

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



802 Deadmans Canyon Road, Reed Point MT 59069

\$3,175,000
Acres: ± 400
MLS#: 382142

DELGER
— REAL ESTATE —
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Feast your eyes on a rare piece of history nestled in the picturesque Sweet Grass County, Montana - just twenty-three miles north of Big Timber. This remarkable treasure, with dates carved in stone (yes, you heard that right - literally!), dates back to 1872. And let me tell you, it's a real beauty. Back in the day, weary travelers on the Bozeman-Miles City stage line would stop by the "halfway house" for some much-needed rest and recuperation. And as if that wasn't impressive enough, the original abstract shows that a formal transfer to its first private owner was signed by none other than President Grover Cleveland in 1909. Talk about a piece of American history! Now, fast forward to 2012, and the property has been lovingly preserved and transformed. A contemporary addition joins the south wall of the original stone house, providing unobstructed views of the stunning White Beaver Valley. And if you thought the views were impressive, just wait until you see the manicured bluegrass lawn that gently gives way to pastures and prairies, all of which are traversed by a mile of spring creek and two year-round springs on 400 acres. Trust me when I say that elk, deer, antelope, and upland game abound. But that's not all. The property also boasts a passively solar-heated hanger and a grass airstrip, perfect for welcoming your super cub. And for those of you with horses, the rustic barn, corral, and shed provide a cozy home for your four-legged friends. In short, the past and present converge in this private, tranquil, one-of-a-kind property. And if you're lucky enough to call it your own, you'll be the proud owner of a piece of American history that's been transformed into a modern-day oasis. So what are you waiting for? Come and take a look for yourself! MLS# 382142



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 400
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, TreesWoods
Water Features:	Creek, Stream
Listing Date:	2023-05-16
Listing Agent:	Anne Kreder of Engel & Volkers - Bozeman

Style:	Custom
Year Built:	1873
Beds:	3
Baths:	2
Appliances:	Dishwasher, Range, Refrigerator, WaterSoftener, SomeGasAppliances, Stove
Heating/Cooling:	RadiantFloor SpaceHeater VariesByUnit

LOCATION



Address: 802 Deadmans Canyon Road, Reed Point MT 59069

DELGER
REAL ESTATE
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

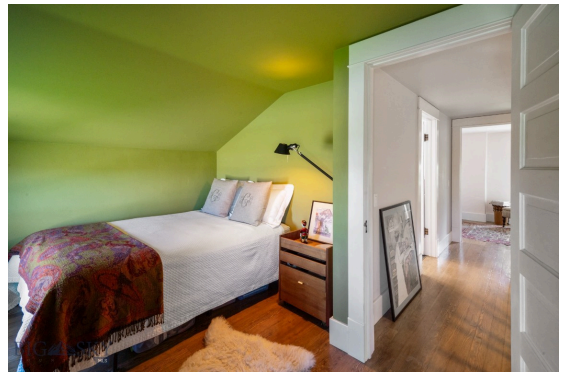
MLS
Information deemed reliable,
but not guaranteed

PHOTOS

















INVESTING IN MONTANA RANCH LAND



Interest in Montana ranch land as an investment has been strong over the last several years. Throughout Montana, but particularly in Southwest Montana we have seen increased demand for ranches as a safe investment. Making the decision to pursue investing in ranch land can be incredibly rewarding (both personally and financially) but there are a lot of factors that go into investing and owning ranch land. "Ranch" is a general term that can describe a wide range of property from large income producing cattle ranches, smaller recreational properties, fly fishing properties, hunting ranches, or horse properties with just a few acres. All of these definitions of ranch property are in demand in Montana, and are appreciating in value over the long term. However, income producing ranch land is the most stable, and is in the highest demand by investors.

Before buying property in Montana it is important to understand Montana Water Rights. All water in Montana is owned by the State. A Montana Water Right allows you to legally use water in a prescribed manner, but not to own the water itself. Montana's water law is based in the Doctrine of Prior Appropriation - First in Time, First in Right. Water rights are ranked according to the date on which the water was first put to beneficial use. Priority dates dictate the volume and distribution of water from wells, rivers, and streams. Landowners must put the water to beneficial use without waste to retain their right to use Montana's water. Without diversion and beneficial use, there is no water right.





A conservation easement is a legal agreement between a landowner and a land trust that limits the uses of the land in order to protect its conservation values. The landowner retains title to the property. The creation of the conservation easement can qualify as a one-time donation that has tax benefits. The conservation easement runs with the title, meaning that if the property is purchased by a new owner, the conservation easement remains. Land ownership carries with it a bundle of rights—the right to occupy, lease, sell, develop, construct buildings, farm, restrict access or harvest timber, among others. A landowner can give up one or more of those rights for a purpose such as conservation while retaining ownership of the remainder of the rights. In ceding a right, the landowner “eases” it to another entity, such as a land trust. For example, a landowner may give up the right to build additional structures while retaining the right to grow crops.

Landowners looking to sell their property can use conservation easements to protect what future owners are able to do with the property. This typically reduces the marketable value of the property. If the conservation is setup properly, the landowners are able to take advantage of tax benefits associated with the creation and “donation” of the conservation easement. The potential tax benefits of a donated conservation easement are two-fold. First, income tax benefits may exist at the federal level. There may be benefits at the state level as well. However, state property taxes can not be reduced by a donation of a conservation easement in Montana. Second, the conservation easement works as an estate planning tool to reduce estate tax liability. To qualify for a tax deduction, the donation of a conservation easement must be considered a charitable gift by the IRS (Internal Revenue Service). It is strongly recommended that a qualified tax professional review the conservation easement donation to ensure it meets IRS requirements. A tax deductible, charitable donation can only be made to an IRS qualified tax-exempt organization. The donation of a conservation easement must be complete and irrevocable in perpetuity. In order to claim a tax deduction on the donation of a conservation easement the landowner must obtain a qualified appraisal by a state certified appraiser.

All MLS Information ©Southwest Montana Multiple Listing Service, Inc. All rights reserved. MLS information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or Delger Real Estate.

v1.01-2024-11-23

MONTANA REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about ranch and recreational real estate in Montana.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-11-23