

Anderson 40

40.00Acres | Park County, MT | \$740,000



HAYDEN  OUTDOORS.

Anderson 40

TOTAL ACRES:

40.00

PRICE:

\$740,000

COUNTY:

Park County

CLOSEST TOWN:

Livingston, MT

Activities & Amenities:

ATV/Off Road
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Natural Spring
Wooded
State Hunting Unit: HD-314

Land Details:

Address: TBD Rendezvous Trail,
Livingston, Montana 59047, USA
Closest Town: Livingston
Total Acres: 40.00
Deeded Acres: 40.00
Leased Acres: 0.00
Estimated Taxes: \$120 - 2024
Source of lot size: Assessor/Tax Data

About This Property

The Elk Haven 40 has privacy, seclusion, location, and numerous gorgeous building sites on this amazing property that has not been on the market for over 30 years. Bring the horses and livestock to this 40.24 +/- acre parcel. Electricity is 1,000 feet from the property boundary.

Land

The views of the Crazy Mountains and Livingston Peak are absolutely stunning from this property. There is a spring for wildlife to drink and for watering livestock on the south end of the property. The aspens and chokecherries provide shade for the wildlife and the bears love the berries in the fall.

There is a resident elk herd that stays in the area. They frequent the property in different times of the year and can usually be seen from the highway feeding on the hillsides. There are mule deer, bear, whitetail and elk that call this area home.





General Operations

The Elk Haven 40 is only 10 minutes from the beautiful town of Livingston, Montana. Resting on the banks of the Yellowstone River surrounded by majestic mountains. Livingston delivers an eclectic blend of shops, museums, Golf course, galleries, live theater and music, as well as unique restaurants for every taste.

Region & Climate

Located between Livingston and Bozeman this property is only minutes from Bozeman International Airport, medical facilities, shops, restaurant's, golfing, fishing, hunting both towns have to offer. The property is approximately an hour drive to the entrance of Yellowstone National Park. The area is well known for an abundance of wildlife including large elk herds, deer, bear, moose, and bobcats. Build your dream home in the heart of Big Sky Country.

The sellers are very motivated to sell this property yet this year, bring offers.

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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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