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conservation preservation properties



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Yellowstone River Retreat



UNBELIEVABLY PRIVATE location with 570' of Yellowstone River frontage, 6.1 acres, and only 5 minutes from downtown Livingston! Gorgeous views in every direction with rocky cliffs, glistening water and majestic Emigrant Peak for a backdrop. Beautifully remodeled 4bdrm, 4ba home.

171740 Call Dixie



Yellowstone River Retreat

Offered at \$1,575,000



email: dixie@bridgeband.com
mobile: 406.599.9889

The 4 bedroom, 4 bath home was tastefully remodeled and is 3230 sf. It has 2 master suites, LR, DR, upscale kitchen, media room and oversized rec room with pool table. The home is ADA accessible and additional features include: ceiling fans, garage door openers, vaulted ceilings, window coverings, wood fireplace, as well as a wood stove, and a beautifully landscaped yard and an attached garage.





There is a beautiful horse barn and horse pastures. The property is partially fenced- all you need is to jump your horses out of the trailer and into their new home! This property is not in a flood plain, and as a result, has additional exceptional buildsites near the water with views down the valley of Emmigrant Peak and the canyon walls. It is a very private setting.

This area is located in a recreational wonderland, with some of the best fly fishing in the world and within an hour of Yellowstone National Park. Livingston, however, is only a 5 minute drive away! This property has all of the elements of what Montana living is all about- Yellowstone River frontage, beautiful western home, mature trees, very secluded setting for privacy, close to both Yellowstone National Park and just a hop skip and a jump into town. A property that has all of these amenities is rare.

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