

# 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*



## TBT Bruffy, Livingston MT 59047

\$5,500,000

Acres: ± 237

MLS#: 397911

# INTRODUCTION

Welcome to this heavenly 237-acre retreat located at the base of the Absaroka Mountain Range on scenic Swingley Road in Park County, Montana. This area has been ranked one of the most sought-after places to live in America. As you explore the wide-ranging acreage you will find a Montana Legacy property to construct your dream home, with stunning views in every direction, including the Bridger and Crazy Mountain Ranges. Here, you will experience a perfect blend of tranquility and convenience as the growing town of Livingston is only 10 minutes away, offering all the amenities you need. If you are looking for a unique evening out, just 30-40 mins down Hwy 89 in Beautiful Paradise Valley there are no shortage of options as you will find the Yellowstone Valley Grill, Sage Lodge, Chico Hot Springs, the Emigrant Outpost, and the Historic Old Saloon. Just a little further, and you will be in the quaint town of Gardiner, standing in front of the Ceremonial Entrance to Yellowstone National Park. Do you love hunting, fishing, or hiking? You are in the perfect place as the Boulder River is close by, and within a 30-mile radius of your location, you will come upon many access points to the Yellowstone River, endless acres of public land, and a number of Trailheads for hiking or cross-country skiing. If you love downhill skiing Bridger Bowl is an hour away, as well as the city of Bozeman and the Bozeman International Airport. Whether you're seeking a peaceful retreat, a base for outdoor adventures, or a prime location to build your dream home, this property offers it all! Embrace the opportunity to own your own piece of Montana's stunning natural beauty. Call and schedule a showing with Wendy! The sellers of this property are also currently marketing another property MLS # 374194 if that property receives and accepted buy-sell, this property listing will immediately be terminated and no longer offered for sale.





## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Land
<b>Sub Type:</b>	UnimprovedLand
<b>Acres:</b>	± 237
<b>View:</b>	Meadow, Mountains, SouthernExposure, Valley, TreesWoods
<b>Water Features:</b>	Creek
<b>Listing Date:</b>	2024-11-05
<b>Listing Agent:</b>	Wendy Wood of Legacy Lands, LLC

## LOCATION



Address: TBT Bruffy, Livingston MT 59047



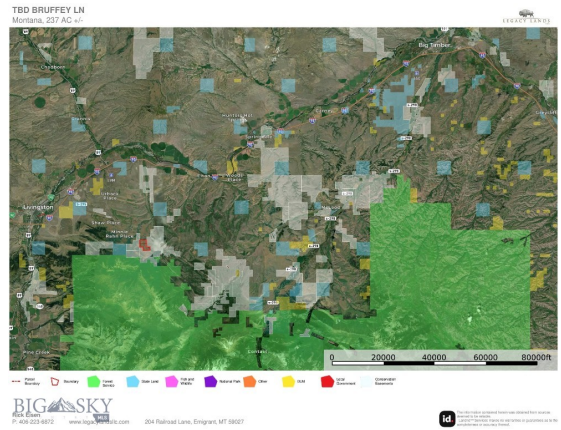
# PHOTOS

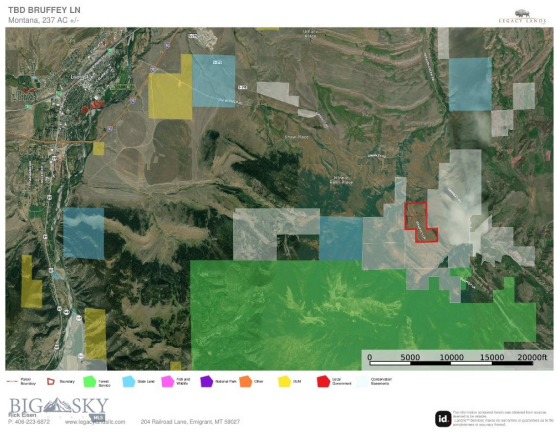














# LIVINGSTON LIFESTYLE



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.



# 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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