 165 sq. ft.
Measurements Are Calculated By Cubicore Technology. Deemed Highly Reliable But Not Guaranteed.

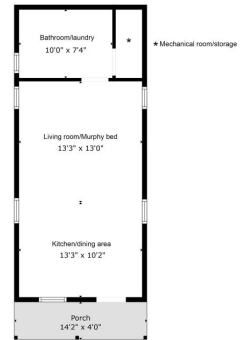












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TOTAL: 407 sq. ft.
FLOOR 1: 407 sq. ft.
EXCLUDED AREAS: PORCH: 57 sq. ft.
Measurements are calculated by electronic technology. (Several highly variable and not guaranteed.)







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 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (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 EXPERTS

CHRISTY DELGER AND CRAIG DELGER LEVERAGE THEIR COMBINED CAREERS IN THE HIGH TECH MARKET TO BRING A SUPERIOR SKILL SET OF MARKET RESEARCH, MARKETING AND CONTRACT NEGOTIATION TO EVERY REAL ESTATE TRANSACTION.

Christy & Craig Delger possess a track record shared by very few real estate professionals. Recognized experts in Internet Marketing and Technology, Christy & Craig Delger are able to generate maximum exposure for their real estate listings. The result: according to ListHub, their listings outperform 98% of the market. Christy and Craig Delger sold over \$155 Million in Real Estate in 2016-2023, making them one of the top performing real estate teams in Montana. Christy & Craig were both born and raised in Montana, have lived in Southwest Montana for over 20 years, and are active members of the local community. We encourage you to contact Christy and 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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