

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



4125 US Highway 89 S, Livingston MT 59047

\$2,500,000

Acres: ± 23.65

MLS#: 411467

INTRODUCTION

Discover this amazing 23.65 acre property with no covenants and minimal zoning restrictions, ideally suited for a wide range of ventures including a campground, wedding venue, brewery, mixed-use commercial development, vacation rentals, or residential investment project. Located in the heart of Montanas legendary Paradise Valley. This one-of-a-kind property offers unmatched potential for investors, entrepreneurs, and developers seeking a premier location along the iconic corridor to Yellowstone National Park. Surrounded by protected landscapes, the property boasts forever views of majestic Emigrant Peak framed by the Absaroka and Gallatin mountain ranges. The setting is truly unparalleled, backing to a 9,000-acre ranch, bordering 470 acres of state land, and positioned directly across Highway 89 from a 4,400-acre conservation easement. Outdoor recreation is right at your doorstep with the Yellowstone River and Mallard's Rest Fishing Access Site within walking distance, offering world-class fishing, rafting, hiking, and wildlife viewing. Adding exceptional value and visibility, the property includes four grandfathered billboards that provide income-producing potential or premium advertising opportunities for a future business. With approximately 670 feet of Highway 89 frontage and established access via a 50-foot curb cut, the property offers outstanding exposure and accessibility for commercial or hospitality ventures. Improvements include a newer 5,600-square-foot shop built in 2019 along with an attached 1,600-square-foot apartment featuring polished concrete floors, custom cabinetry, solid wood doors and trim, and quality craftsmanship throughout. The residence offers multiple heat sources for year-round comfort and efficiency, including two seller-owned propane tanks, a gas stove, a cozy wood-burning stove, and baseboard heat in the bathroom. Additional highlights include three pre-approved vacation rentals and 20 inches of water rights for irrigation or pond use (buyer to verify) and two wells. Rarely does a property combine location, flexibility, infrastructure, income potential, and protected Paradise Valley views in such a compelling package. Whether envisioning a destination hospitality project, commercial investment, or legacy Montana property, this exceptional offering presents limitless possibilities in one of the most sought-after areas near Yellowstone

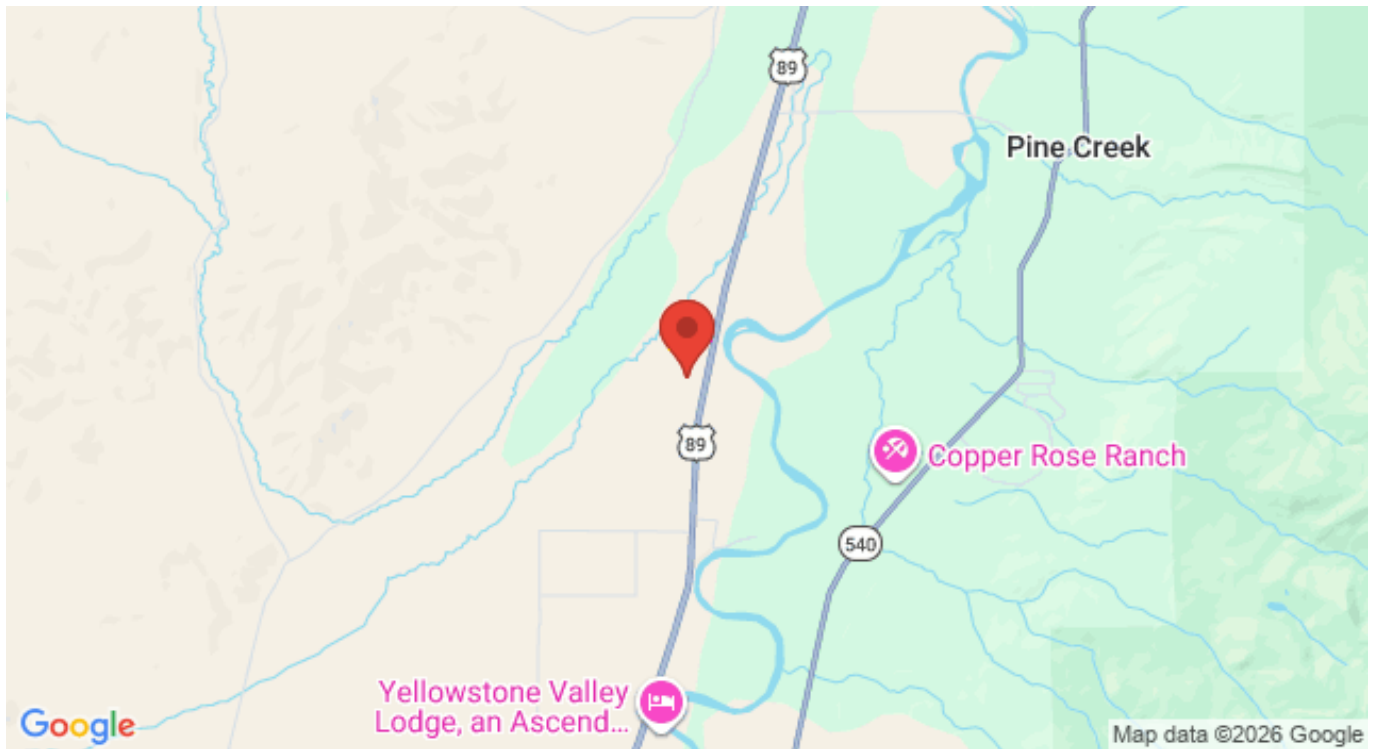


FEATURES

Status:	Active
Type:	Land
Acres:	± 23.65
Listing Date:	2026-05-21
Listing Agent:	Sunny Odegard of Starner Commercial Real Estate

Year Built:	2020
Beds:	1
Appliances:	Microwave, Range, Refrigerator
Heating/Cooling:	Baseboard Electric Propane RadiantFloor Stove Wood None

LOCATION



Address: 4125 US Highway 89 S, 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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