

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



TBD US Highway 89 N N, Livingston MT 59047

\$2,500,000
Acres: ± 251.68
MLS#: 391315

INTRODUCTION

Nestled between the Bridger, Absaroka, and Crazy Mountains in the heart of the Shields River Valley, Shields Valley Irrigated Farm features 251 deeded acres of pristine Southwestern Montana land right off Highway 89 for year-round access. Breathtaking views stretch as far as the eye can see. Located just south of the small town of Clyde Park, close to the historic town of Livingston, and not far from Bozeman's international airport, Shields Valley Irrigated Farm makes it easy for the next owner to begin their Montana adventure. This property is one parcel and ranges in elevation from 4,780 feet to 4,840 feet. The property has been well-managed, from rich farmland to rolling meadows. The 251 acres include 168 acres of flood-irrigated farm ground with high-priority water rights from Cottonwood Ditch. An additional 73 acres of dryland hay ground to the north can be productive during wet years, as well as 10 acres of pasture. The property has traditionally been leased out for farming and seasonal grazing. Located in Hunt District 315, Latvala Ranch is home to excellent populations of mule deer, antelope, elk, Hungarian partridge, and the occasional pronghorn and moose. Nearby public land offers endless hunting opportunities for elk, deer, mountain grouse, and other Montana wildlife. The Shields River, a few minutes west of the property, is home to cutthroat, brown, and rainbow trout. Light fishing pressure, excellent habitat, and incredible scenery offer the angler an extraordinary experience. Ultimate privacy and many acres to recreate on check all the boxes. The ample acreage is home to deer, elk, and other Montana wildlife. If it is year-round outdoor adventure you are looking for or just a gorgeous area to retreat to, this location is unbeatable.



FEATURES

Status:	Pending
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 251.68
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Listing Date:	2024-03-12
Listing Agent:	Vinny Delgado of Fay Ranches

Year Built:	1915
Beds:	6
Appliances:	Dryer, Dishwasher, Freezer, Microwave, Range, Refrigerator, Washer

LOCATION



Address: TBD US Highway 89 N N, Livingston MT 59047

PHOTOS







Shields Valley Irrigated Farm
Park County, Montana, 251.68 AC +/-



P: 4065864001 flycatchers.com

id. The information contained herein was obtained from sources deemed to be reliable.
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Shields Valley Irrigated Farm
Park County, Montana, 251.68 AC +/-

FAY
RANCHES

BIG SKY
Fly Ranches
P: 406.586.4001 flyranches.com

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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 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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