

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



32 Strong Lane, Livingston MT 59047

\$2,200,000

Acres: ± 6.2

MLS#: 411235

INTRODUCTION

Yellowstone River Retreat is an extraordinary offering situated on over 6 acres just minutes from downtown Livingston that combines direct frontage on the legendary Yellowstone River, iconic mountain views, investment income & future development potential. The property includes 2 separate lots. Lot 3A includes 4.186+/- acres & features a 2,130 sq. ft. 2-story home with 4 bdrms, 3 baths & an attached 2-car garage. The home underwent an extensive interior renovation in 2023 & is being offered turnkey & fully furnished. Currently operating as a highly successful short-term vacation rental accommodating up to 8 guests, the property has earned more than 60 five-star reviews & has established itself as a profitable investment property. Additional opportunity exists to expand the property's rental potential as the upstairs has remained locked & reserved as private owners quarters. A future owner may choose to incorporate the upstairs into the rental space increasing the sleeping capacity to 12 +/- guests & creating an even stronger income. Income records are available upon request. Lot 4A includes 2.248+/- acres & offers a flat, buildable homesite with incredible views of Livingston Peak. This lot is located outside the floodplain and has DEQ approval for well & septic, creating a unique opportunity for a future residence, guest home, or long-term investment. Located on the legendary Yellowstone River, the property offers direct access for world-class fly fishing, floating & of course the river encourages a robust wildlife habitat for viewing in one of Montana's most treasured settings. Much of the property remains outside the 100-year floodplain & the home did not flood in 2022. Outdoor living is enhanced by a large deck, sweeping mountain views & peaceful gathering areas. Inside, the home reflects a warm Montana Style with comfortable gathering spaces, inviting finishes & a layout well suited for entertaining, relaxing or hosting guests. Whether used as a primary residence, second home, vacation rental or legacy investment, this property offers a rare combination of lifestyle, income, land, fishable water & exceptional location. Only one ownership transfer has occurred in the last 57 years underscoring just how rare it is that a property like this becomes available. Approximately 27 minutes from Bozeman & about 50 minutes from the entrance to Yellowstone National Park, this is a truly exceptional opportunity.

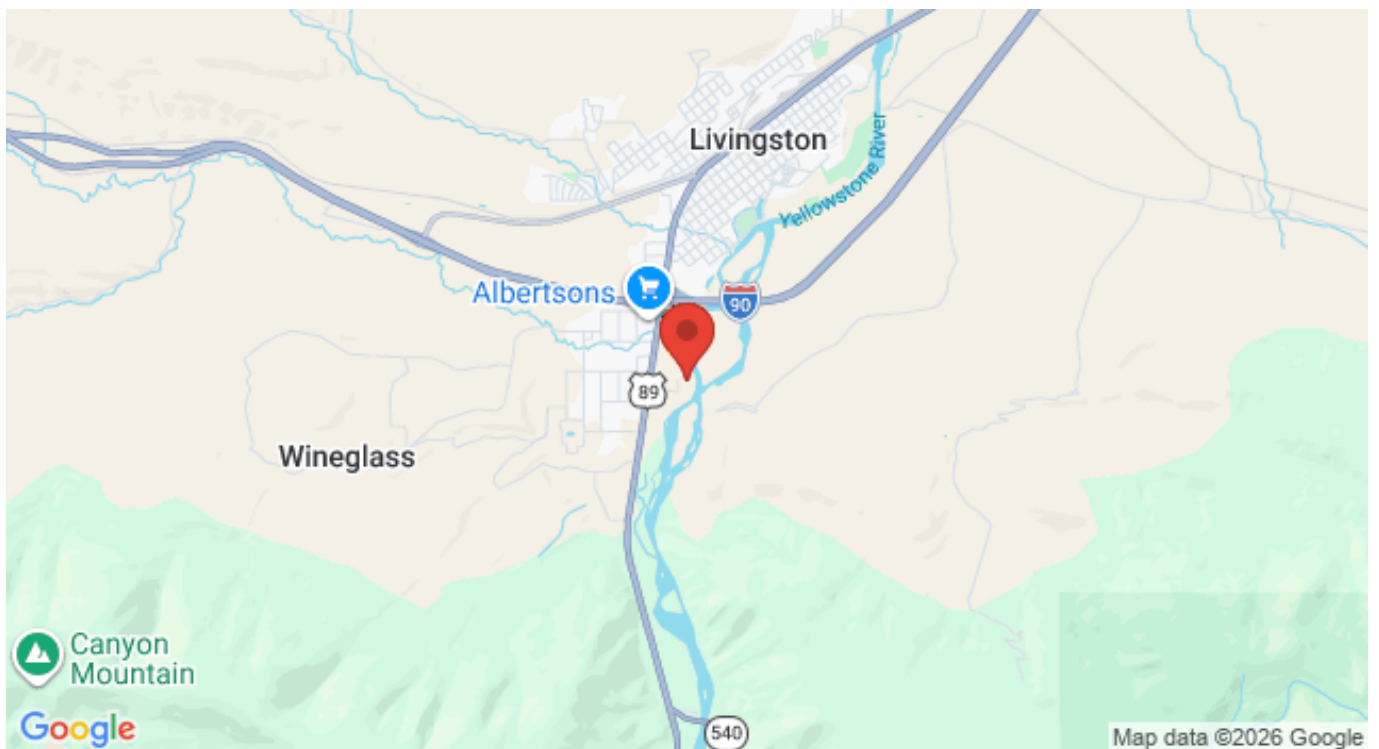


FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 6.2
View:	Mountains, River, CreekStream
Water Features:	Creek, RiverFront, RiverAccess
Listing Date:	2026-05-12
Listing Agent:	Kim Viers Busby of Berkshire Hathaway Livingston

Year Built:	1968
Beds:	4
Baths:	3
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



Address: 32 Strong Lane, Livingston MT 59047

PHOTOS

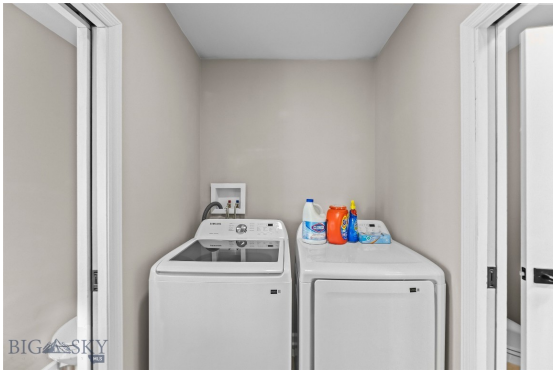












BIG SKY

Floor Plan Created By Caliber App. Measurements Deemed Highly Reliable But Not Guaranteed.





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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