

# 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*



## 138 Inverness, Livingston MT 59047

\$1,995,000

Acres: ± 20

MLS#: 408009

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# INTRODUCTION

Two Newer Homes... Each with 3 bedrooms and 2 baths. A Montana retreat breathtaking Absaroka Mountain Views, wide-open acreage, Horse Property, income potential, and public land access this 20-acre property delivers it all. With two newer homes, no zoning, one has been a legal short-term rental and the other could also have the possibility which is great with the new 100% bonus depreciation added in 2025! With a location just across from 360 acres of state land for hunting, this is a rare opportunity to own a true Montana legacy property. Situated between the north entrance of Yellowstone National Park, downtown artsy Livingston, and the legendary Yellowstone River, you'll be surrounded by endless recreation and scenery. The seller has literally stepped out of work calls to retrieve an elk from across the street that's how close the wildlife is here.

**138 Inverness** This A-frame style home was designed to capture sweeping Absaroka Range views through its dramatic wall of windows. Inside, you'll find a cozy great room anchored by a floor-to-ceiling fireplace with a woodstove insert. The remodeled kitchen features new appliances and countertops, while fresh carpet runs throughout. The single bath was thoughtfully reconfigured to create a beautiful primary ensuite. One front bedroom offers flexible use without a closet, while the second serves as a charming bunkroom. Step outside to a patio with a pergola, an outdoor kitchen, and a hot tub area perfect for evenings under the stars. The property also includes a small horse stable/tack area and a 1-car garage.

**8 Black Hawk** Positioned at the corner of the acreage, this single-level home was newly built and offers 3 bedrooms, 2 baths, and modern finishes. Currently rented to a long-term tenant, it provides immediate income potential. A shed adds extra storage for your gear.

**Why You'll Love It Here** 20 acres fenced for horses Legal short-term rental and income from both homes Directly across from state land for hunting and recreation Unobstructed mountain views in every direction Easy access to Yellowstone National Park, Livingstons art scene, and the Yellowstone River This property blends the best of Montanas rugged beauty with income opportunities and multigenerational living potential. Whether you envision a family compound, a hunting basecamp, or an investment with built-in tenants, this is a chance to make the Montana dream your reality. Priced at the recent appraisal value.



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 20
<b>View:</b>	Farmland, Meadow, Mountains, SouthernExposure, Valley
<b>Listing Date:</b>	2026-01-16
<b>Listing Agent:</b>	Courtney King of Engel & Volkers - Bozeman

<b>Year Built:</b>	2004
<b>Beds:</b>	6
<b>Baths:</b>	4
<b>Appliances:</b>	Dishwasher, Disposal, Microwave, Range, Refrigerator
<b>Heating/Cooling:</b>	ForcedAir NaturalGas RadiantFloor CentralAir

## LOCATION



Address: 138 Inverness, 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.

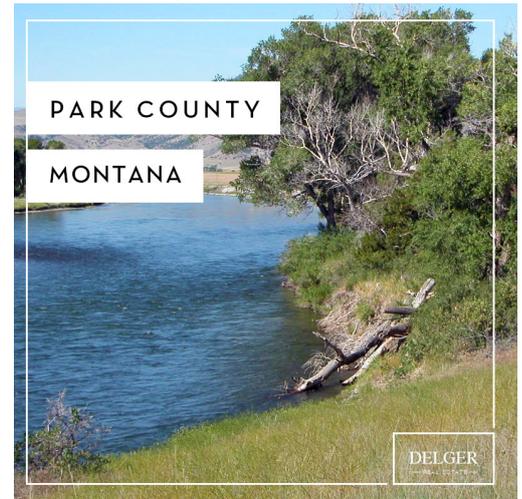
Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

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 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.

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



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