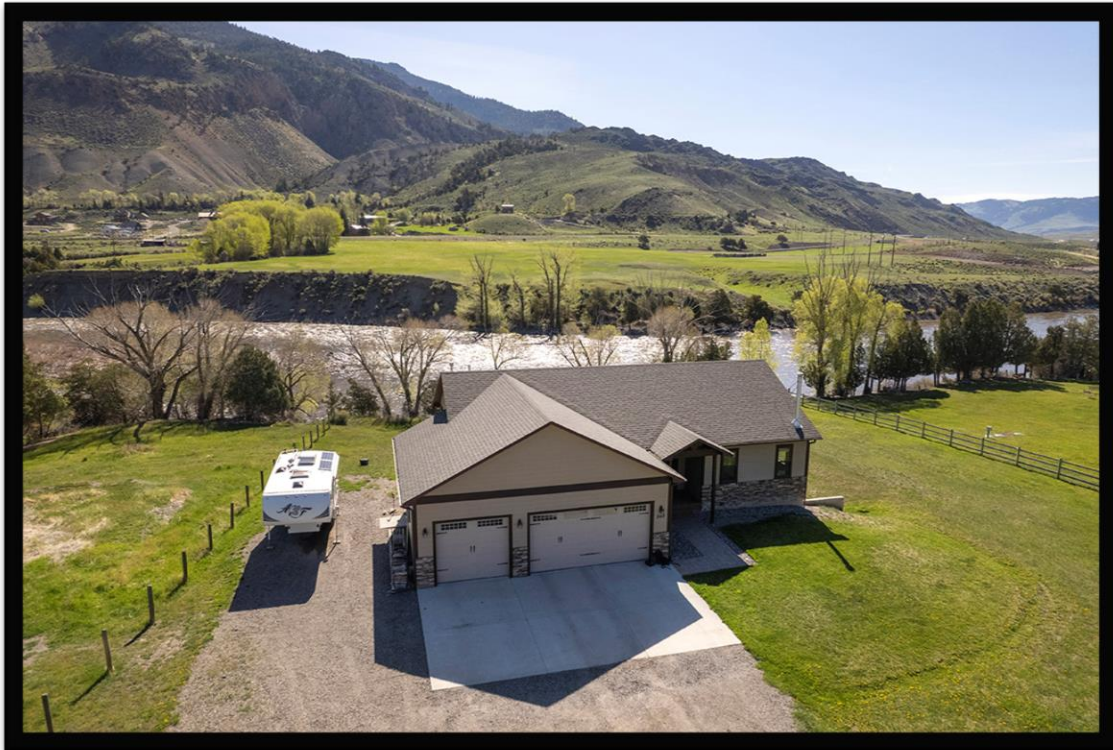


YELLOWSTONE RIVER FRONTAGE

Paradise Valley, Montana



LEGACY LANDS
LLC

PROPERTY FEATURES:

Yellowstone Park, National Forest Service, and 140 feet of Yellowstone River frontage right outside your door. This beautiful 2,952 square foot custom home was built by the current owners in 2013, rests on 2.4 acres, and has been immaculately maintained. The home has 3 bedrooms and 2.5 bathrooms on two levels, the second level



being a walk-out, opens up to a hot tub and spacious back yard. Drink coffee on the deck, and listen to the sound of the Yellowstone River while taking in spectacular views of the Absaroka and Gallatin Mountains, Devil's Slide, and Electric Peak. You can also count on seeing plenty of deer, elk, bear, bison and other wildlife pass by throughout the

year. This home is a rare gem with no known covenants or restrictions and is located minutes from the quaint town of Gardiner, MT, and the original entrance to Yellowstone National Park. A full RV hookup is available on the property for any guests you would like to invite to enjoy your new location.



LOCATION:

This one-of-a-kind property is located just 5 miles north of Gardiner, MT in the gorgeous Paradise Valley. Gardiner has a population of just under 1,000 people, but over four million people pass through the famous Roosevelt Arch each year here at the North Entrance to Yellowstone National Park. Elk roam right through town, and you have all the essentials available. The town of Livingston (population 7,000) is less than an hour away and you can find art galleries, theaters, a golf course, any type of food you are craving, the 4th of July rodeo and parade, Farmer’s Market, and many other community events. For a big city feel, the town of Bozeman (pop. 52,000) is 90 mins away, where you can access shopping, Bozeman International Airport, Montana State University, several golf courses, and even more art and culture. The small town of Emigrant is less than 30 minutes away with establishments such as Chico Hot Springs, Sage Lodge, Follow Yer Nose BBQ, and The Old Saloon. Between The Old Saloon, Pine Creek Lodge, The Montana Music Ranch, and various small local venues, you can see big name music headliners at small, quaint venues with Paradise Valley as the backdrop. The newly developed Yellowstone Hot Springs is just minutes away to soak and take in the scenery.



Yellowstone Hot Springs



Livingston Round-Up

RECREATION:

Paradise Valley is known for not only its spectacular views, but also the abundance of recreational activities right out your back door. Within minutes you have access to hunting in several mountain ranges and public lands; fishing,

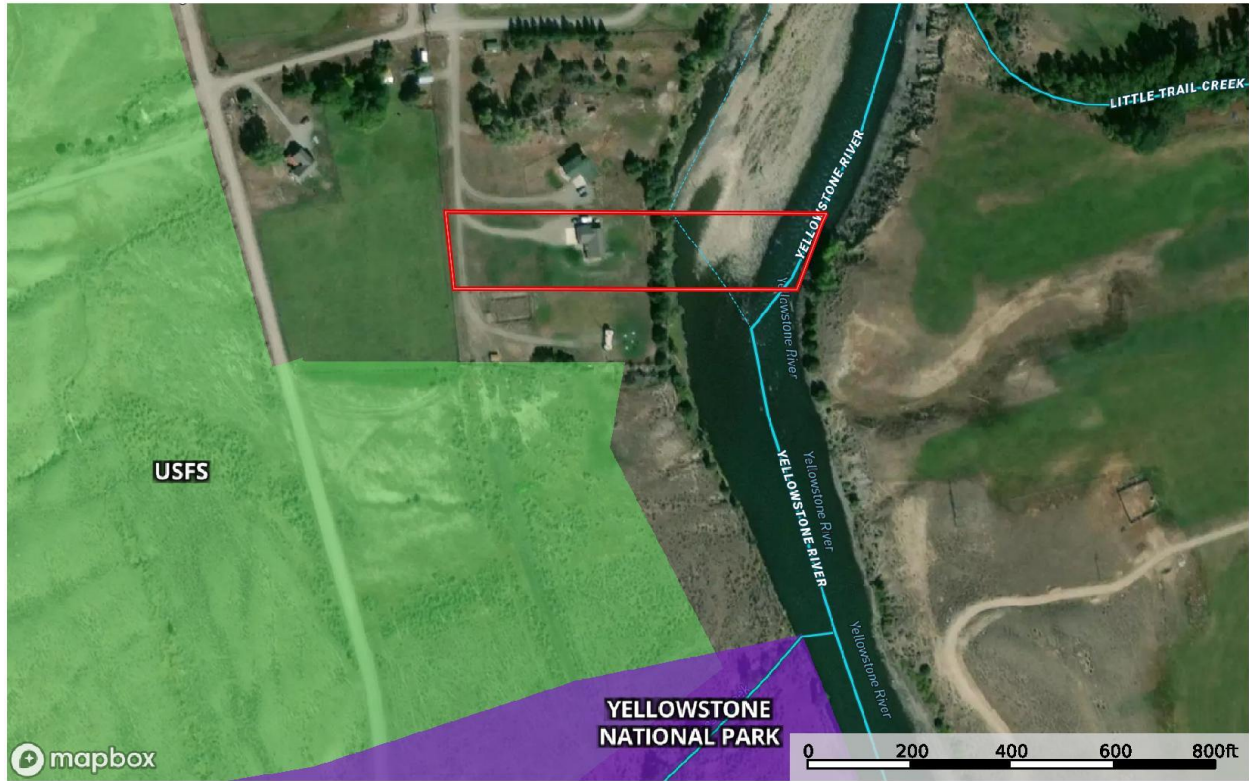


floating, paddle-boarding, kayaking, or canoeing on the Yellowstone River; hiking trails to explore any type of terrain or difficulty; cross country or downhill skiing; snowmobiling; ice skating; or simply scenic drives and photography opportunities galore. Yellowstone National Park, where millions of people come from around

the world to visit each year, is 30 minutes away. You could spend days exploring to see diverse wildlife, geothermal features such as Old Faithful geyser, Old Faithful Lodge, Mammoth Hot Springs, The Boiling River, canyons, waterfalls, lakes, and rivers. This property is five minutes away from horseback riding, zip lining, and whitewater rafting and 15 minutes from the Devil's Slide natural rock formation. Bridger Bowl Ski Area is just over an hour away and has eight chair lifts, four lodges, and over 2,000 acres of terrain to explore. Besides the fishing on the Yellowstone River you can drive the short distance nearby rivers or hike to a high mountain lake. There is something for every outdoor enthusiast in the Paradise Valley.

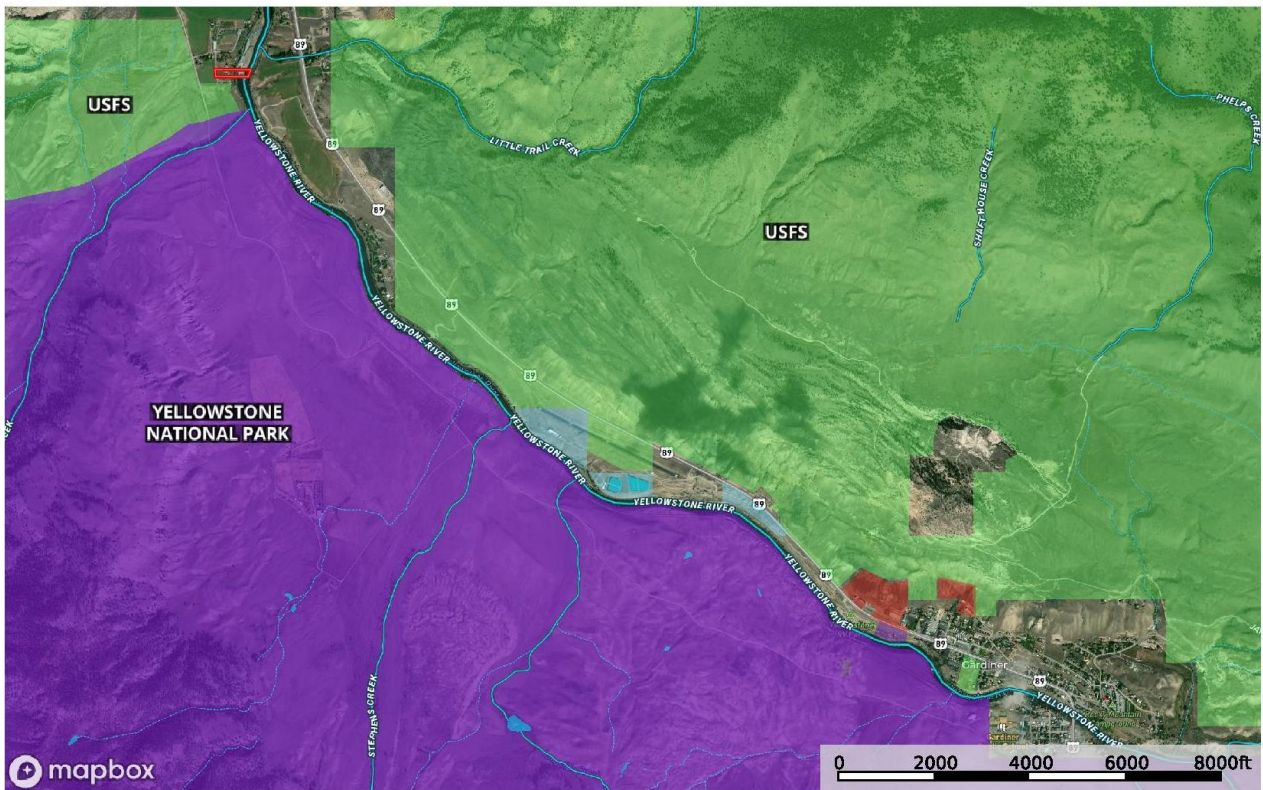


540 Old Yellowstone Trail - Gardiner - Aerial
 Montana, 2,421 AC +/-



- ▭ Boundary
- ▭ Forest Service
- ▭ State Land
- ▭ Fish and Wildlife
- ▭ National Park
- ▭ Other
- ▭ BLM
- ▭ Local Government
- Stream, Intermittent
- River/Creek
- ▭ Water Body

540 Old Yellowstone Trail - Gardiner - Area
 Montana, 2,421 AC +/-



- ▭ Boundary
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- ▭ State Land
- ▭ Fish and Wildlife
- ▭ National Park
- ▭ Other
- ▭ BLM
- ▭ Local Government
- Stream, Intermittent
- River/Creek
- ▭ Water Body



OFFERED AT

\$1,849,000

For more information or a showing contact:

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