



YELLOWSTONE VALLEY RANCH

LIVINGSTON, MONTANA

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Yellowstone Valley Ranch has been a fly fishing lodge that has operated in the Paradise Valley for 5 years. Located 15 Miles south of Livingston, this 36 acre property sits alongside over ½ mile of Yellowstone River frontage.

The operation consists of a main lodge (restaurant & bar, office, employee housing), 5 duplex cabins, barn, outbuildings, horse pasture and a fly shop. The cabins and main lodge sit on a bench overlooking the river where world-class cutthroat, brook, and brown trout all flourish. This spectacular riverside location offers a multitude of possibilities for the new owner.

The location is set in the middle of the Paradise Valley, where you can enjoy the simple Montana lifestyle. A 20 minute drive puts you in downtown Livingston, where you can enjoy the small town charm while visiting its shops, art galleries and restaurants. To the south, only 40 miles is the north entrance to Yellowstone National Park and in all directions, National Forest offers endless recreation.




3840 Highway 89 S
Livingston, MT 59047

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Offered at \$2,500,000

All showings by appointment only.

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