



RAICH  
MONTANA  
PROPERTIES LLC

**FAY**  
RANCHES INC.

**OC RANCH PARCELS**

Livingston, Montana  
\$1,600,000 - \$2,200,000  
160± ACRE PARCELS



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

# INTRODUCTION

OC Ranch is a rare offering located at the heart of one of America's most visually stunning regions. Framed by iconic mountain ranges—the Absarokas, Bridgers, Hyalites, and the Crazy mountains— this exclusive collection of 160± acre ranch properties offer a rare blend of privacy, breathtaking setting, and potential to create a legacy property. Buyers can purchase the entire 640± acre ranch or choose from four, 160± acre parcels. With rolling meadows, benches, and panoramic views in every direction, OC Ranch holds a commanding position between heritage ranchland and the towering wildlands of southwest Montana.

Though deeply private, the ranch is remarkably accessible, just 25± minutes from Bozeman, 15± minutes from Livingston and the Yellowstone River, and nearby hundreds of thousands of acres of public land. On the property itself, owners enjoy not only their own expansive parcels but also 10± miles of private shared hiking, mountain biking, or horse trails that wind through ridgelines, valleys, and open country, offering constant connection to the land's grandeur and the surrounding peaks.

Spring and summer bring the land to life with native grasses, sagebrush, wildflowers, and dense foliage along the north-facing slopes and creek corridors. Wildlife, including elk, moose, black bear, whitetail and mule deer, and other species of wildlife found in the Yellowstone ecosystem, find sanctuary throughout the varied topography. Underground power, year-round access via a newly built road and bridge, and a thoughtful development plan ensure that modern convenience doesn't come at the cost of natural beauty. Each parcel includes access to meadows, ridges, O'Rea Creek frontage, and benefits from some of the neighboring properties under conservation easements that ensure protected viewsheds and thriving wildlife habitat.

With four distinct parcels available, each offering a unique blend of terrain, orientation, and build opportunity— OC Ranch is a legacy holding that combines privacy, proximity to amenities, and limitless mountain views.

## Available 160± Acre Parcels:

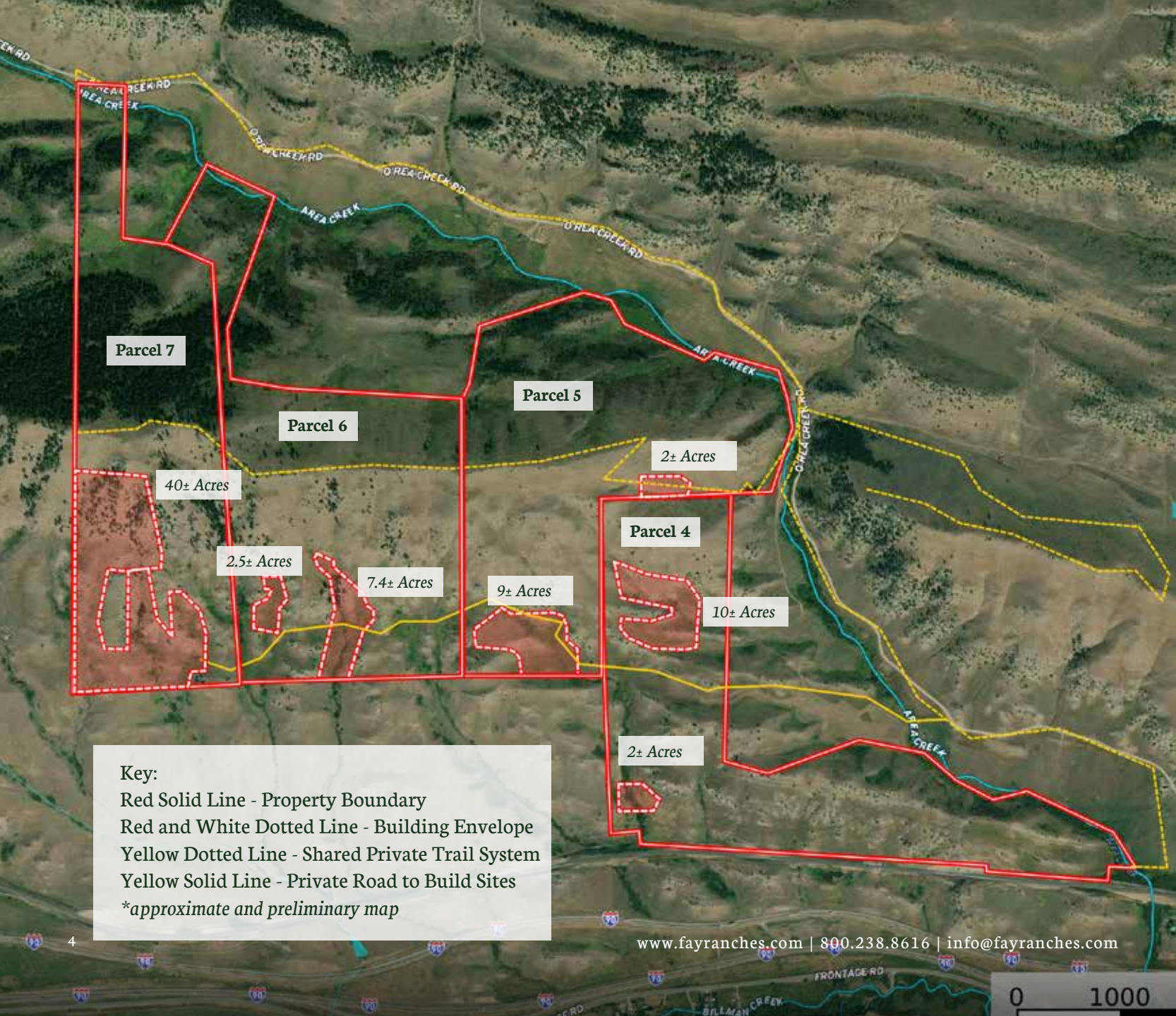
- OC Ranch Parcel 7 - \$2,200,000
- OC Ranch Parcel 6 - \$1,800,000
- OC Ranch Parcel 5 - \$1,600,000
- OC Ranch Parcel 4 - \$1,600,000

# QUICK FACTS

- 160± acres parcels within the OC Ranch community
- Stunning views of the Absarokas, Bridgers, Hyalites, and the Crazy mountains
- Every parcel has a meadow, ridge, O'Rea Creek access, and thoughtfully planned building envelopes
- 10± miles of shared trails for reaching beyond one's own large holdings
- A newly built road and bridge for year-round access to each property
- Underground power is available to each parcel
- Excellent access to the ranch from O'Rea Creek Road, which is county-maintained and plowed
- Limited development to preserve land and the owner's views
- 15± minutes from Livingston and the Yellowstone River
- 25± minutes from Bozeman, Montana
- 40± Bozeman Yellowstone International Airport
- 1 hour and 15± minutes from the North Entrance to Yellowstone National Park
- 40± minutes from Bridger Bowl Ski Area
- 1 hour and 40± minutes from Big Sky, Montana







**Key:**

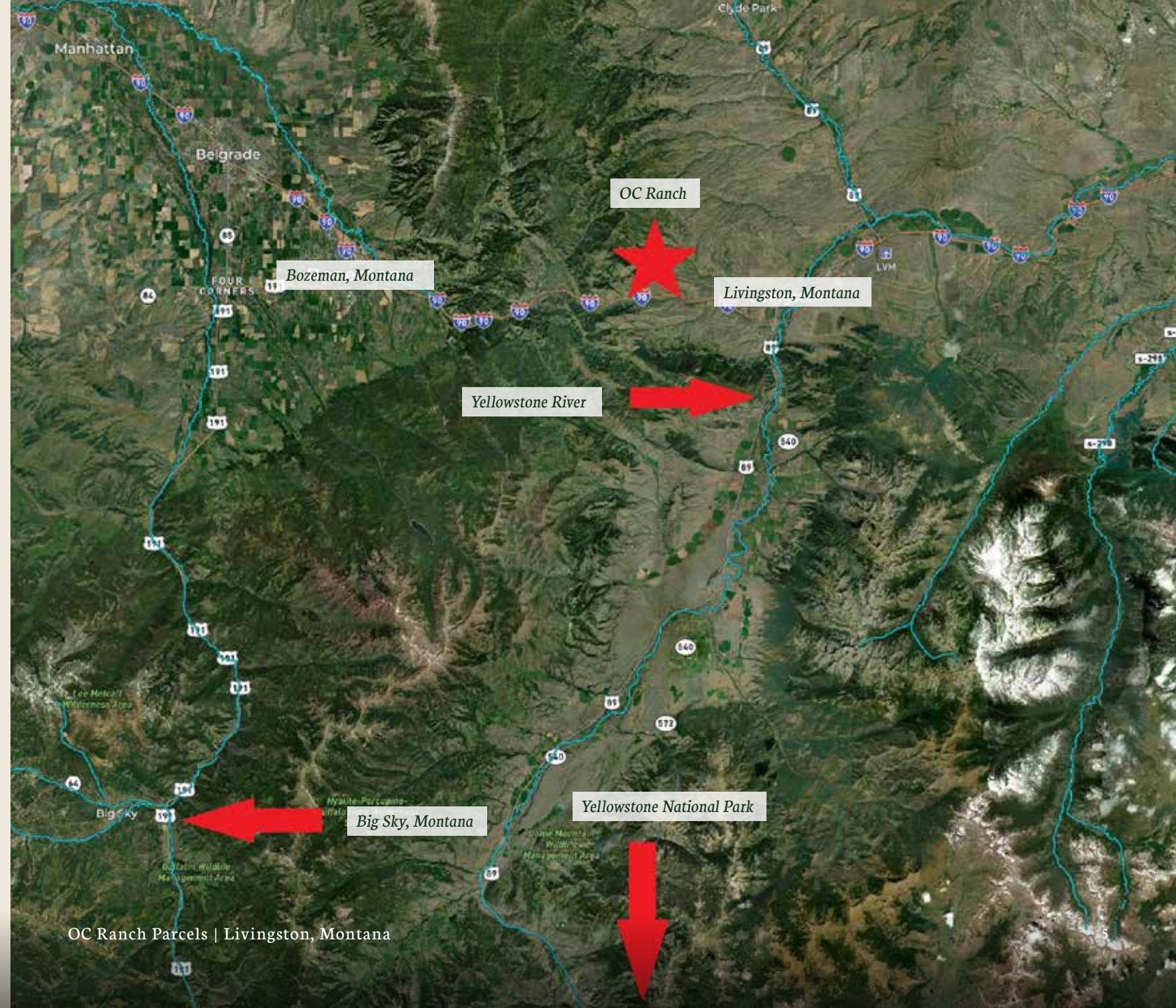
Red Solid Line - Property Boundary

Red and White Dotted Line - Building Envelope

Yellow Dotted Line - Shared Private Trail System

Yellow Solid Line - Private Road to Build Sites

*\*approximate and preliminary map*



OC Ranch

Bozeman, Montana

Livingston, Montana

Yellowstone River

Big Sky, Montana

Yellowstone National Park

OC Ranch Parcels | Livingston, Montana

# OC RANCH PARCEL 7

160± ACRES AT \$2,200,000

OC Ranch Parcel 7 offers expansive views west toward the Absarokas and uninterrupted eastern vistas of surrounding mountains, borders 1,000± acres of neighboring ranchland, and open valleys; it also allows for potential division into two parcels.





# OC RANCH PARCEL 6

160± ACRES AT \$1,800,000

OC Ranch Parcel 6 showcases expansive, south-facing meadows and sweeping valleys that capture dramatic, unobstructed views of the Absaroka Mountains and the Hyalites to the southwest.





# OC RANCH PARCEL 5

160± ACRES AT \$1,600,000

OC Ranch Parcel 5 features a dynamic mix of low meadows, gentle climbs, and wide-reaching views below its northern creek frontage, all framed by expansive mountain views to the west and dramatic 360-degree views at its ridges.





# OC RANCH PARCEL 4

160± ACRES AT \$1,600,000

OC Ranch Parcel 4 offers sweeping views of the historic ranch core and the Absaroka Mountain Range to the southwest, along with the longest continuous stretch of flat, rideable land on the property.









# RECREATION

## FISHING

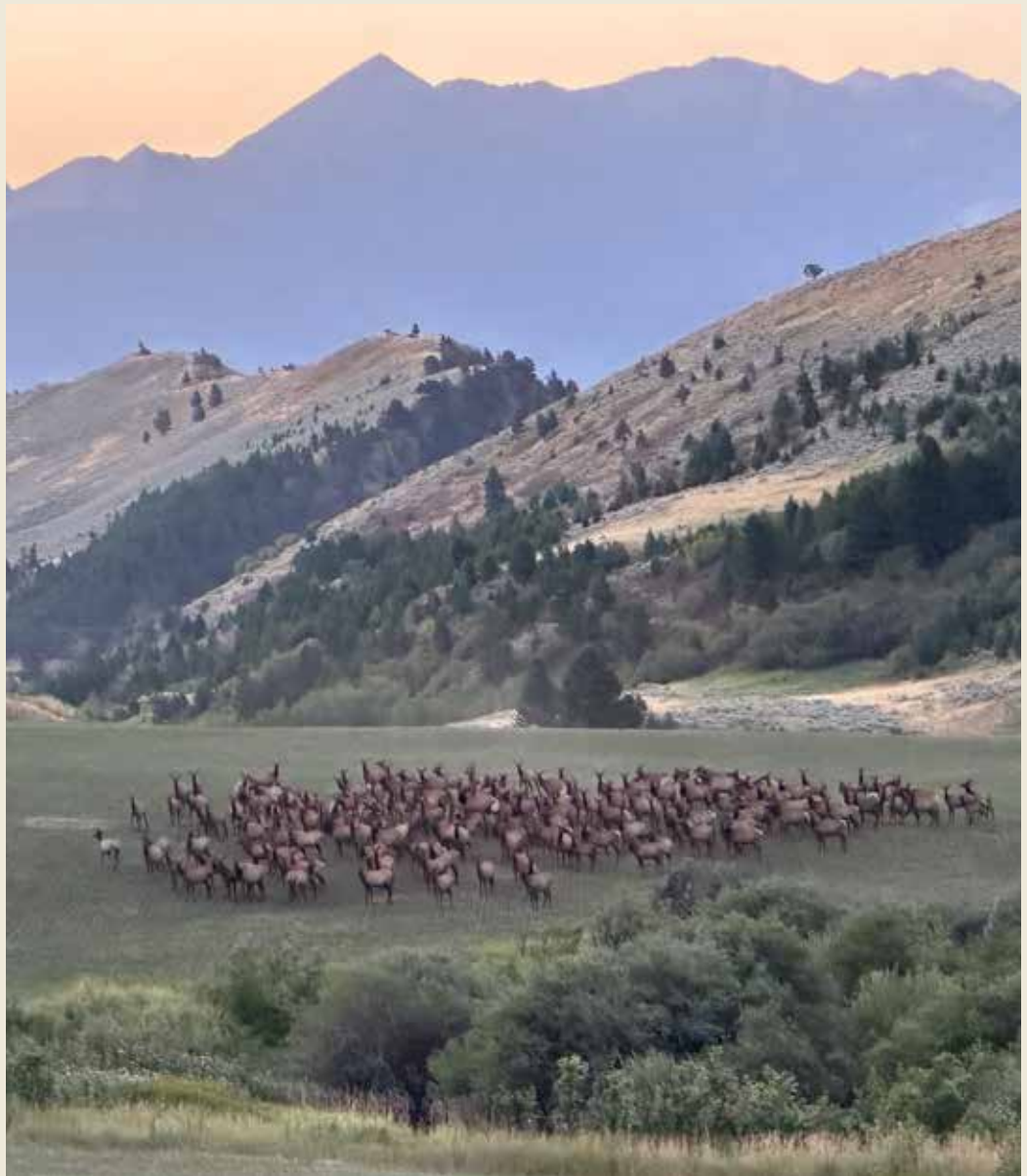
O'Rea Creek runs through each parcel's northern sections, providing creek frontage right from the property.

Some of the best trout fishing in the world occurs 15± minutes from the property on the famed Yellowstone River. The Yellowstone River is the longest free-flowing river in the lower 48 states, flowing some 554± miles from its source in the mountains of Wyoming to its confluence with the Missouri River. Downstream from Yellowstone National Park's border, there are over 100 miles of blue-ribbon trout water with excellent brown, rainbow, and cutthroat trout populations. The Yellowstone is considered large by river trout standards and is a great river to float and wade fish. The river is most noted for the "Mother's Day" caddis hatch, and when river conditions are right, it is a fisherman's Valhalla. Three world-famous spring creek fisheries are nearby, just south of Livingston in the famous Paradise Valley. Nelson's, Depuy's, and O'Hair's (Armstrong's) offer fee fishing on over 5 miles of some of the best spring creek water in the world. Fishing conditions on the creeks are consistently excellent, even through winter. These spring creeks are natural wonders emerging from the ground, with a large volume of nutrient-rich water providing an enormous amount of aquatic life, including an abundance of wild trout. Yellowstone National Park, a little over an hour south of the property, is the birthplace of many of the finest trout rivers in the West. Nowhere in the world are so many public rivers and streams found within such a small area!



# HUNTING | WILDLIFE

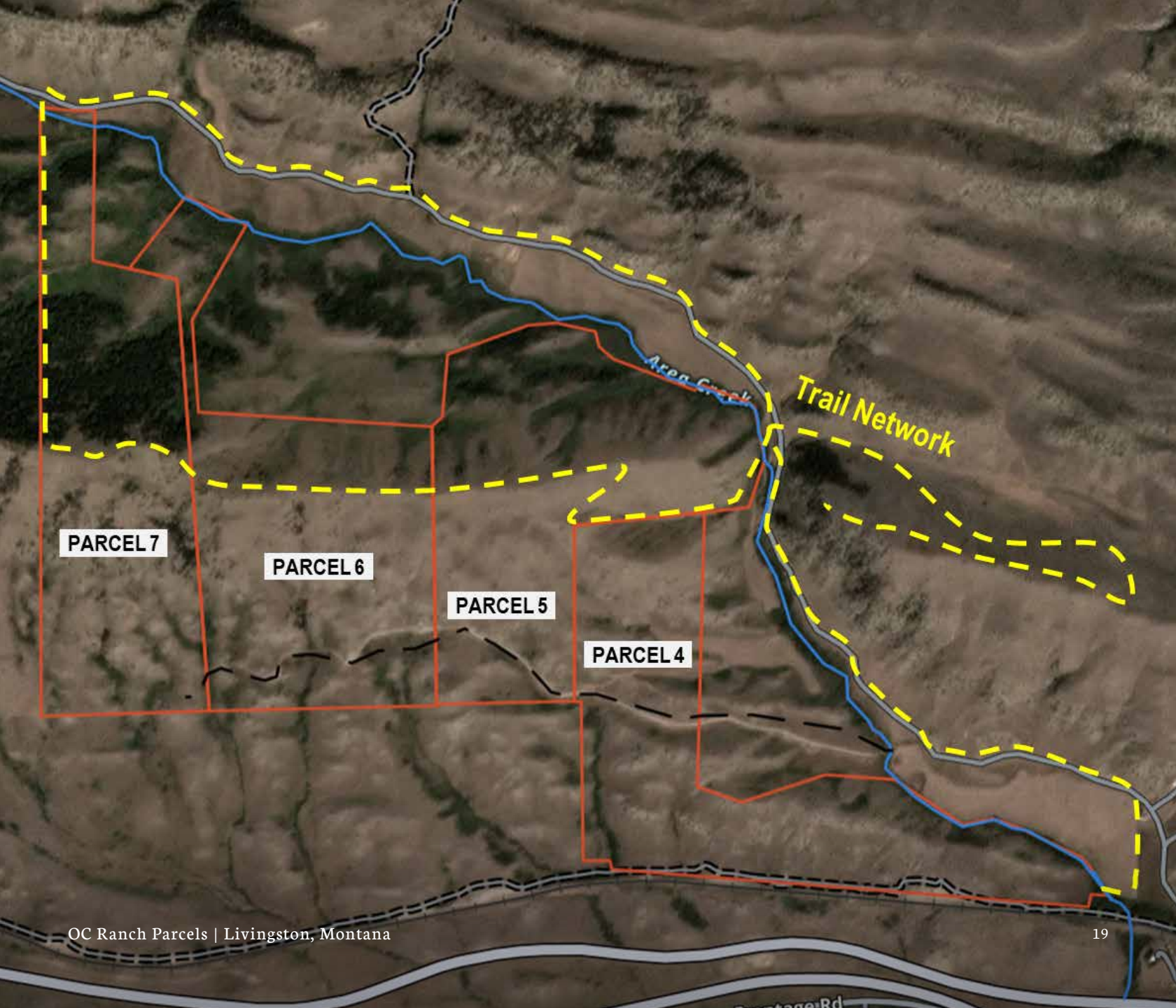
Dozens of species of animals call this area home, including deer, elk, grouse, Hungarian partridge, bear, and even the occasional moose. Bird watching for raptors, bald eagles, mountain bluebirds, sandhill cranes, and other species is phenomenal. The protected setting and resources of the property and surrounding area make it an ideal home for elk, deer, and moose. The opportunity to harvest elk each year on the ranch is excellent. You will also find quality whitetail and mule deer numbers on the property. Licenses can be purchased directly over the counter for elk and deer hunting, ensuring the new owner can hunt with family and friends. The OC Ranch is in Hunt District 393. The Bozeman and Livingston, Montana, areas have long been known as big game hunting destinations.



# TRAIL SYSTEM

Owners of parcels at OC Ranch enjoy direct access to an exclusive 10± mile private trail network that winds through the ranch and its historic lands, offering an immersive way to experience the property's diverse terrain and sweeping views. Accessible from each parcel, these trails are perfect for horseback riding, leisurely hikes, or simply wandering to a quiet spot for a picnic. Riders can explore open meadows, shady creek hollows, and elevated benches, while hikers can follow routes that lead to panoramic vistas of the Absarokas, Bridgers, and Crazy Mountains. The trails provide a year-round connection to the land's natural beauty, from vibrant wildflower meadows in summer to snow-dusted ridgelines in winter.





PARCEL 7

PARCEL 6

PARCEL 5

PARCEL 4

Trail Network

Area Creek

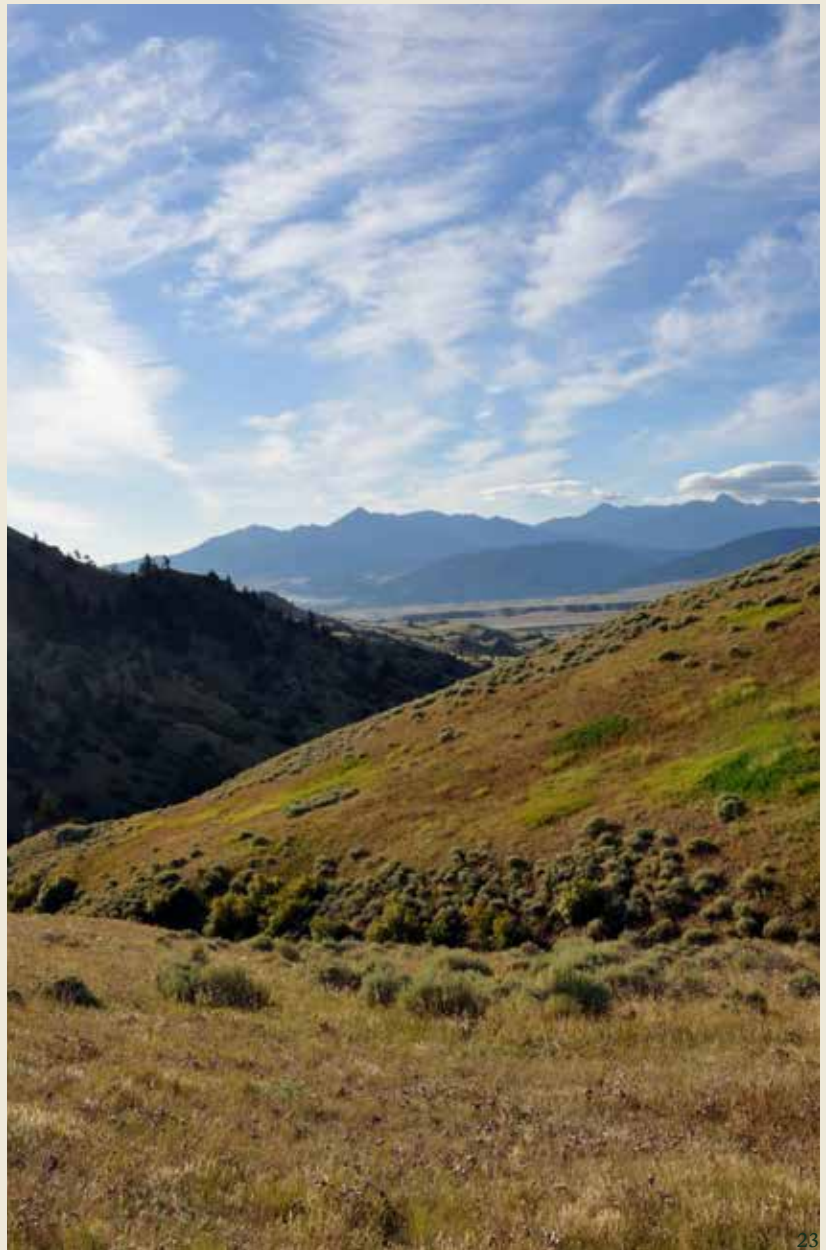






## OTHER RECREATION

Various mountain ranges surround OC Ranch. The rugged Crazy Mountains to the northeast are a snowcapped vision for much of the year. The Absaroka Range to the southeast is the home of Montana's highest peaks. The Gallatin Range to the southwest boasts excellent mountain biking and horseback riding trails, and beautiful mountain lakes. The Bridger Range to the northwest is a local treasure thanks to miles of hiking trails and the beloved Bridger Bowl Ski Area. The Bangtail Range to the north provides endless mountain biking and hiking trails. Bridger Bowl Ski Area, 40± minutes from the property, is a tremendous asset to the Bozeman community. Considered "Bozeman's resort," Bridger Bowl offers an intimate atmosphere where tickets are affordable, lift lines are short, and the skiing is fantastic. Eight lifts service 2,000 skiable acres with a 2,600-foot vertical drop. Big Sky Resort, about an hour and a half from the ranch, is an international destination for skiers, snowboarders, and summer vacationers. In the winter, Big Sky offers 5,850 skiable acres and 4,350 vertical feet, with a brand-new tram to Lone Peak as of 2023. Just south of Big Sky is the renowned Yellowstone Club. The world's only private ski and golf resort offers a quiet retreat for its members.



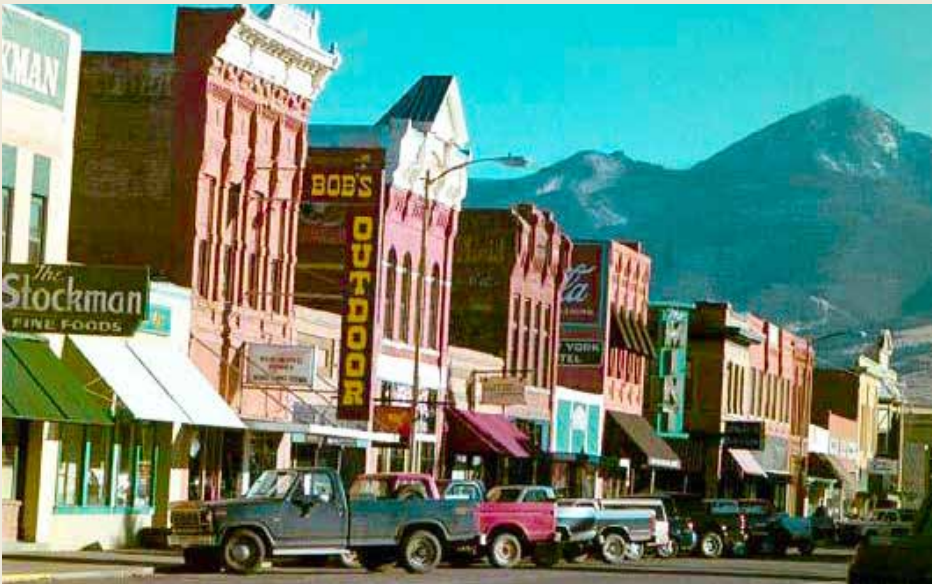




# LOCATION

## LIVINGSTON

OC Ranch is just 15± minutes from Livingston. Livingston (population 9,000±) is the county seat of Park County and is rich in history, noted in many Western journals as a once wild town. Today, Livingston is home to art galleries, restaurants/bars, theaters, fly shops, and boutiques in a well-preserved historic district. Writers, musicians, actors, and various ranchers inhabit the community. With a world-famous trout river, the Yellowstone, coursing its way through town, Livingston has always been home to some of the world's best fly-fishing guides.



## BOZEMAN

Though exceptionally private, the property is only 25± minutes from Bozeman (population 58,000±). It is one of the most vibrant and active small cities in America, boasting numerous art, music, food and entertainment options year-round. Bozeman has received national accolades for scenic location, limitless outdoor activities and historic downtown. Its culinary scene, international airport, state university and active shopping options makes the perfect nearby city.



OC Ranch Parcels | Livingston, Montana

## YELLOWSTONE

Head about an hour south on Highway 89 through Paradise Valley to Gardiner, Montana, and you'll find Yellowstone National Park's north entrance. It allows access to fishing opportunities and public land. Elk, bighorn sheep, mule and whitetail deer, coyotes, wolves, pronghorn antelope, eagles, moose, mountain goats, bears, bison, and various other animals find suitable ranges and habitats in the park. The 2.2 million acres park is one of America's most famous and significant national parks and features picturesque waterfalls, canyons, and notorious geysers.

## AIRPORT SERVICES

**Six miles east of Livingston is Mission Field Airport, which has an FBO and a 5,700± foot paved runway suitable for those traveling privately. The OC Ranch is only 40± minutes from Bozeman Yellowstone International Airport, the busiest airport in Montana. The airport is served by Alaska, Allegiant, American, Avelo, Delta, Jet Blue, Southwest, Sun Country, and United**





# SUMMARY

OC Ranch is a rare and exceptional offering comprising four distinct 160± acre parcels, each framed by the iconic surrounding mountain ranges. Set within a landscape of rolling meadows, benches, and panoramic vistas, the ranch combines deep privacy with remarkable accessibility. Owners enjoy expansive individual parcels as well as shared amenities that the ranch offers. With underground power, year-round access, and thoughtful development restrictions, OC Ranch provides the ideal foundation for creating a true legacy property in one of Montana's most striking and timeless settings.









## PRICE

\$1,600,000 -  
\$2,200,000

## TERMS

Cash  
Conventional Financing  
1031 Exchange

## CONTACT

Please contact **James Esperti** at (406) 581-4795 | [jesperti@fayranches.com](mailto:jesperti@fayranches.com) or **Tracy Raich** at (406) 223.8418 | [tracy@tracyraich.com](mailto:tracy@tracyraich.com) to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. or Raich Montana Properties LLC must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties we have listed, please visit our web page at [www.fayranches.com](http://www.fayranches.com).

## NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

# RELATIONSHIPS IN REAL ESTATE

As required by Montana law, a broker or salesperson shall disclose the existence and nature of relevant agency or other relationships to the parties to a real estate transaction. The various relationships and description of duties are as follows:

## 1. SELLER AGENT

A “Seller Agent” is obligated to the Seller to:

Act solely in the best interests of the seller; Obey promptly and efficiently all lawful instructions of the seller; Disclose all relevant and material information that concerns the real estate transaction and that is known to the seller agent and not known or discoverable by the seller unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the seller agent; Safeguard the seller’s confidences; Exercise reasonable care, skill, and diligence in pursuing the seller’s objectives and in complying with the terms established in the listing agreement; Fully account to the seller for any funds or property of the seller that comes into the seller agent’s possession; and Comply with all applicable federal and state laws, rules, and regulations.

Montana law permits a real estate agent, after providing written disclosure to a seller and obtaining a seller’s written consent, to represent multiple sellers of property and to list properties for sale that may compete with the seller’s property, without breaching any obligation to the seller.

A “Seller Agent” is obligated to the Buyer to:

Disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller; Disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property; Act in good faith with a buyer and a buyer agent; and Comply with all applicable federal and state laws, rules, and regulations.

## 2. BUYER AGENT (cont)

A “Buyer Agent” is obligated to the Seller to:

Disclose any adverse material facts that are known to the buyer agent and that concern the ability of the buyer to perform on any purchase offer; Disclose to the seller or the seller agent when the buyer agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property; Act in good faith with a seller and a seller agent; and Comply with all applicable federal and state laws, rules and regulations.

**3. DUAL AGENCY** If a seller agent is also representing a buyer, or a buyer agent is also representing a seller with regard to a property, then a dual agency relationship may be established. In a dual agency relationship, the dual agent is equally obligated to both the seller and the buyer. These obligations may prohibit the dual agent from advocating exclusively on behalf of the seller or buyer and may limit the depth and degree of representation that you receive. A broker or a salesperson may not act as a dual agent without the signed, written consent of both the seller and the buyer.

A “Dual Agent” is obligated to a Seller in the same manner as a seller agent and is obligated to a Buyer in the same manner as a buyer agent, except a dual agent:

Has a duty to disclose to a buyer or seller any adverse material facts that are known to the dual agent regardless of any confidentiality considerations; and May not disclose the following information without the written consent of the person to whom the information is confidential; The fact that the buyer is willing to pay more than the offered purchase price; The fact that the seller is willing to accept less than the purchase price that the seller is asking for the property; Factors motivating either party to buy or sell; and Any information that a party indicates in writing to the dual agent is to be kept confidential.

#### 4. STATUTORY BROKER

A “Statutory Broker” is not the agent of the Buyer or Seller but nevertheless is obligated to them to:

Disclose to: i. a buyer or buyer agent any adverse material facts that concern the property and that are known to the statutory broker, except that the statutory broker is not required to inspect the property or verify any statements made by the seller; and ii. a seller or a seller agent any adverse material facts that are known to the statutory broker and that concern the ability of the buyer to perform on any purchase offer; Exercise reasonable care, skill, and diligence in putting together a real estate transaction, and Comply with all applicable federal and state laws, rules and regulations.

5. IN-HOUSE SELLER AGENT DESIGNATE Created when the agency holds both the listing on a property from the seller and a buyer broker agreement with the buyer, an in-house seller agent designate is a broker or salesperson employed by or associated as an independent contractor with a broker and designated by the broker as the exclusive agent for a seller for a designated transaction and who may not be considered to be acting for other than the seller with respect to the designated transaction.

6. IN-HOUSE BUYER AGENT DESIGNATE Created when the agency holds both the listing on a property from the seller and a buyer broker agreement with the buyer, an in-house buyer agent designate is a broker or salesperson employed by or associated as an independent contractor with a broker and designated by the broker as the exclusive agent for a buyer for a designated transaction and who may not be considered to be acting for other than the buyer with respect to the designated transaction.

#### BUYER AGENT

A “Buyer Agent” is obligated to the Buyer to: Act solely in the best interests of the buyer; Obey promptly and efficiently all lawful instructions of the buyer; Disclose all relevant and material information that concerns the real estate transaction and that is known to the buyer agent and not known or discoverable by the buyer, unless the information is subject to confidentiality arising from a prior or existing agency relationship on the part of the buyer agent; Safeguard the buyer’s confidences; Exercise reasonable care, skill, and diligence in pursuing the buyer’s objectives and in complying with the terms established in the listing agreement; Fully account to the buyer for any funds or property of the buyer that comes into the buyer agent’s possession; and Comply with all applicable federal and state laws, rules and regulations.

Montana law permits a real estate agent, after providing written disclosure to a buyer and obtaining a buyer’s written consent, to represent multiple buyers interested in buying the same property or similar properties to properties in which a buyer is interested and to show properties in which a buyer is interested to other prospective buyers, without breaching any obligation to the buyer.



Scan the  
QR code  
to learn  
more.