



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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86 Pony Lane, Livingston MT 59047

\$1,399,999

Acres: ± 20.5

MLS#: 409165

INTRODUCTION

HORSE Property!!! End of road, views, elk winter range. 1728sq ft, 2 story log cabin with vault ceilings, 3 bedroom 2 bath, sits over a spring and wildlife corridor. Window above kitchen sink overlooks drainage on state land where lots of different wildlife are spotted as well as moose and elk calving in spring. Great natural light in house with windows on all sides. 20.5 acres fenced and cross fenced with a nice barn which holds 35 tons hay. Set up for winter, feed from inside, no tarps or shoveling snow to move hay. Eliminate frozen hoses with 2 frost free hydrants next to electrical outlets for water tanks with heaters. This property has 100 well flowing 6 gallons/minute of excellent water. Property borders state land for great riding right out the back gate. 2360 vertical to the top of Canyon Mountain from cabin of sprawling meadows and forest. Private road ends at bottom fence line with no public access point or trailhead to public land above. Private, quiet. 25 miles or 40 minutes from Bozeman, 10 miles or 25 minutes from Livingston. Views of Bridgers, Bangtails and The Crazies from cabin. Views of Livingston 1500 below as well as north end of Absorokas from up on the pasture. Views expand dramatically as you climb higher exploring state land above. Great mountain grass with alpine wildflowers blooming spring through summer.

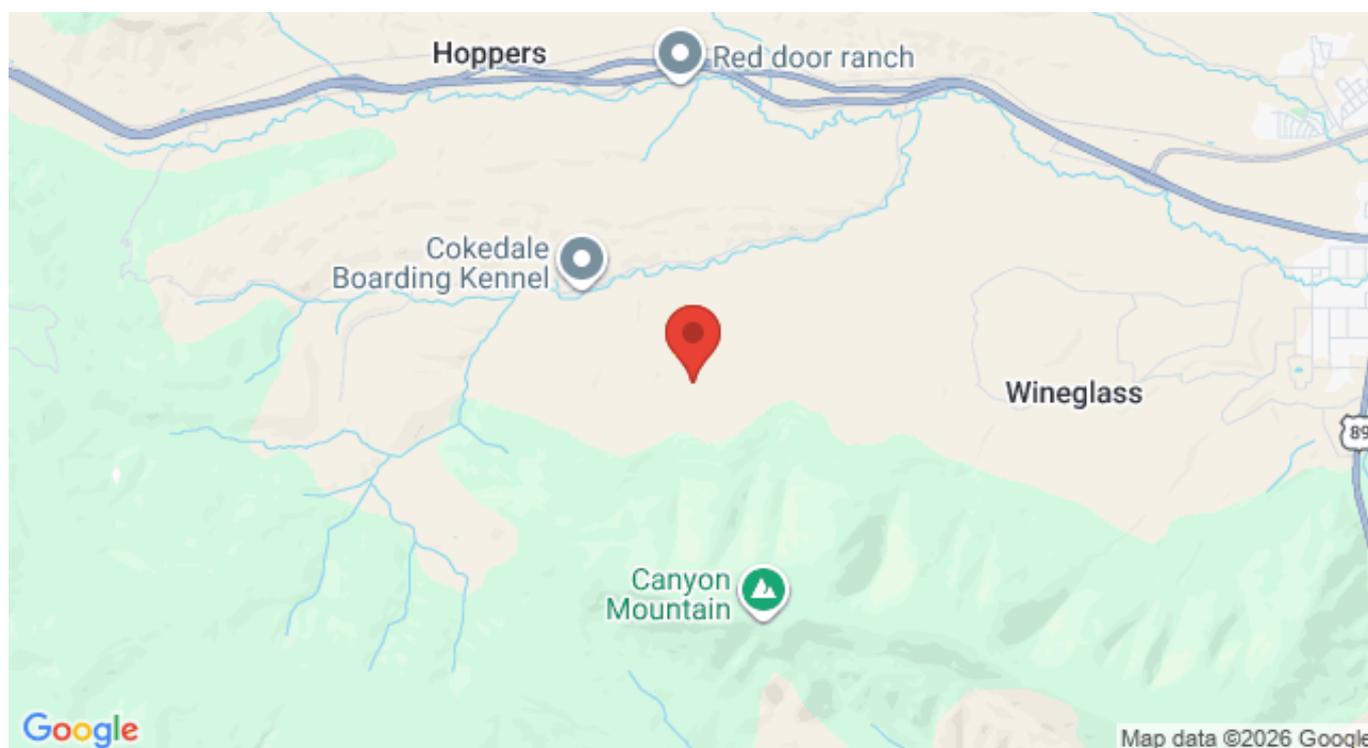


FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 20.5
View:	Farmland, Meadow, Mountains, Rural, River, CreekStream, Valley, TreesWoods
Listing Date:	2026-03-05
Listing Agent:	Jim Gingery of Antelope Realty

Year Built:	1996
Beds:	3
Baths:	2
Appliances:	Dryer, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir Propane None

LOCATION



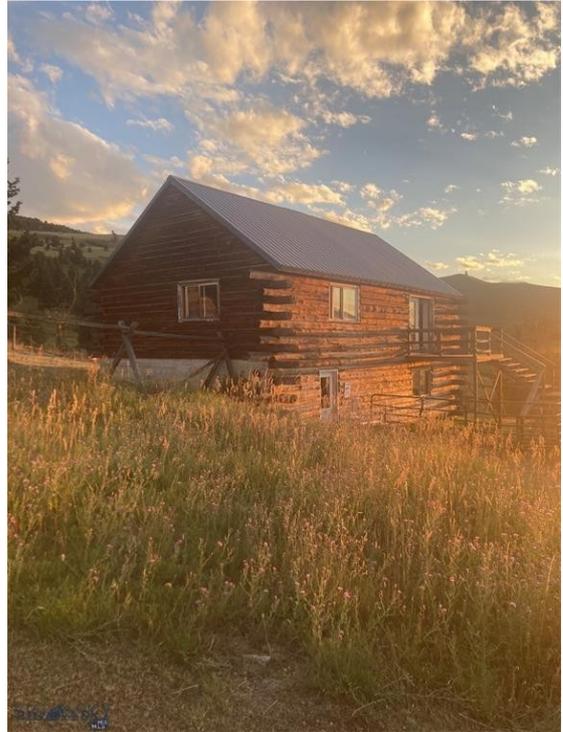
Address: 86 Pony Lane, Livingston MT 59047

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.

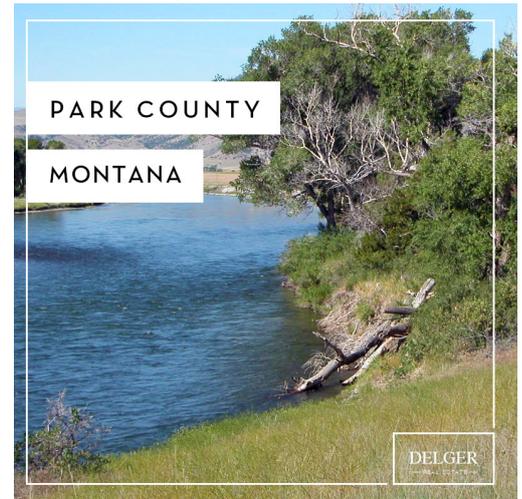
Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

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.

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