

# Lot 5 Juniper Ridge Trail

20.07 Acres | Park County, MT | \$750,000



HAYDEN  OUTDOORS.

# Lot 5 Juniper Ridge Trail

TOTAL ACRES:

20.07

PRICE:

\$750,000

COUNTY:

Park County

CLOSEST TOWN:

Livingston, MT

## Activities & Amenities:

ATV/Off Road  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
State Hunting Unit: MT HD 317

## Land Details

**Address:** Lot 5 Juniper Ridge Trail,  
Livingston, Montana 59047, USA  
**Subdivision:** Mill Creek Ridge  
**Closest Town:** Livingston  
**Total Acres:** 20.07  
**Deeded Acres:** 20.07  
**Zoning:** Yes  
**Elevation:** 4975  
**Topography:** Rolling  
**Vegetation:** Grasslands and Junipers  
**Estimated Taxes:** \$60 - 2026  
**Source of lot size:** Assessor/Tax Data

## Property Summary

Exceptional 20-acre parcel for sale: Lot 5 Juniper Ridge Trail in Mill Creek Ridge, Paradise Valley, Montana. This property offers privacy, sweeping Absaroka Mountain views, and direct access to the heart of Big Sky Country. Ideal for a custom Montana home or private retreat; direct trail access to public land; great hunting, hiking, fishing and recreation; near Chico Hot Springs, Livingston, Bozeman, and Yellowstone National Park.

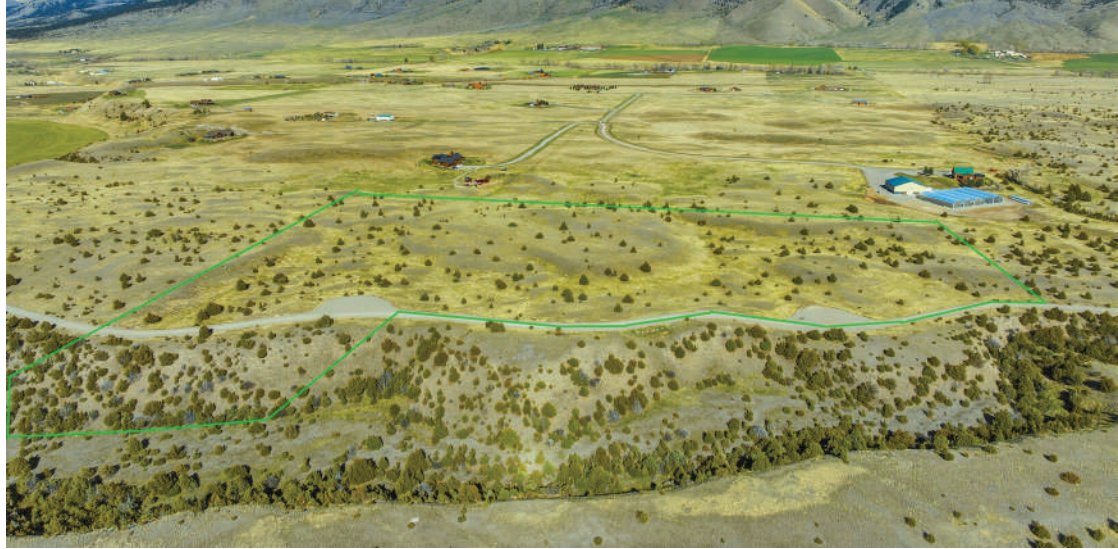
## Land

Lot 5 Juniper Ridge Trail Mill Creek Ridge, Paradise Valley, Montana: Discover this exceptional 20-acre parcel in the desirable Mill Creek Ridge Subdivision, offering privacy, sweeping Absaroka Mountain views, and an unparalleled connection to nature in the heart of Paradise Valley. Set on an elevated bench with serene surroundings and rolling terrain, this parcel is perfectly suited for building your custom home and bespoke Montana private retreat. It balances seclusion with easy access to hot springs, live music, vibrant town amenities, world-class recreation, and Yellowstone National Park. Nature enthusiasts and those seeking the authentic Montana lifestyle will find this an ideal basecamp in the heart of Big Sky Country.

## Recreation

Recreational Access at Your Doorstep: Positioned off Mill Creek Road near Emigrant, Montana, the Mill Creek Ridge Subdivision borders a 640-acre section of Montana State public land. This parcel connects via the subdivision's private easement and internal private trail system, granting convenient direct access for hiking, mountain biking, wildlife watching, hunting, and quiet outdoor exploration.





The property sits in a productive mule deer and white-tailed deer travel corridor, linking irrigated hay fields with upland bedding areas on public land which often hosts a resident herd of elk. Mill Creek Ridge enjoys a central location with quick access to extensive trail systems on both sides of Paradise Valley – the Gallatin Mountains to the west and the Absaroka Mountains to the east. These trails lie within the vast Custer-Gallatin National Forest (over 3 million acres) and the rugged Absaroka-Beartooth Wilderness (nearly 944,000 acres). Nearby trailheads lead to favorites such as Pine Creek Falls and onward to Pine Creek Lake and surrounding alpine lakes.

Hunting and Fishing Nearby: Exceptional float and wade fishing opportunities await just minutes away on the Yellowstone River at multiple public access sites, including those in Emigrant, Mill Creek, Loch Leven, and Pine Creek. Renowned private-water spring creeks like Armstrong’s and Nelson’s, along with Story Lakes, provide technical dry-fly fishing and productive stillwater experiences for discerning anglers.

This parcel lies in Elk Hunting District 317 and a general deer district. General licenses are available for both species, with additional “B” tags for antlerless deer often accessible over the counter (check MT FWP regulations for quotas, seasons, and draw opportunities).

## Location

Convenient Location (approximate driving distances):

- Emigrant & The Old Saloon music venue: ~10min
- Chico Hot Springs & Sage Lodge: ~10 min
- Yellowstone River: ~ 5 min to closest public access
- Livingston (~20 min): vibrant arts and culture scene with galleries, excellent dining, breweries, lively nightlife, and first-class healthcare
- Bozeman: ~ 45 min
- Yellowstone National Park North Entrance: ~40 min
- Bridger Bowl Ski Area: ~1:10 min
- Big Sky Ski Resort: ~2 hrs

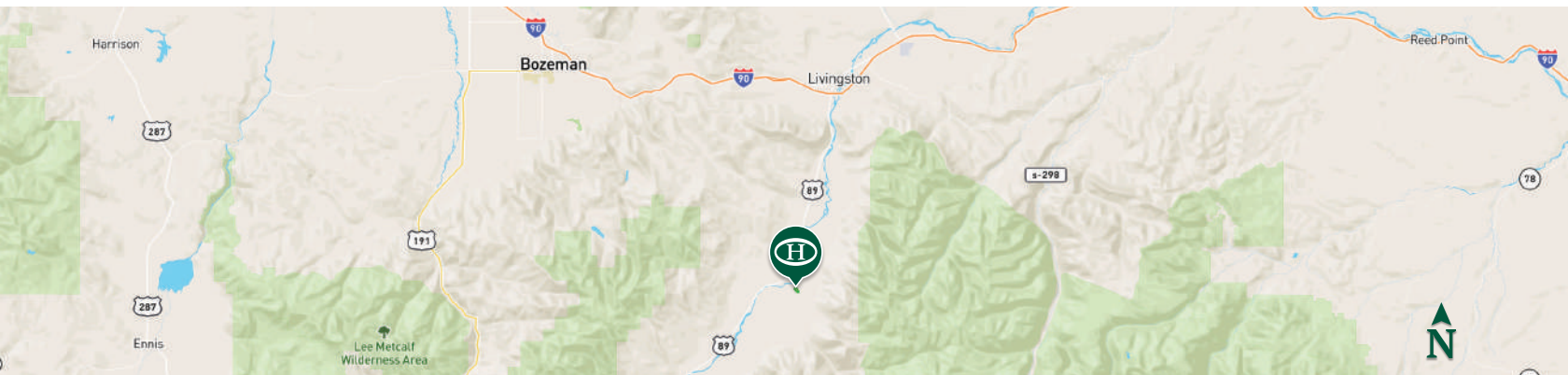
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Boundary

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



# HAYDEN **H** OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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