

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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, Livingston MT 59047

\$2,150,000
Acres: ± 10.218
MLS#: 400740

INTRODUCTION

There is a very particular area of Paradise Valley which lies to the east of the Yellowstone River and in between the Pine Creek and Suce Creek drainages that is unquestionably some of the most sought after real estate in Montana, with spectacular mountains, cattle ranches that have been held for generations, and a sense of place that only comes with a community that knows one another. Set in the heart of this famed area, on ten secluded acres, sits the Bench House, as the family call it. It has been owned by them for over thirty years and its open, easy floor plan has made it the ideal place for big gatherings in summer or quiet retreats in the winter when the snow flies. The picture windows in the comfortable living room are filled with the mighty Absaroka-Beartooth mountains, rising majestically to over 10,000' above the valley floor. There are two master suites, one on each side of the house with an additional two bedrooms and two baths. The roomy kitchen and dining area have the same sensational views. A triple attached garage has loads of room for toys, cars and sports equipment. Outside, in the grassy meadows there are stands of aspen and conifers where the deer bed down in the summer for shade, and vistas of snow capped peaks marching down the valley to Yellowstone National Park. Hiking trails into the wilderness are minutes away as are the world class blue ribbon Spring Creeks just a mile or so down the road. The historic Chico Hot Springs and Hotel are close by, as is the old western town of Livingston. Bozeman and its international airport is about forty five minutes away on I90. Peaceful. Private. An absence of chaos. This feels like the pre-Costner Montana, the old Montana most of us are looking for. Lovingly maintained and lived in over the years, the Bench House is ready for new owners to carry on its legacy. Few people move once they're here, so places like this don't come on the market too often. Call now for an appointment to take a look or arrange a video tour.



FEATURES

Status:	Active	Style:	Ranch, Traditional
Type:	Residential	Year Built:	1991
Sub Type:	Single Family	Beds:	4
Acres:	± 10.218	Baths:	4
View:	Farmland, Meadow, Mountains, Rural, Valley, TreesWoods	Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator
Water Features:	None	Heating/Cooling:	Baseboard Electric Propane None
Listing Date:	2025-04-24		
Listing Agent:	The Swanson Team of ERA Landmark Western Land		

LOCATION



Address: , Livingston MT 59047

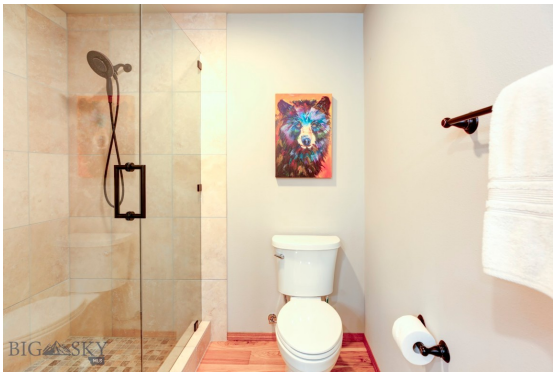
PHOTOS

















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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