

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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54 Rocky Hollow Trail, Livingston MT 59047

\$3,500,000

Acres: ± 5

MLS#: 398654

INTRODUCTION

Welcome to 54 Rocky Hollow Trail, an architectural masterpiece situated on five acres on the banks of the legendary Yellowstone River. This one-of-a-kind estate features a 7693sf home, designed and built by Talus Architects and Lohss Construction, two of Montana's premier design-build teams, positioned on the property to capture views of the Absaroka Mountains and the river from all angles. With the opportunity to complete this project in your own vision - from interior finishes to landscaping - there's an incredible amount of equity to be added to what is perhaps the finest luxury offering ever to come to market in Paradise Valley. What sets 54 Rocky Hollow Trail apart is the direct, private river frontage on a portion of the Yellowstone River that is described by many as the finest fishable water in the world - a true fisherman's paradise. With end-of-the-road privacy via a gated driveway, the home can't be seen from the road and yet is only fifteen minutes to burgeoning downtown Livingston and a mere walk to the increasingly hip village of Pine Creek, where famous musicians play year round. Inside the home, you're greeted by vaulted ceilings in every room and huge windows that take in snow-capped peaks and riparian views at every turn. The open-concept living space and entertainer's kitchen lead to five private guest suites in one direction and a gigantic master suite in the other. Built with the finest attention to detail and finishes, from the slate roof to the soaring engineering feat of the entry portico, the home feels like it belongs in the Yellowstone Club - and yet the property has no CC&Rs or building restrictions. With plans to build a fishable pond and guest house in place, there's nothing stopping the expansion of this already magnificent estate - and plenty of room to do so. If what you've been searching for is peace, quiet, ethereal views and your own slice of fly fishing heaven, then look no further - 54 Rocky Hollow Trail is unlike anything you've ever experienced - and can ever experience again.

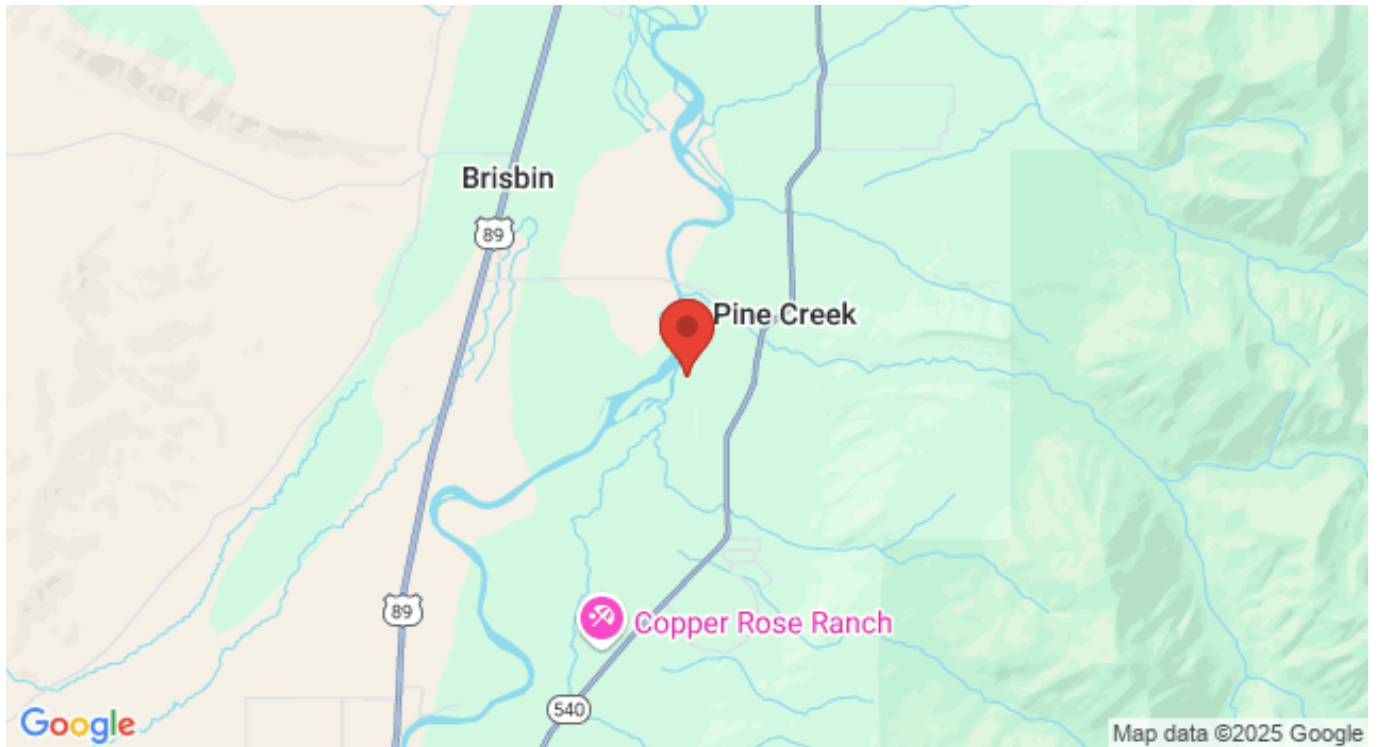


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 5
View:	Meadow, Mountains, River, CreekStream, TreesWoods
Water Features:	Creek, RiverFront, RiverAccess
Listing Date:	2025-01-06
Listing Agent:	Joy Vance of The Agency Bozeman

Style:	Craftsman, Custom
Year Built:	2025
Beds:	6
Baths:	7
Heating/Cooling:	None VariesByUnit

LOCATION



Address: 54 Rocky Hollow 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 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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v1.01-2025-04-18