

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



1324 US Highway 89 N N, Livingston MT 59047

\$1,500,000
Acres: ± 20
MLS#: 391318

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

ABC Retreat, a timeless legacy property, spans 20 acres in close proximity to the quaint towns of Clyde Park and Wilsall, with convenient access to dining and amenities in Livingston and Bozeman. The historic residence features four bedrooms, three bathrooms, a three-car garage/shop, a greenhouse, multiple sheds, and additional outbuildings. The home is a historic 1915 relic meticulously maintained and updated over the years. Abundant wildlife, including deer and elk, roam the acreage, providing unparalleled privacy and opportunities for outdoor recreation. A spring creek runs along the property's southeast boundary and flows directly from the Shields River. This tributary offers private fishing for brown and rainbow trout up to 20 inches. Situated amidst stunning natural beauty, the property offers panoramic views of the majestic Crazy Mountains to the east, the picturesque Bridger Mountains to the west, and the breathtaking Absaroka Mountains to the south. Whether seeking year-round adventure or a serene retreat, this location offers unmatched appeal. Relax on the porch with a cup of coffee or a glass of wine while witnessing the alpenglow illuminate the Crazy Mountains. ABC Retreat provides seamless access to Montana's natural wonders, located just south of Clyde Park, near Livingston and within reach of Bozeman's international airport. For private air travel, this property is a mere 15 minutes away from Wilsall Airport, boasting a 3,100-foot turf runway, and 15 minutes from Mission Field Airport in Livingston, featuring a 5,701-foot asphalt runway. Additionally, Bozeman Yellowstone International Airport, the state's busiest airport, is an hour's drive away, offering direct flights to and from major US cities via a variety of airlines such as Alaska, Allegiant, American, Jet Blue, Delta, Southwest, Sun Country, and United Airlines.



FEATURES

Status:	Active
Type:	Farm
Sub Type:	Single Family
Acres:	± 20
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek
Listing Date:	2024-04-24
Listing Agent:	Vinny Delgado of Fay Ranches

Year Built:	1915
Beds:	6
Baths:	3
Appliances:	Dryer, Dishwasher, Freezer, Microwave, Range, Refrigerator, Washer

LOCATION



Address: 1324 US Highway 89 N N, Livingston MT 59047

PHOTOS









ABC Retreat
Park County, Montana, 20.01 AC +/-

FAY
RANCHES

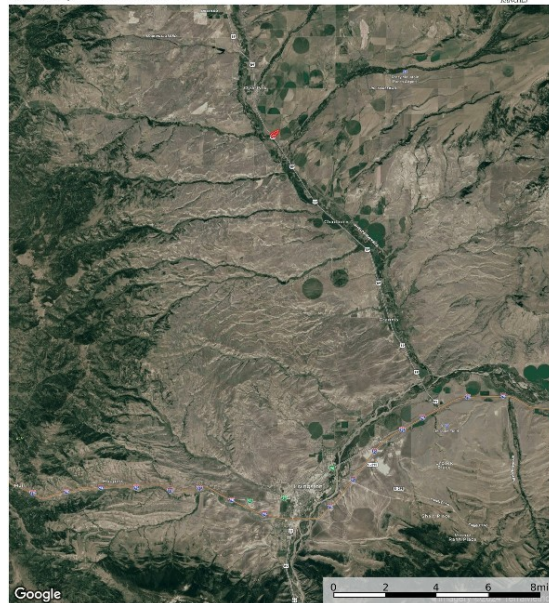


BIG SKY
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The information contained herein was obtained from the public records of the state of Montana. It is not intended to be a warranty or guarantee of any kind. The information is provided for informational purposes only.

ABC Retreat
Park County, Montana, 20.01 AC +/-

FAY
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Google

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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 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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