

DELGER

— REAL ESTATE —

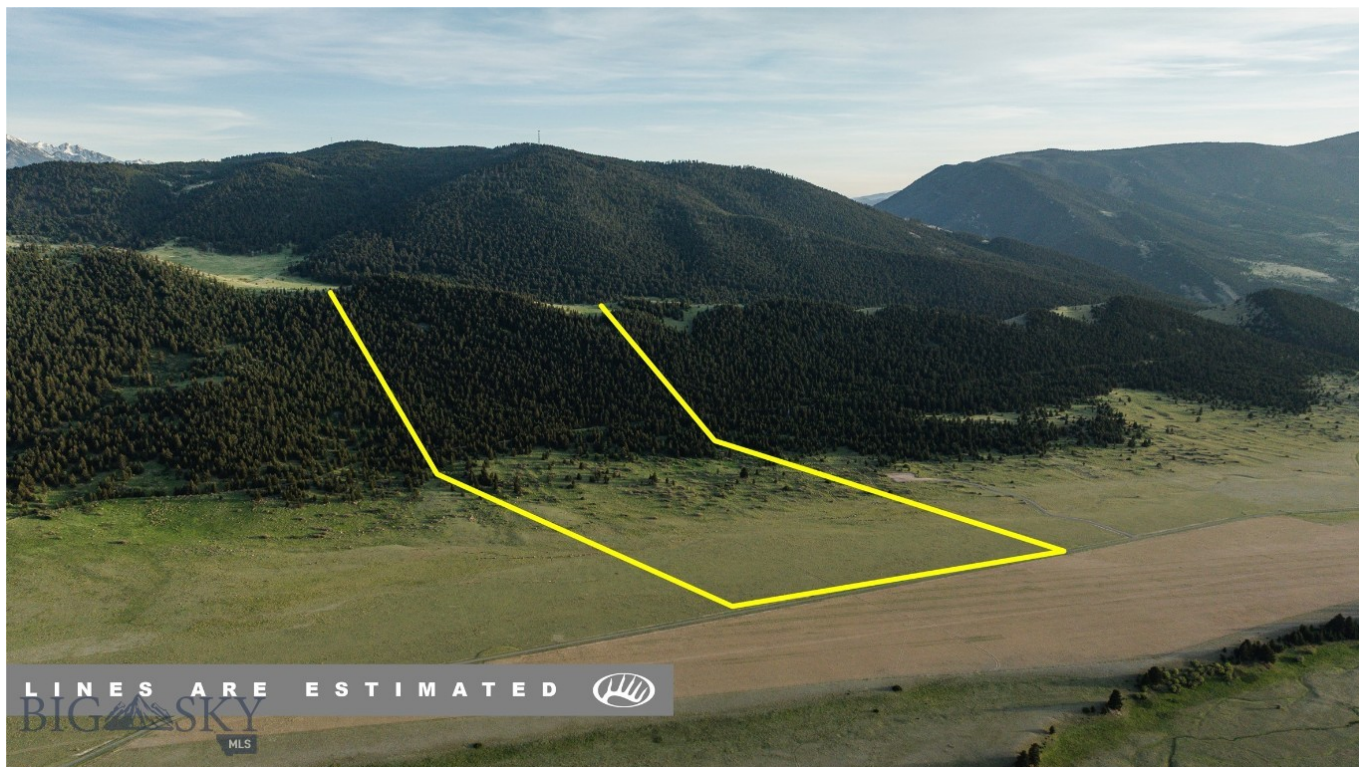
BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



TBD Heritage Trail, Livingston MT 59047

\$1,990,000

Acres: ± 122

MLS#: 411513

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MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Welcome to Paradise Ridge Ranch, a remarkable 122 acre retreat at the head of Montana's famed Paradise Valley, offering an exceptional combination of privacy, wildlife, breathtaking scenery, and close proximity to Livingston. This property is defined by its unmatched panoramic views of Livingston Peak, the Crazy Mountains, the Bangtail Mountains, and surrounding ranges in nearly every direction. Elk are a consistent presence, creating an authentic Montana experience ideal for outdoor enthusiasts, wildlife lovers, or those seeking a private recreational escape. The future owner will appreciate the other wildlife that roam this property; Mule Deer, White-Tailed Deer, Moose, Antelope, Black Bears, and Upland Game Birds. Conveniently located just minutes from downtown Livingston, approximately 45 minutes from Bozeman, and less than an hour from Yellowstone National Park's Gardiner entrance, the ranch provides easy access to amenities while maintaining a secluded, peaceful setting. The property is also just minutes from expansive National Forest lands, offering endless opportunities for hunting, hiking, horseback riding, snowmobiling, and sightseeing. Ownership includes access to a shared river lot for fishing, picnics, family gatherings, and enjoying time along the water. Finding this level of acreage, privacy, views, and wildlife this close to town is increasingly rare. The property may be divided into two parcels, each allowing for one homesite, offering flexibility for a family compound, shared ownership, or future investment. CC&Rs, maintenance agreements, and licensing agreements for the shared river lot are in place; contact listing agent for details. Paradise Ridge Ranch presents a rare opportunity to own significant acreage in one of Montana's most desirable valleys.



FEATURES

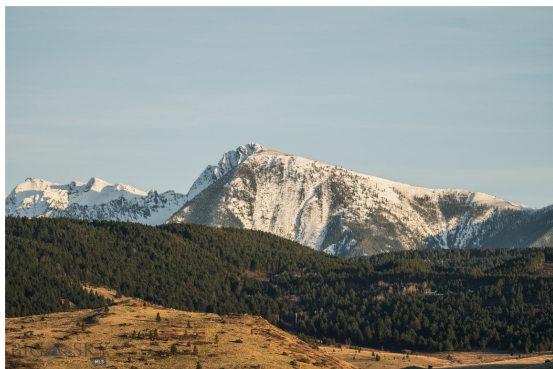
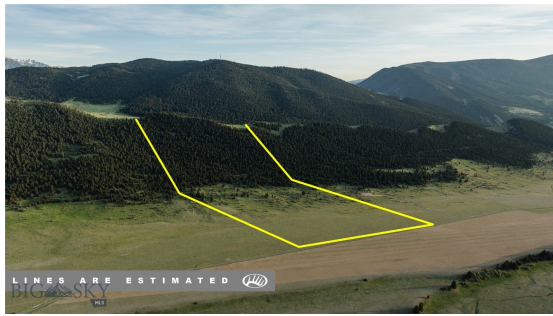
Status:	Active
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 122
View:	Farmland, Mountains, River, CreekStream, Valley
Listing Date:	2026-05-18
Listing Agent:	Caje Golden of Whitetail Properties RE LLC

LOCATION



Address: TBD Heritage Trail, 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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