DELGER
REAL ESTATE
BOZEMAN MONTANA

Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

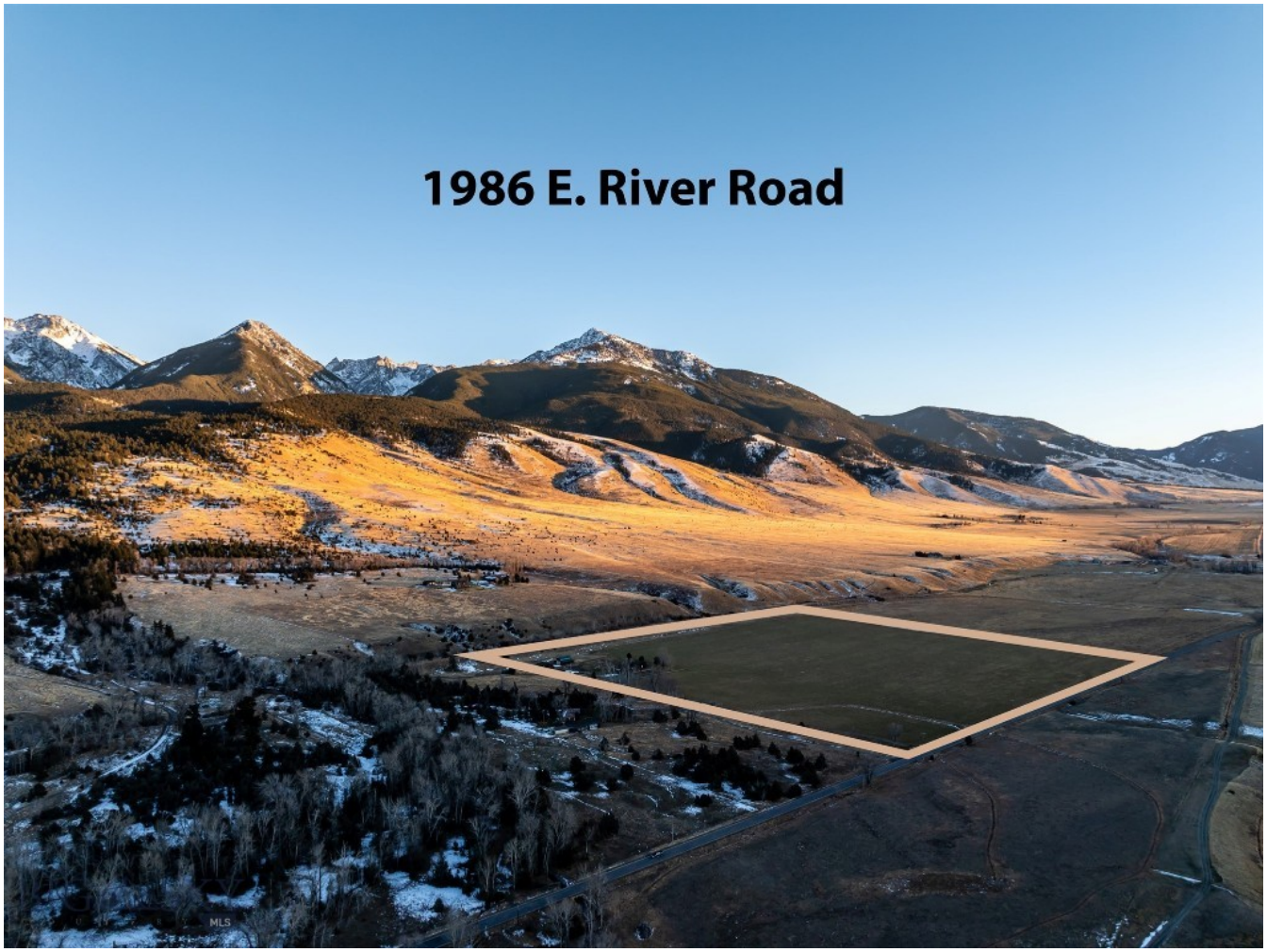
Powered by Data, Technology, and Local Expertise

1986 E River Road, Livingston MT 59047

$3,600,000
Acres: ± 44.16
MLS#: 398279

INTRODUCTION

Ideally located in the Heart of Paradise Valley just minutes from the FAMED YELLOWSTONE RIVER this LEGACY PROPERTY sits on 44+ acres with epic 360-degree views, a 5500+ sf custom home, 1575 sf post+beam barn, 1120 sf shop and includes valuable irrigation/stock water rights from Strawberry Creek. The 5500+ sf custom home has central AC and hot water heat w/ 3 bedrooms, 2.5 baths was completed in 2009 with high-end finishes throughout incl. solid hardwood floors/doors & trim. You'll love the expansive 1400 sf wrap-around porch & the sound of Strawberry Creek roaring during Spring runoff! This extremely private property is complete with mature trees, lg. garden area, perennial asparagus & raspberry bushes. MAIN FLOOR FEATURES: spacious master suite w/ walk in closet & ensuite, laundry room w/ utility sink & pantry/storage, attached heated 812 sf oversized 2 car garage (w/ unfinished loft), office area, custom kitchen w/ solid wood cabinets, stone countertops, breakfast bar & high-end Kitchen-Aid appliances, formal dining room & cozy living room w/ stone fireplace (wood). SECOND FLOOR FEATURES: lofted family room, 2 bedrooms and 1 full bath. LOCATION OF ADDITIONAL SQUARE FOOTAGE TO BE FINISHED: Full 2002 sf basement with egress window & 1318 sf (VAULTED) above the garage w/ separate entrance for bonus room or apartment. WATER, HAY, OUTBUILDINGS, HORSES, FISHING: First (1880) WATER RIGHTS from Strawberry Creek run May-October, PRIVATE WELL @ 22 gpm & the seasonal ditches attract abundant wildlife. 35 acre hay lot yields 5 tons to the acre. Versatile 1575 post + beam barn (holds full sized RV). Detached 1120 shop w/ 312 covered storage area. The property is beautifully fenced and ideal for horses and/or livestock and minutes to world class fly-fishing! From every direction, the views are breathtaking! Only 30 minutes to YNP, 20 minutes to Downtown Livingston and under an hour to the airport!

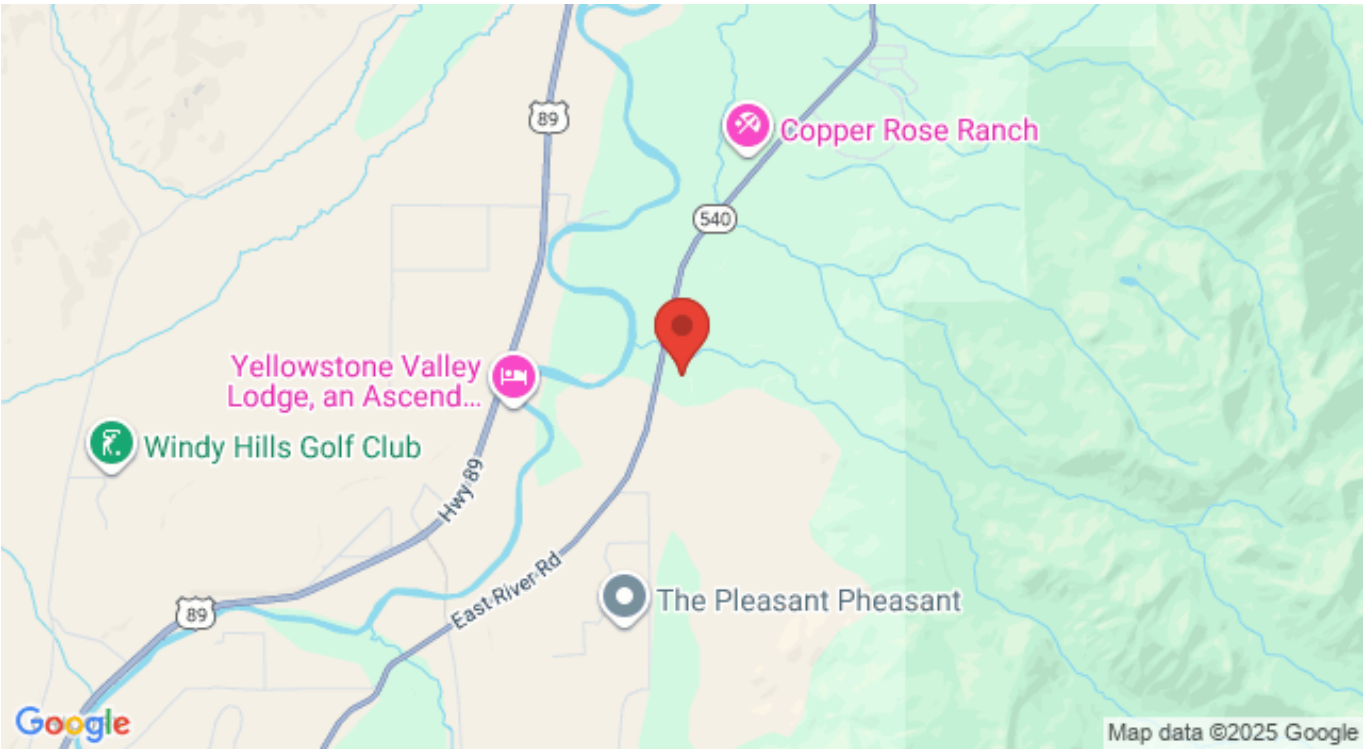

1986 E. River Road

FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 44.16
View:	Farmland, Mountains, Rural, River, CreekStream, Valley, TreesWoods
Water Features:	Seasonal
Listing Date:	2025-01-03
Listing Agent:	Jackie Wickens & Trecie Wheat Hughes Team of Yellowstone Brokers

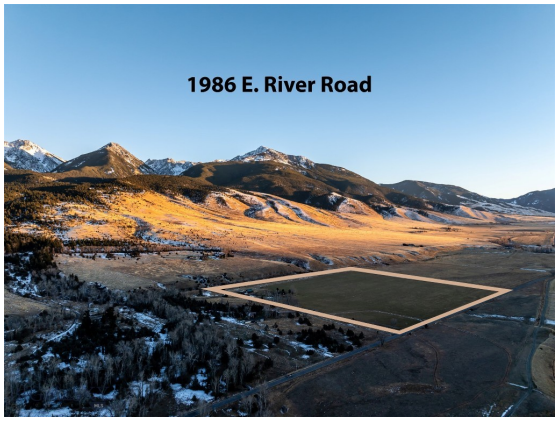
Style:	Craftsman, Custom, Ranch
Year Built:	2009
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard Wood CentralAir

LOCATION



Address: 1986 E River Road, Livingston MT 59047

PHOTOS



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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 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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