



BOZEMAN MONTANA

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



TBD O'Rea Creek Road (Parcel 4), Livingston MT 59047

\$1,600,000 Acres: ± 160 MLS#: 403932





DelgerRealEstate.com

INTRODUCTION

OC Ranch lies at the heart of one of Americas most awe-inspiring landscapes, where three majestic mountain ranges converge: the Absarokas, the Spanish Peaks, and the Crazy Mountains. This rare Montana holding spans rolling meadows and elevated benches that offer unmatched scenery, agricultural strength, and protected privacy. Conveniently located between the desirable mountain towns of Bozeman and Livingston, Montana, OC Ranch Tracts burst to life in spring and summer, running wild with vibrant grasses, native wildflowers, sagebrush, and juniper. The property's diverse topography, including creek bottom, timbered hillsides, benches, and various meadows, provides refuge for elk, deer, moose, bear, grouse, Hungarian partridge, and other impressive wildlife. Just 25 minutes from Bozeman and 15 minutes from Livingston, OC Ranch is ideally located near Yellowstone River, Big Sky, Bridger Range, and countless national forests. While easily accessible, it offers a sense of seclusion and connection to the land.OC Ranch Tracts 6,5,4,3 are each 160-acre parcels with a blend of open meadows, ridge lines, striking views, and Area creek frontageideal for building while preserving agricultural attributes. All parcels will be accessible via a new bridge that connects to an improved access road and a private recreational trail system. These trails provide dramatic viewpoints across OC Ranch and its preserved working neighborover 500 acres of operational cattle landproviding uninterrupted vistas and a sense of expansive wilderness. Building areas have been established to support viewshed protection for all residences. Available Parcel Detail: Parcel 3: Epic views of the Historic Ranch and the Absaroka Mountain Range to the southwest. Longest stretch of flat rideable usable land.Parcel 4: Mix of low meadows, moderate climbs to epic views, high mountain ridges, and the largest north valley frontage to the creek.Parcel 5: Huge, southfacing meadows and valleys offering epic views of the Absarokas and the Spanish Peaks to the west.Parcel 6: Views west of the Absarokas and unfettered views of the east mountains, neighboring ranch land, and valleys. It may be divided into two parcels and faces fewer build limitations

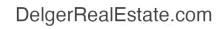




DelgerRealEstate.com









FEATURES

Status:	Active
Туре:	Land
Sub Type:	UnimprovedLand
Acres:	± 160
View:	Meadow, Mountains, Rural, Valley, TreesWoods
Water Features:	Creek
Listing Date:	2025-07-01
Listing Agent:	James Esperti of Fay Ranches

LOCATION







PHOTOS

















DelgerRealEstate.com































































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.

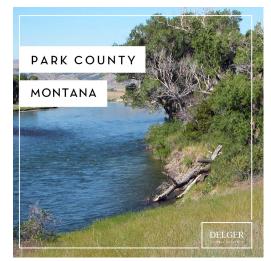
With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family 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

v1.01-2025-07-14



