

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



89 Deep Creek, Livingston MT 59047

\$2,900,000

Acres: ± 22.56

MLS#: 394382

INTRODUCTION

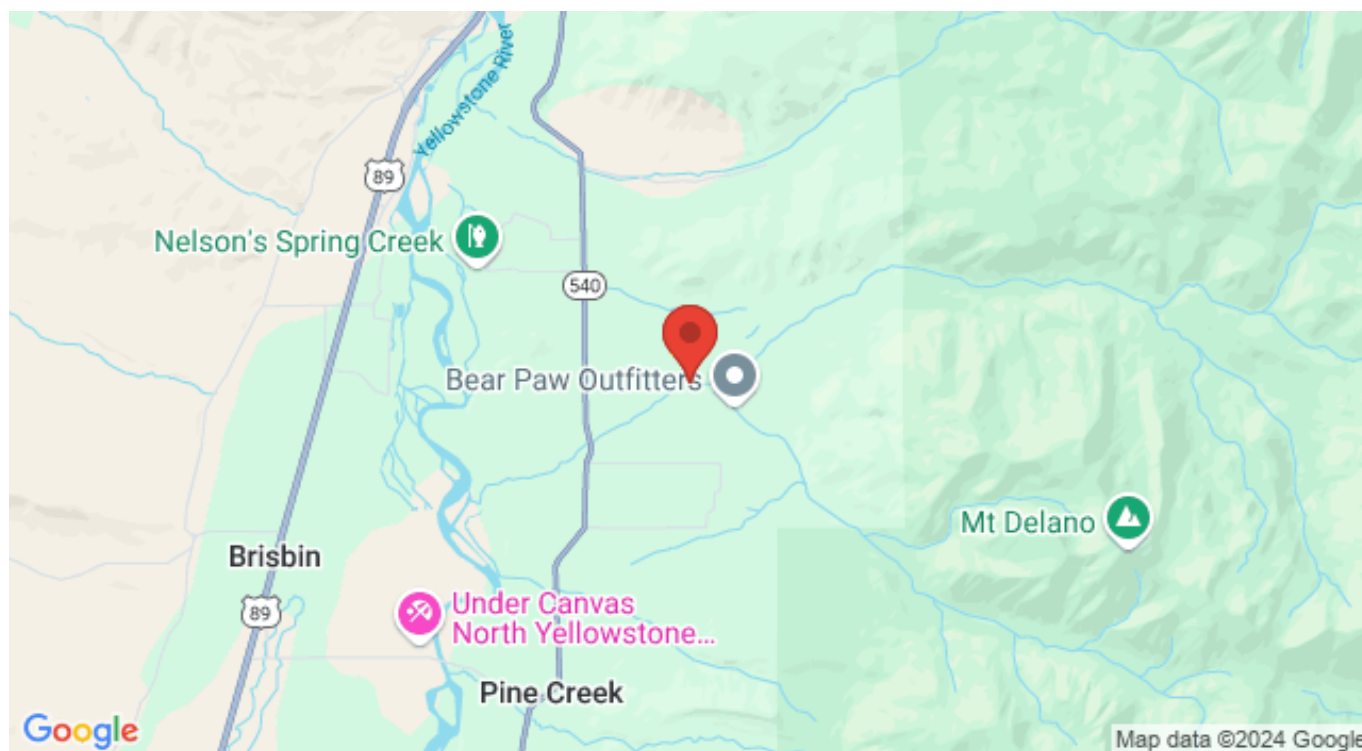
Step back in time to an extremely special homesite/homestead along Deep Creek in the revered Paradise Valley south of Livingston, MT. Over the years, storied visitors have etched a fun history at 89 Deep Creek Rd. The stories are ones that could go into a novel, and would include names like Steve McQueen, Margo Kidder, Jimmy Buffet, and Russell Chatham, who put his brush to paint on the ceiling of the downstairs bathroom. Whether you choose to embrace & celebrate the history, or start a new chapter entirely; this property embodies the ideal Montana Mountain Oasis. Situated on over 20-acres, with a beautiful main home, detached studio, wood shop, music recording studio, small guest quarters, livestock barn, and more. Take a stroll through the 100+ year apple orchard, hang in the shade by the creek, or ride the open pastures to take in amazing 360 degree views. This property is well balanced and offers a little something for everyone. With the homesite being tucked away in the creek bottom, the home is not visible from the county road, and the homesite offers great protection from wind and weather. Call today for more information, or to arrange a private viewing.



FEATURES

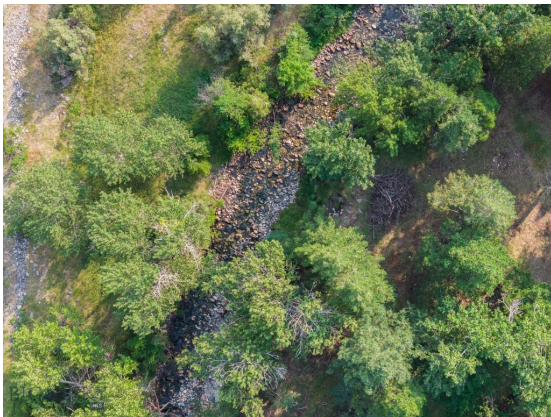
Status:	Active	Year Built:	1915
Type:	Residential	Beds:	3
Sub Type:	Single Family	Baths:	2
Acres:	± 22.56	Appliances:	Dishwasher, Range, Refrigerator
Water Features:	Creek, RiverFront	Heating/Cooling:	Baseboard None
Listing Date:	2024-07-24		
Listing Agent:	Chris Awe of PureWest Christie's Int'l Real Estate - Belgrade		

LOCATION



Address: 89 Deep Creek, 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.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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