

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



730 US Highway 10 W W, Livingston MT 59047

\$1,899,000

Acres: ± 163.83

MLS#: 398688

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Located about 6 miles west of Livingston, the SJ Hunting Retreat includes 163+ acres of prime wildlife habitat, a new home built in 2023 and an array of amenities. The sprawling acreage consists of grassy and brush covered hillsides, open and timbered ridges, secluded draws thick with brush and trees, a spring with stock water rights, around 10+- tillable acres that have been turned (most of which had been planted in grain with the remainder ready to plant), Billman Creek flowing through a lower portion of the property near the home, and a new bridge and road providing access across the creek to the upper portion of the property. Elk, mule deer, and whitetail deer are frequent inhabitants while bear, moose and mountain lions have also been seen. The property is currently owned by an outfitter who has successfully managed the property to attract wildlife, with established tree stands and blinds to convey. The approx. 1992 SF home has a elegant rustic appeal with an open kitchen/living area, 3 beds, 2 baths, central AC, a loft, 2nd floor office, vinyl plank (LVP) flooring throughout, covered front and rear decks, and a wood burning stove to provide cozy supplemental heat. Other amenities include a 2 car detached garage, dog kennel with concrete floor, chicken coop, storage shed, and greenhouse with automatic watering and venting. Conveniently located between Livingston and Bozeman, with easy year round access to the home, the SJ Hunting Retreat is ideal for the discriminating hunter or wildlife enthusiast or those who desire plenty of room to ski, hike or simply enjoy what the property has to offer. With no covenants, there is also development potential for additional homes or accessory buildings.



FEATURES

Status:	Pending	Style:	Custom
Type:	Residential	Year Built:	2023
Sub Type:	Single Family	Beds:	3
Acres:	± 163.83	Baths:	2
Water Features:	Creek	Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
Listing Date:	2024-12-30	Heating/Cooling:	ForcedAir Propane CentralAir
Listing Agent:	Stacey & Darren Raney of Berkshire Hathaway Livingston		

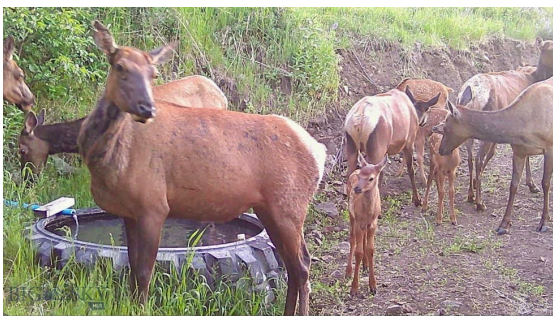
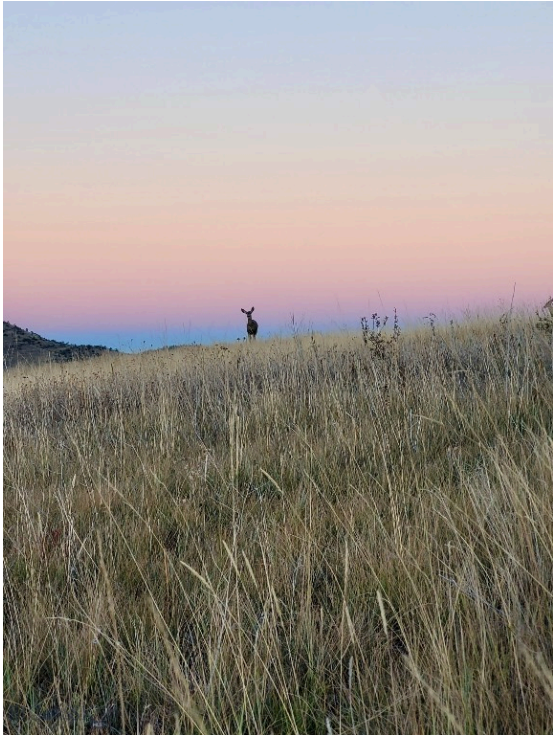
LOCATION



Address: 730 US Highway 10 W W, Livingston MT 59047

PHOTOS

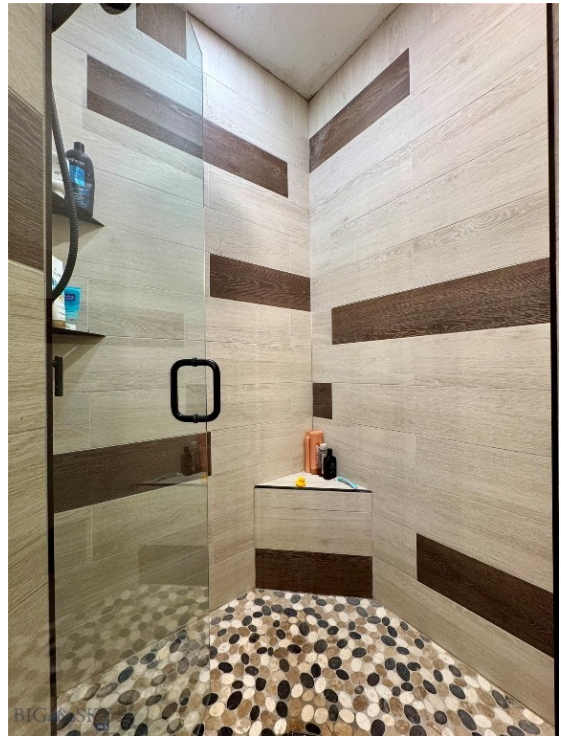


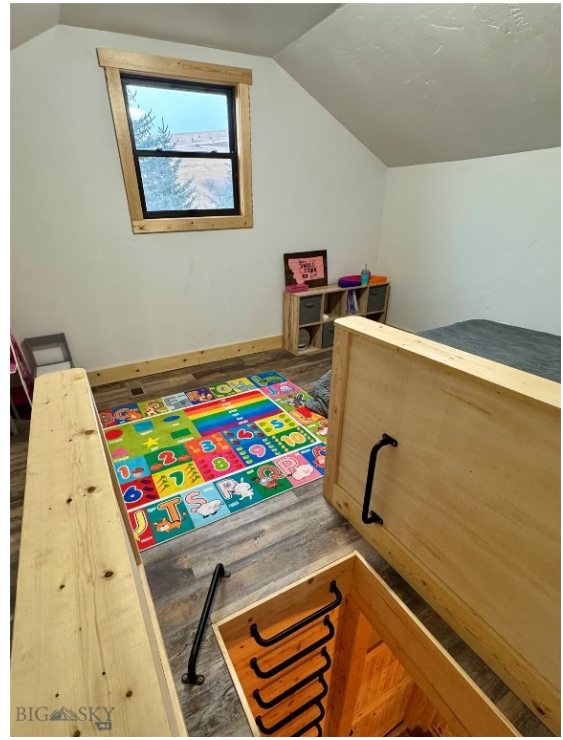
















LIVINGSTON LIFESTYLE



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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