

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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94 Sky Band Trail, Livingston MT 59047

\$8,995,000

Acres: ± 262

MLS#: 403374

INTRODUCTION

Sky Band Ranch, at the southern base of the Bangtail Mountains captures the magic of Southwestern Montana. Its location between the treasured towns of Bozeman and Livingston makes it even more desirable. The ranch spans +/- 262 serene acres offering the freedom to mountain bike, hike, horseback ride, hunt, snowshoe or cross-country ski right out the back door. It supports horses or other livestock. Area Creek (also known as ORea Creek) runs on the ranch for approximately 1/3 mile. The gorgeous western-style residence and pond are tucked upon a hilltop bordered by timbered hillsides, lush meadows and creek bottom providing refuge to elk, deer, moose, bear, grouse, Hungarian partridge, and other impressive wildlife. The residence built in 2008 exemplifies exceptional craftsmanship and meticulous attention to detail, effortlessly combining rustic style with attractive finishes perfectly integrated into the striking Montana landscape. Massive amounts of stone were brought in for the outdoor patio area, some interior and exterior walls, and five substantial fireplaces. Hewn Douglas fir was used for the interior and exterior walls. Custom made cabinetry, solid wood doors, trim and gorgeous wide plank fir flooring which has been recently refinished to perfection are found throughout the main floor. Pella windows and French doors frame the beautiful landscape of mostly ranch land with the Absaroka Mountains as its backdrop. Massive wood beams/trusses and impressive two-sided stone fireplace anchor the sun filled open floor plan of the living/kitchen/dining area creating a wonderful lodge atmosphere for gatherings or hunkering down with an enjoyable book. Additionally, there is a dedicated office/library, a spacious laundry room, and an oversized attached two-car garage. Downstairs is a 4,758 sf partially finished walk out basement offering endless possibilities. The property is behind a locked gate. This may be an excellent candidate for a conservation easement. Sky Band Ranch offers an extraordinary Montana lifestyle for outdoor enthusiasts seeking stunning views, open space and nature near world-class amenities.



FEATURES

Status:	Active	Style:	Custom
Type:	Farm	Year Built:	2008
Sub Type:	SingleFamilyResidence	Beds:	3
Acres:	± 262	Baths:	4
View:	Farmland, Lake, Meadow, Mountains, Pond, Rural, Valley, TreesWoods	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Refrigerator, WaterSoftener, WineCooler, Washer
Water Features:	Creek, Pond	Heating/Cooling:	ForcedAir RadiantFloor Wood
Listing Date:	2025-06-24		
Listing Agent:	Tracy Raich of Raich Montana Properties, LLC		

LOCATION



Address: 94 Sky Band Trail, Livingston MT 59047

PHOTOS

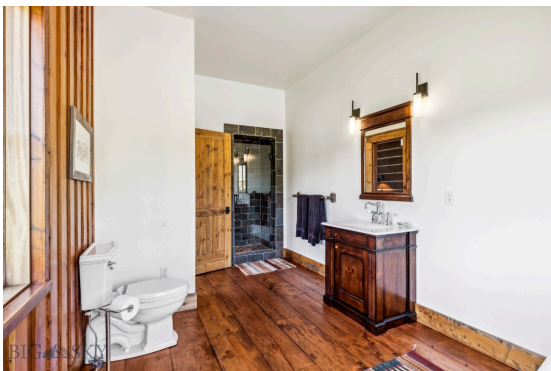




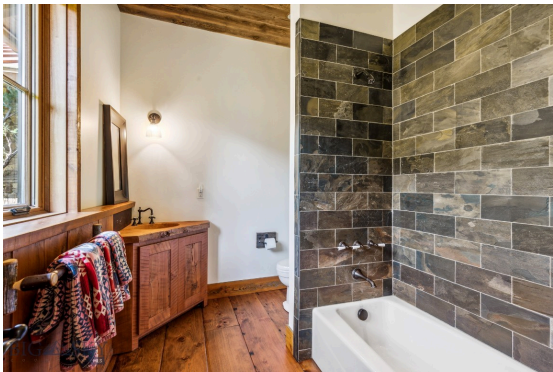














LIVINGSTON LIFESTYLE



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.

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LOCAL EXPERTISE*



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v1.01-2026-02-06