

# DELGER

REAL ESTATE

BOZEMAN MONTANA



Craig Delger

BROKER/OWNER

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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 107 Eldridge Creek Trail, Livingston MT 59047

\$11,000,000

Acres: ± 514

MLS#: 405428

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## INTRODUCTION

Big 5 Ranch is in Livingston, Montana, a distinguished western town noted for its hospitality, scenic beauty, and vibrant community committed to preserving the unique character of the region. With a population of approximately 9,000, Livingston serves as the original gateway to Yellowstone National Park. Big 5 Ranch is ideal for a family, corporate or hunting retreat and is minutes from downtown Livingston. The ranch spans 514 acres of timbered hillsides and grasslands, affording significant privacy while remaining within convenient reach of both downtown Livingston and Bozeman. Big 5 Ranch sustains a resident elk herd, whose numbers fluctuate but consistently benefit from the property's high-quality habitat, refuge, and forage, supporting both elk and deer populations. In addition, moose and other large wildlife species typical of the greater Yellowstone ecosystem are routinely observed on site. An extensive trail system offers numerous opportunities to observe and appreciate the diverse wildlife present throughout Big 5 Ranch. Inspired by Montana's historic homesteads, the ranch residence was designed to look like an established cabin that was expanded. There are intimate spaces within each room, so it does not feel too grand, keeping a cozy feeling throughout. The house blends into its hillside setting and is well-suited for two as it is for 10. Its aged look is paired with contemporary touches like black steel accents, angled columns, and sleek windows that frame landscape views. Reclaimed wood logs, granary timber, Douglas fir beams, Montana moss stone, and a metal roof all evoke a historic feel. No sheetrock was used; instead, reclaimed timber, hand applied plaster, and shiplap ensure comfort and style across. Modern elements like handmade tiles, French oak hardwoods add artistic flair, while rustic finishes reinforce the home's Western appeal. Big 5 feels extremely remote yet is accessible to world class amenities throughout this part of southwestern Montana. This is an exceptional Montana lifestyle opportunity for outdoor enthusiasts with its expansive landscape, excellent location and combination of dramatic natural beauty, robust wildlife populations, and architectural brilliance.



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# FEATURES

<b>Status:</b>	Active	<b>Style:</b>	Custom, LogHome
<b>Type:</b>	Farm	<b>Year Built:</b>	2019
<b>Sub Type:</b>	Single Family	<b>Beds:</b>	5
<b>Acres:</b>	± 514	<b>Baths:</b>	4
<b>View:</b>	Lake, Meadow, Mountains, Pond, Rural, SouthernExposure, Valley, TreesWoods	<b>Appliances:</b>	Dryer, Dishwasher, Microwave, Range, Refrigerator, WaterSoftener, Washer
<b>Water Features:</b>	Pond	<b>Heating/Cooling:</b>	ForcedAir Propane Wood CentralAir
<b>Listing Date:</b>	2025-09-08		
<b>Listing Agent:</b>	Tracy Raich of Raich Montana Properties, LLC		

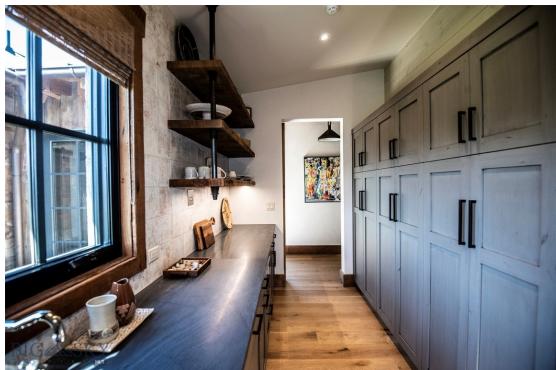
# LOCATION



# 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.

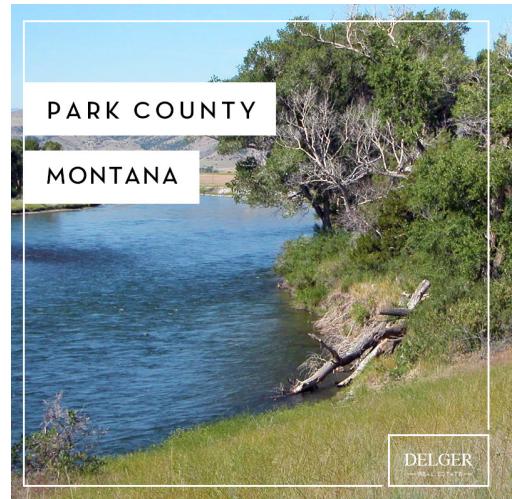
Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800's. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

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 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (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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