

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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22 Boyd Road, Livingston MT 59047

\$1,600,000

Acres: ± 15.09

MLS#: 401769

INTRODUCTION

Are you dreaming of wide-open spaces, breathtaking views, and the ease of single-level luxury living? This remarkable 3-bedroom, 2-bath property, nestled on 15 stunning acres, offers a perfect harmony of peaceful country living and convenient access to town. Boasting 2,724 square feet of living space on one level, this meticulously maintained home features 3 bedrooms and 2 newly renovated bathrooms. You'll be captivated by the spectacular mountain views visible from the dining room, great room, porch, patio, and even the hot tub. The expansive 15-acre parcel might get you thinking about raising your own beef, or berries, or more, it's all set up with a quality chicken coop. Situated just a short drive from town, you'll appreciate the convenience of being close to amenities. The property also features a bright and spacious work from home area with abundant natural light, stunning views, and ample counter space. A recently added 1,040 sq ft attached garage provides significant room for vehicles, hobbies, or a workshop. For those needing even more space, a substantial 61' x 55' barn/shop with roll-up doors is perfect for storing additional vehicles, RVs, tractors, or other equipment. The 15 acres benefit from irrigation water, making it an excellent choice for animals, gardening, cultivation, or simply enjoying the tranquility of open space. Imagine relaxing by evening bonfires while taking in some of the most beautiful views the Livingston area has to offer. There is NO HOA, covenants nor DEQ restrictions currently in place allowing for options!



FEATURES

Status:	Active	Style:	Traditional
Type:	Residential	Year Built:	1987
Sub Type:	Single Family	Beds:	3
Acres:	± 15.09	Baths:	2
View:	Farmland, Mountains, SouthernExposure, Valley	Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Water Features:	Seasonal	Heating/Cooling:	NaturalGas CeilingFans
Listing Date:	2025-05-05		
Listing Agent:	Julie Kennedy of ERA Landmark Western Land		

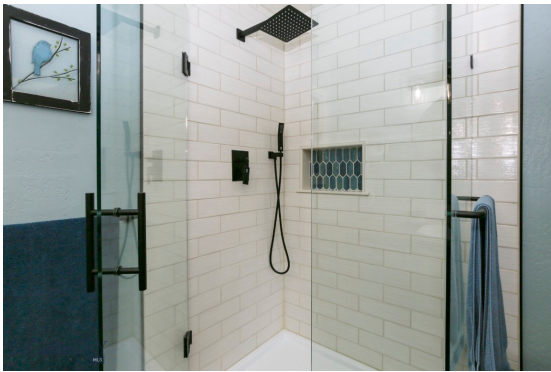
LOCATION



Address: 22 Boyd Road, 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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