

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
406.581.7504

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

*Powered by Data, Technology, and Local Expertise*



## TBD Above Paradise Trail, Livingston MT 59047

\$209,500  
Acres: ± 20  
MLS#: 393175

DELGER  
— REAL ESTATE —  
BOZEMAN MONTANA

DelgerRealEstate.com

REALTOR®  
**MLS**   
Information deemed reliable,  
but not guaranteed

## INTRODUCTION

MOUNTIAN MEADOW 20 ACRES! The views of the Absaroka and Crazy Mountains are breathtaking from Mountain Meadow 20. The grassy and healthy land is rolling with multiple build sites. Who needs trees...that's why it's the beautiful Mountain Meadow 20 and trees surround much of the Livingston Peak area. The open space is mostly all useable for animals/habitat with a few trees on the south side of the 20 acres and the road intersects the property, giving good access. The best build site (NW corner in my opinion) gives views and is away from lightly used road (Above Paradise Trail). Envision what I believe would fit the land - a "Little House on the Prairie" style cabin with a large front porch allowing for much porch time. Any build site on this property is surrounded by some of the most beautiful land created. A low impact natural & appealing cabin/home would fit best in the environment. This land can be a basecamp for access to the protected US Forest and Wilderness Lands with all the hiking and pristine views a person could enjoy. In the access season Livingston is an easy trip to town and that goes for Yellowstone Park and River, plus all we have going on in our very desirable area. The "community" has a great spring-fed seasonal water system for cisterns that is very well maintained (no wells - not an option). The land is TRULY SEASONAL unless you use a track machine or snowshoe/ski/hike in. It's incredibly serene in the winter with nary another soul within miles. A few hearty folks live here year round but roads are not and will not be maintained. Park Electric is going to be to the property, so electricity will be readily available. HOA is low key and maintained by good folks who want the best experience for all, so contributing to HOA is encouraged. The water system and some road work is what money funds. Realtor owned. I have come up to Livingston Peak for over 30 years and recently built a cabin (my 2nd) on my other 20 acres, near towers - strong cell coverage here. During my time on the mountain I have seen a plethora of wildlife, wild flowers, rich vegetation, sunsets, sun rises, and have been exposed to how invigorating & demanding it is to spend time amongst the nature/weather here on Livingston Peak. Located behind a locked gate, so this is not a drive by. I can get you there. This is a division of a gorgeous ranch back in the early 80's and to replace Livingston Peak lands is not an option anymore - especially at this price.



## FEATURES

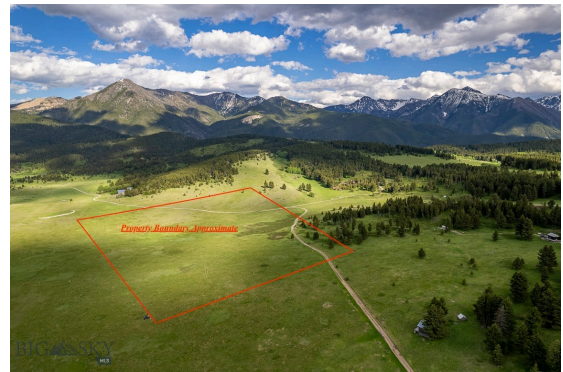
<b>Status:</b>	Active
<b>Type:</b>	Land
<b>Sub Type:</b>	UnimprovedLand
<b>Acres:</b>	± 20
<b>View:</b>	Meadow, Mountains
<b>Water Features:</b>	None
<b>Listing Date:</b>	2024-06-16
<b>Listing Agent:</b>	Bruce Lay of Maverick Realty

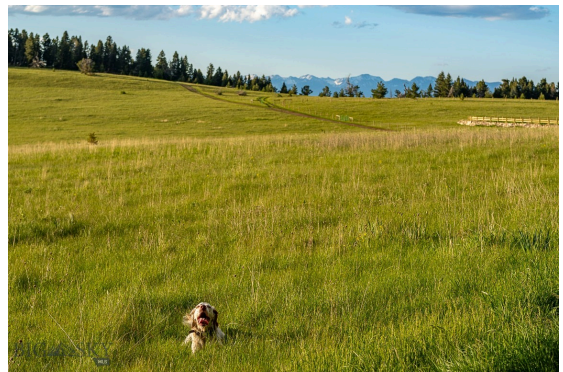
## LOCATION



Address: TBD Above Paradise Trail, 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.

# LIVINGSTON 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*



**Craig Delger**  
BROKER / OWNER  
406.581.7504  
craigdelger@gmail.com

v1.01-2024-07-03