

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



10 Brown Pony Trail, Livingston MT 59047

\$3,385,000

Acres: ± 20.373

MLS#: 403530

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Set on 20 acres within the coveted Yellowstone Trails Ranch, this exceptional property offers a rare opportunity to own a thoughtfully designed legacy home in one of Paradise Valleys most desirable communities. Expertly constructed by Black Mountain Builders, the 3,636 sqft residence combines timeless craftsmanship with modern luxury, all surrounded by awe-inspiring views of the Absaroka and Gallatin Mountain ranges. As you enter the main home you are greeted by vaulted ceilings and enormous windows perfectly placed to center the view of Emigrant Peak standing majestically in the distance. A Tulikivi soapstone fireplace with integrated pizza oven adds both uniqueness and efficiency to the living space as the kitchen displays gorgeous countertops, Thermador appliances, and a convection oven with built-in microwave. As you move through the home you will encounter endless views as the windows fill the home with natural light and grand mountain peaks. A separate 1,800 sq ft heated barn-style structure houses a spacious indoor workshop area, additional enclosed storage for a boat or RV, and 840 sq ft 1bd/1bth guest quarters ideal for hosting visitors and creating a private office/studio space, or generating rental income. There is also storage over the garage with a separate staircase. Located in a community known for its beauty and ideal location, Yellowstone Trails Ranch offers over 900 feet of private Yellowstone River access, extensive equestrian trails, and three stocked ponds. The property lies just 40 miles from the North Entrance of Yellowstone National Park and within minutes of the area's most celebrated amenities, including Sage Lodge, Chico Hot Springs, and the historic Old Saloon. The charming town of Livingston is a scenic 25-minute drive, and Bozeman's cultural, culinary, shopping and skiing destinations are just 45 minutes away. Travel is made easy with Bozeman International Airport 60 mins away and Mission field 30 mins away. Accessible via a private paved road, this peaceful retreat offers a rare blend of seclusion and convenience, with opportunities for recreation, and relaxation in every direction. Whether you are seeking a full-time residence, multigenerational compound, or peaceful Montana getaway, this home embodies the spirit of Paradise Valley.



FEATURES

Status:	Contingent	Style:	Custom
Type:	Residential	Year Built:	2021
Sub Type:	Single Family	Beds:	3
Acres:	± 20.373	Baths:	3
View:	Mountains, River, CreekStream, Valley	Appliances:	BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Listing Date:	2025-07-02	Heating/Cooling:	ForcedAir CentralAir
Listing Agent:	Rick Eisen of Legacy Lands, LLC		

LOCATION



Address: 10 Brown Pony 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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-08-22