

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



86 Pony Lane, Livingston MT 59047

\$1,825,000

Acres: ± 20.5

MLS#: 404293

INTRODUCTION

Hunters Paradise Montana Mountain Views & Wildlife Haven Just in time for Elk hunting season this property backs to a Section of State Land and gives you fairly exclusive access to some great elk and Mule deer hunting right out your door, not to mention your own little year round nature preserve with a variety of wildlife and mountain landscapes! If you dream of waking up to the sight of elk grazing, moose wandering, and even the occasional mountain lion passing through, this 20.5 acre property delivers an authentic Montana lifestyle location, connected to the Great Outdoors. Bordering a section of State land with plenty of space to explore, this is more than a home it's a little sportsmans sanctuary, an Artist's backdrop and a peaceful getaway. From the windows or deck, take in panoramic views of the Bridger Mountains, Saddle Peak, and the Crazy Mountains, and from the far end of the property, the Absarokas all framing the lights of Livingston 15 minutes away -- a sight you'll never tire of. Awesome sunsets and sunrises The 1,728 sq ft two-story log cabin offers 3 bedrooms, 2 baths, a kitchen, living room, laundry area, and potential for an office or studio to complete your home. With some TLC, this rustic log home becomes your perfect hunting retreat or guest quarters should you build something else on one of the numerous potential sites offering bigger views and night skies, great sites for Northern Lights or stargazing. Unlike the skies of Bozangelos. The 50' x 36' pole-frame barn, once home to 30 llamas, provides a variety of possibilities livestock, horses, storage, or even a workshop or garage. With limited covenants and County zoning, you'll have the flexibility to create your vision. Whether you're seeking a hunting lodge and base camp, a vacation getaway or full-time Montana residence, this property delivers the views, the wildlife, and an authentic Western lifestyle location to tuck you into the mountains out of everyone's way.



FEATURES

Type:	Residential	Style:	Cabin, SplitFoyer
Sub Type:	Single Family	Year Built:	1996
Acres:	± 20.5	Beds:	3
View:	Farmland, Meadow, Mountains, Rural, Valley, TreesWoods	Baths:	2
Water Features:	Creek, Stream	Appliances:	Dryer, Range, Refrigerator, Washer
Listing Date:	2025-08-11	Heating/Cooling:	ForcedAir Propane None
Listing Agent:	Rick Ladzinski of Organic Forces Real Estate		

LOCATION

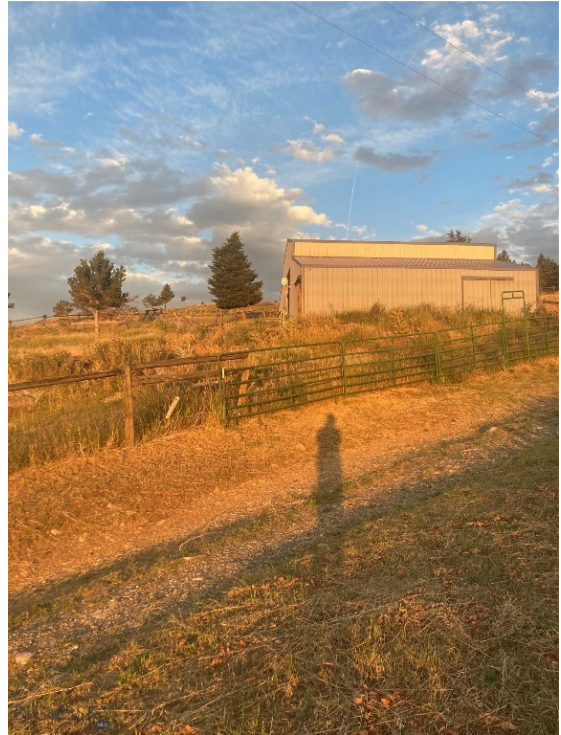


Address: 86 Pony Lane, Livingston MT 59047

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*



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