



## Opportunity In Paradise, Park County, Montana, 20.97 Acres

**\$2,175,000**

- Equestrian, Wildlife Viewing

Discover the ultimate sportsman's retreat in iconic Paradise Valley! This exceptional 20.97 acre property in Pray, MT, places you in the heart of Montana's premier outdoor playground, with breathtaking panoramic views of the Absaroka Mountains and frequent visits from elk and deer. World-class fly fishing await with private shared access to the legendary Yellowstone River; renowned blue-ribbon trout waters just moments away. Abundant big-game hunting opportunities abound on the property and nearby National Forest Service, BMA, State, BLM & RMEF lands. Only 30 minutes to Yellowstone National Park's north entrance (the park's only year-round access) for geysers, geothermal wonders, and epic adventures. Nearby Chico Hot Springs offers relaxing soaks, Livingston (25 minutes north) provides charming amenities, and Bozeman & Int'l airport is an easy hour drive. Dailey Lake, Cooke City (Snowmobile & Back Country Skiing Destination) and more recreation options are all within reach. Live the true Montana outdoor lifestyle! Deeded covenants allow for an additional primary residence and two guest houses, opening incredible development potential on this private, lightly covenanted land (no HOA). Bring your horses and animals to the fenced corral, outbuildings, and greenhouse. Water rights for seasonal irrigation or livestock included. The existing 4,144 sq ft main home features a versatile duplex layout built with comfort and utility in mind—perfect for multi-generational living or hosting. Enjoy the large fenced yard with above-ground pool w/ deck, play areas, efficient heating, and long private driveway (mini bulldozer included for plowing). A separate 520 sq ft 1-bedroom caretaker/guest quarters (built 2022) with attached 3-car garage and insulated hot tub room provides independent living space. With deeded rights to build more, this property offers tremendous opportunity: ideal for short-term rentals (STR), investment income, multi-family compound, or legacy estate. A rare gem combining privacy, views, recreation, and flexibility. Make sure to check out the LandID map available on the Clearwater Properties website for additional details. Schedule your private tour today!

**Main Info**

- Street Address : 682 E River Road
- Lot Size Acres : 20.97 Acres
- Postal / Zip Code : 59065
- Dwelling : No
- State / Province : Montana
- County : Park
- Closest City : Pray

## Home Info

- Year Built : 1996
- Building Features : Storage Shed, Outbuildings, Bunk House
- Square Feet Main House : 4144
- Baths : 5
- square feet
- Bedrooms : 6

## Broker Info



### Kevin Wetherell

**Clearwater Montana Properties**  
**(P:) 406-677-7030**

**(M:) 406-677-4040**

**[Kevin@CMPMontana.com](mailto:Kevin@CMPMontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**

Kevin is the Broker/Owner of Clearwater Montana Properties, Inc., bringing a lifetime of Montana knowledge and a passion for land to every client he serves. A 5th generation Montanan, Kevin believes that providing clients with thorough knowledge of the land and the surrounding area is essential for making informed decisions. He prides himself on honest, straightforward guidance, presenting not only the positives of a property but also any potential challenges. Kevin has extensive expertise in land use and development, including hunting, fishing, pond and water management, tax-advantaged conservation easements, wildlife and habitat management, road development, ecological considerations, and a deep understanding of local politics—all of which help clients achieve their real estate goals efficiently and effectively. Dedicated to continual professional growth, Kevin holds designations including CRB (Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), and RRS (Resort and Recreational Specialist), and brings years of experience in real estate brokerage management and supervision. Outside of real estate, Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball, embracing the Montana outdoors he knows and loves. His expertise, integrity, and deep connection to the land make him a trusted advisor for anyone seeking to buy or sell Montana properties.

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