



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



43 Cutthroat Lane, Livingston MT 59047

\$2,390,000

Acres: $\pm$ 1

MLS#: 403698

INTRODUCTION

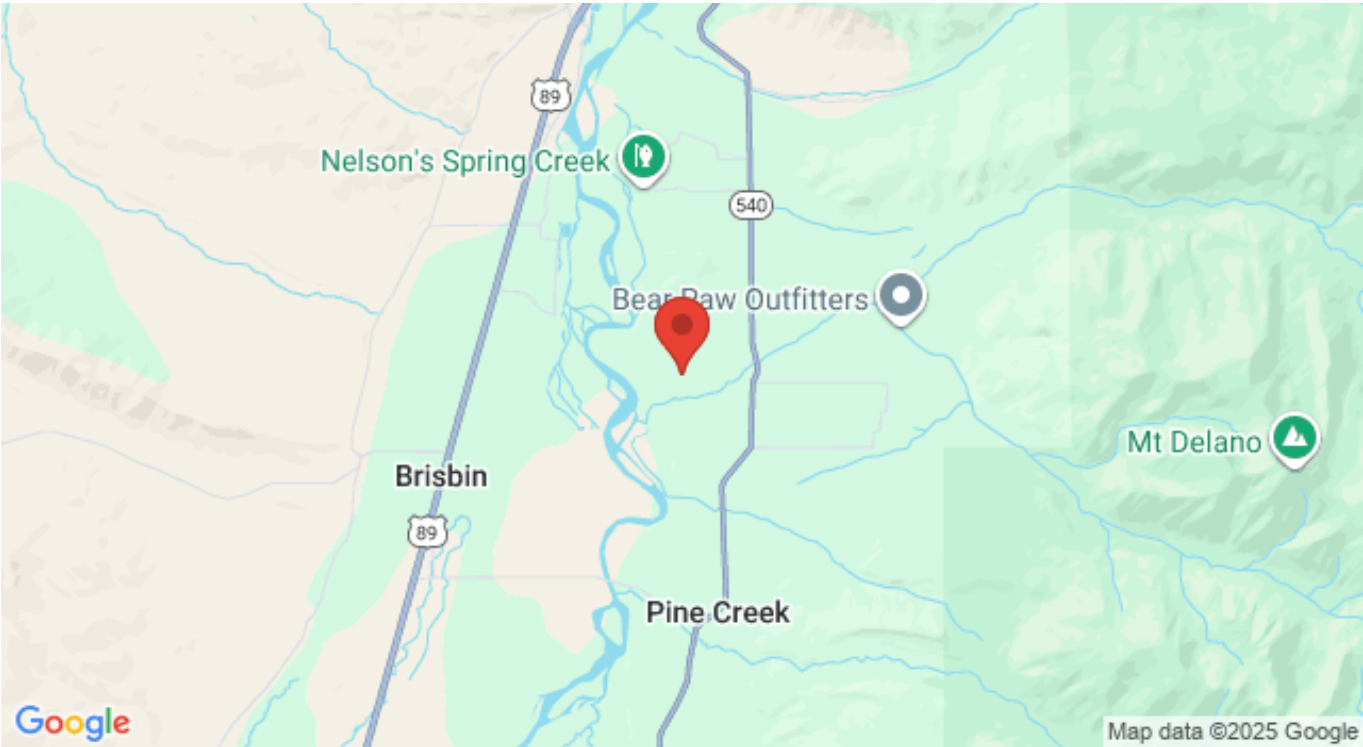
Experience the best of Montana living at Jumping Rainbow Ranch, where panoramic 360 views surround this beautifully maintained 4,828 sq ft hand hewn log, custom home. Outdoor enthusiasts will appreciate the year-round stream that runs through the property and the convenient HOA walk-in access to the Yellowstone River perfect for fishing, floating, or simply soaking in the serenity. The private fishing access to 1.1 miles of the famous Yellowstone River. The property is only 10 minutes to shopping and dining in Livingston and roughly 45 minute drive to Bridger Bowl Ski Area. Thoughtfully designed with quality and comfort in mind, the home includes an impressive 1,136 sq ft guest quarters/in-law suite above the oversized 4 car garage and an 800 sq ft enclosed breezeway and mudroom connecting the spacious garage to the main residence. Off the breezeway is a gear room with work benches and ample storage for all you fly fishing gear in the hanging lockers. The fully equipped large walk-in pantry also provides much storage space. Large picture windows and soaring ceilings fill the interior with natural light and frame breathtaking vistas in every direction. You may also enjoy the view from the side porch of the sunroom, complete with a hot tub. The house is custom built from hand scribed logs, the excellent craftsmanship offers lots of character. With 4 bedrooms, 3.5 baths, multiple upgrades, new appliances, recent maintenance including recently oiled logs, and a backup 13 KW generator for peace of mind, this property offers both elegance and practicality in a stunning Montana setting. There are 2 in-ground 1000 Gal propane tanks which provide energy for a year as well as a Canadian made Napoleon wood burning fireplace capable of heating up to 2,600 sq ft. This property is a must see!



FEATURES

Status:	Pending	Style:	Custom
Type:	Residential	Year Built:	2005
Sub Type:	Single Family	Beds:	4
Acres:	± 1	Baths:	4
View:	Mountains, Valley	Appliances:	Cooktop, Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Water Features:	Creek, RiverAccess	Heating/Cooling:	ForcedAir Propane CentralAir
Listing Date:	2025-06-30		
Listing Agent:	Bill Leffingwell of RE/MAX Rocky Mountain Real Est		

LOCATION



Address: 43 Cutthroat Lane, 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

v1.01-2025-09-07