

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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TBD O'Rea Creek Road, Livingston MT 59047

\$7,200,000
Acres: ± 1638
MLS#: 391562

INTRODUCTION

Peaceful, private, and pristine, the 1,638 acre O'Rea Creek Ranch is conveniently located between the desirable mountain towns of Bozeman and Livingston, Montana. Nestled at the southern base of the Bangtail Mountain Range, O'Rea Creek Ranch provides tranquility and seclusion while being close to world-class amenities in just a short 15 to 20-minute drive. The property's diverse topography including creek bottom, timbered-covered hillsides, benches, and various meadows provides refuge for elk, deer, moose, bear, grouse, Hungarian partridge, and other wildlife. The vast and rugged peaks of the Absaroka and Crazy Mountain ranges provide breathtaking views, offering an ideal sanctuary with limitless options for incredible home or cabin sites. O'Rea Creek (also known as Area Creek) meanders roughly 2.8 miles across the property providing ample water access and resources. The historic turn-of-the-century barn, primitive sorting corrals, 121 acres currently in dryland grass hay, and developed springs throughout the property further enhance livestock and native vegetation to flourish on the land. The ranch offers opportunities for wildlife viewing, hunting and hiking. O'Rea Creek Ranch does not disappoint it lives up to its promise by offering commanding views of the surrounding mountain ranges, diverse topography, multiple springs, and native vegetation combined to provide an ideal wildlife haven and is an excellent candidate for a conservation easement if one desires. Whether you aspire to construct your residence or maintain it as a sanctuary for outdoor recreational pursuits, the options are endless, rendering it a perfect property for those aiming to create their own legacy.



FEATURES

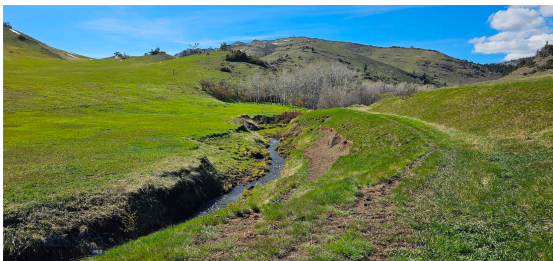
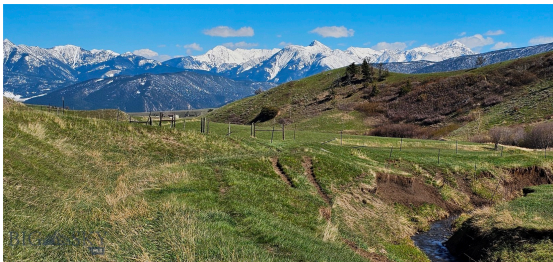
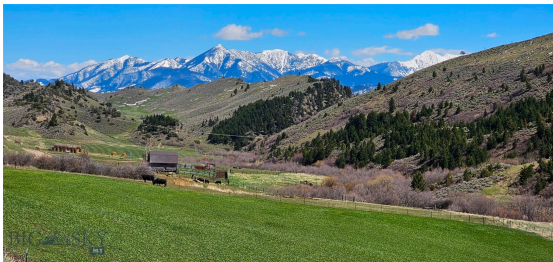
Status:	Pending
Type:	Farm
Sub Type:	UnimprovedLand
Acres:	± 1638
View:	Farmland, Meadow, Mountains, Rural, River, CreekStream, TreesWoods
Water Features:	Creek, Seasonal
Listing Date:	2024-05-24
Listing Agent:	Tracy Raich of Raich Montana Properties, LLC

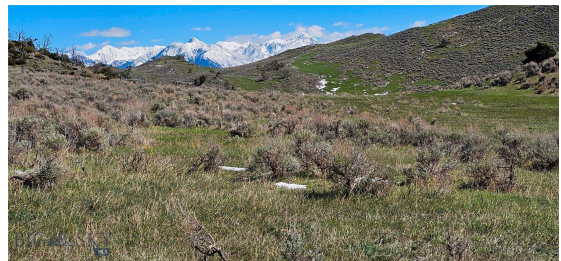
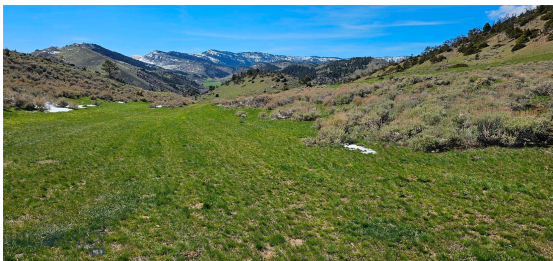
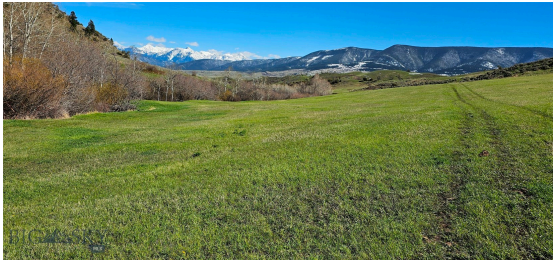
LOCATION

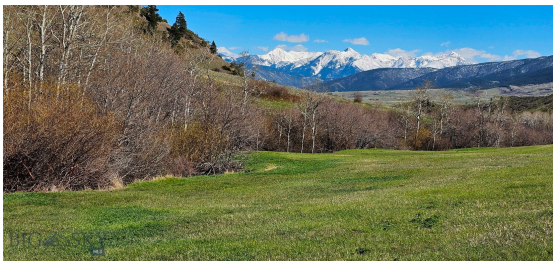
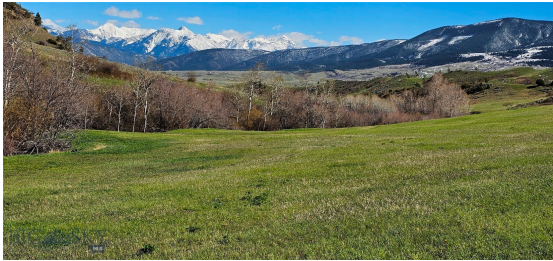


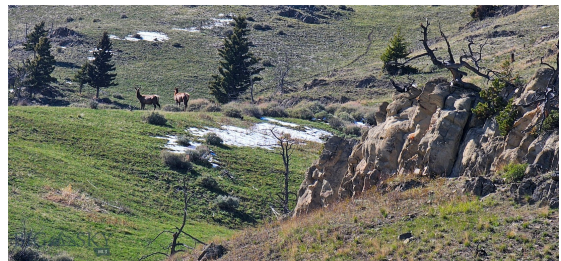
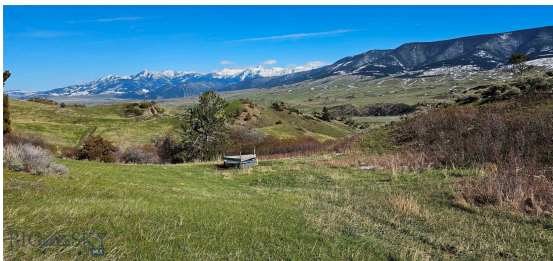
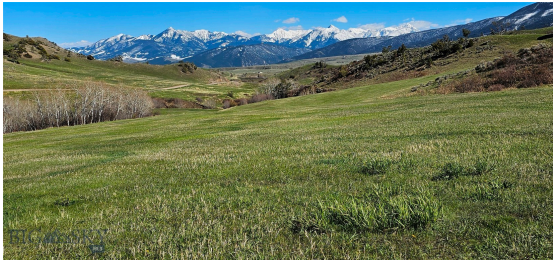
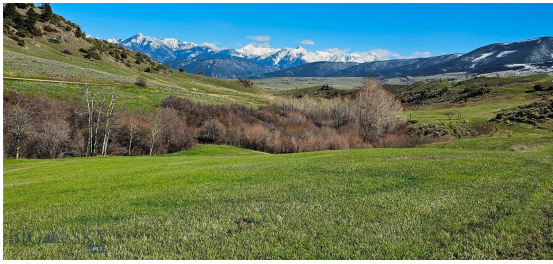
Address: TBD O'Rea Creek Road, Livingston MT 59047

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 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.

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LOCAL EXPERTISE*



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