

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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

Powered by Data, Technology, and Local Expertise



8 Broken Wheel, Livingston MT 59047

\$1,490,000

Acres: ± 14.69

MLS#: 401782

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MLS and REALTOR logos
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Information deemed reliable,
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INTRODUCTION

Montana Horse Property-Spacious Home+Guest Apartment on 14.69 Acres-360 Mountain & River Views, and Income Potential. Beautifully maintained 14.69-acre horse property, featuring a spacious main home, a fully renovated guest apartment, and a variety of outbuildings perfect for multi-generational living, guest accommodations, or rental income. Main Home-5 Bd, 2 Ba, open-concept living, dining, and kitchen w/large walk-in pantry, and SS appliances. Main level includes master suite w/ensuite bath, one additional bd, and a bd/office, and laundry room. Upstairs has 2 bd, and a family/rec room. Home has new central A/C, two 40-gallon hot water heaters, metal roof, new soffit and fascia, wood stove in great room, and central heating. The oversized garage has a cold storage room and a separate man room. Breath-taking views from the expansive front porch w/hot tub overlooking Yellowstone River and mountains. Guest Apartment-1,400 sq ft, 2 Bd, 2 Ba; fully renovated in 2020 with high-end finishes throughout. Has its own Propane and Electric Meter. The vaulted t-n-g ceilings, rock propane fireplace, and custom kitchen w/quartz countertops and LG SS appliances make the apartment perfect for a vacation rental or guests. Large master suite has walk-in closet and private deck. There is efficient heating and cooling with 3 mini splits, tankless hot water heater, and also included are black stainless LG washer and dryer. The private entrance is perfect for guests or vacation renters. The Grounds: 14.69 acres with jack-leg fencing features creek, and panoramic mountain views. This horse property has a 48x16 barn w/feed and tack room and corrals, currently set up for horses, steers, and 4H animals. The 45x35 heated and divided shop has two overhead doors. For the green thumb, a 9x12 greenhouse, raised vegetable garden, and chicken coop. Located just minutes from the Yellowstone River and is a gateway to world-class fly fishing, hiking, rafting, and outdoor adventure. Located 10 minutes to Livingston, 25 minutes to Downtown Bozeman, 40 minutes to Bridger Bowl Skiing, just 45 minutes to Yellowstone National Park and 45 minutes to Bozeman Yellowstone International Airport. This is a rare opportunity to own a versatile Montana property with income potential, outdoor recreation at your doorstep, and proximity to some of the top attractions. The owners are offering \$15k at closing for improvements of your choice. Season road grading early June. Seller is Licensed MT Realtor.

MAIN HOUSE



FEATURES

Status:	Active	Style:	Custom, Ranch
Type:	Residential	Year Built:	1999
Sub Type:	Single Family	Beds:	5
Acres:	± 14.69	Baths:	2
View:	Mountains, Rural, River, CreekStream, Valley, TreesWoods	Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, WaterSoftener, Washer
Water Features:	Creek, Seasonal	Heating/Cooling:	ForcedAir Propane Wood CentralAir, CeilingFans
Listing Date:	2025-05-08		
Listing Agent:	Suzy Barnett of United Country Real Estate / Yellowstone Real Esta		

LOCATION



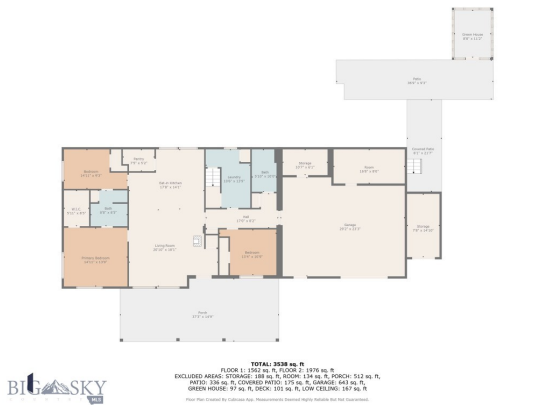
Address: 8 Broken Wheel, Livingston MT 59047

PHOTOS



MAIN HOUSE

BIG SKY





MAIN HOUSE SECOND FLOOR







BIG SKY

TOTAL: 3538 sq. ft.
FLOOR 1: 1200 sq. ft. FLOOR 2: 1338 sq. ft.
EXCLUDED AREAS: STORAGE (88 sq. ft.), ROOM (134 sq. ft.), PORCH (512 sq. ft.)
ADDED: 338 sq. ft., COVERED PORCH (175 sq. ft.), GARAGE (443 sq. ft.)
GREEN HOUSE: 97 sq. ft., DECK: 101 sq. ft., LOW CEILING: 187 sq. ft.

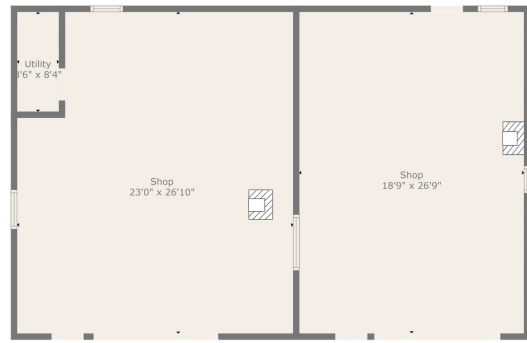
APARTMENT

BIG SKY



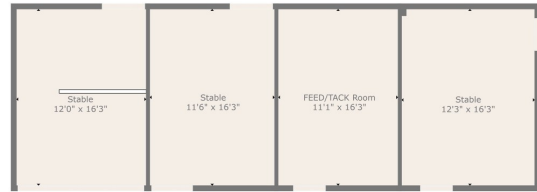






BIG SKY

TOTAL: 1084 sq. ft.
 EXCLUDED AREAS: UTILITY: 29 sq. ft.
 FROM: Not Included in Estimate Map. Measurements are approximate and not guaranteed.



BIG SKY

TOTAL: 8 sq. ft.
 EXCLUDED AREAS: STABLE: 180 sq. ft., FEED/TACK ROOM: 180 sq. ft.
 FROM: Not Included in Estimate Map. Measurements are approximate and not guaranteed.







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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