

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



5116 US Highway 89 South S, Livingston MT
59047

\$950,000

Acres: ± 3.022

MLS#: 401671

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DelgerRealEstate.com

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INTRODUCTION

Cottage on the Yellowstone River. 3+ Acres just South of Livingston. I promise you it's not selfish to want it all. This is your chance to own a piece of paradise in one of Montana's most sought-after locations. Situated just south of Livingston, this 3.022-acre riverfront property offers the perfect blend of tranquility, accessibility, and adventure. Tucked into a beautifully maintained setting, the charming cottage-style home features 2 bedrooms and 2 bathrooms all conveniently located on the main level. Enjoy a bright, welcoming living room, a kitchen, and a laundry area, all thoughtfully laid out for easy living. Need a creative space or quiet retreat? The loft offers the ideal setup for a home office or cozy den. Step outside to an oversized garage/shop, separate shed for gardening tools or storage, dedicated garden area with raised beds, gorgeous landscaping with mature trees. There is room to park your RV, boat or camper on the north side of the garage that provides privacy for everyone. Direct Yellowstone River frontage, and room to roam, garden, or just relax in the wide-open Montana air. There is a large deck for outdoor grilling and chilling. The property has been lovingly cared for and is ready for you to move in and make your own. Location? You simply can't beat it. You're just two minutes from daily essentials like groceries, fuel, and feed stores, with a vibrant selection of restaurants, galleries, and shops in downtown Livingston only minutes away. Want to unwind? Head south to Sage Lodge, Chico Hot Springs, or The Outpost for dining, soaking, and more. Yellowstone National Park is a scenic 50-minute drive away, and Bozeman Yellowstone International Airport is easily accessible, putting the world at your fingertips. Surrounded by Montana's ultimate outdoor playground, you'll have endless options for fly fishing, floating, hiking, horseback riding, hunting, or skiing. Or you can stay home and drop a line in the Yellowstone River from your very own riverbank. And if you ever find yourself bored here, well, that's on you. This is more than just a home. It's a lifestyle, a retreat, and an opportunity to live where others only vacation.



FEATURES

Status:	Active	Style:	Bungalow
Type:	Residential	Year Built:	1948
Sub Type:	Single Family	Beds:	2
Acres:	± 3.022	Baths:	2
View:	Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods	Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Water Features:	Creek, RiverFront, RiverAccess	Heating/Cooling:	Baseboard Electric Propane WallFurnace WallWindowUnits
Listing Date:	2025-05-03		
Listing Agent:	Jane Tecca of Montana Property Brokers		

LOCATION



Address: 5116 US Highway 89 South S, Livingston MT 59047

PHOTOS



















TOTAL: 1338 sq. ft.
FLOOR 1: 1175 sq. ft., FLOOR 2: 163 sq. ft.
EXCLUDED AREAS: PORCH: 417 sq. ft., DECK: 252 sq. ft., LOW CEILING: 22 sq. ft.



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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.

LIVINGSTON 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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