

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



Elk Meadows Ranch 3569 Gosman Lane, Lima MT 59724

\$13,400,000
Acres: ± 6177
MLS#: 384764

DELGER
— REAL ESTATE —
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Elk Meadows Ranch in Lima, Montana epitomizes the beauty, recreation and production for which Montana is known. Of the 6,177+/- total acres, 3,081+/- acres are deeded and 3,096+/- acres consist of State grazing leases. Ample water from shares in the Lima Dam Reservoir, Big Sheep Creek, and other tributaries that bisect the ranch allow the operator to cultivate a significant portion of the land, ideal for ensuring consistent and plentiful supply of water to the ranch's crops. The presence of 8 pivots collectively cover 852+/- acres while 45+/- acres are under wheel-line, and approximately 715+/- acres are flood irrigated. This ranch's acreage and irrigation allow for a year-round cattle operation, addition to hay base, or purebred operation. In addition, this ranch boasts cutting-edge cattle handling facilities such as a state-of-the-art feedlot and indoor working facilities. 3,200+/- feet of frontage along the trout-filled Big Sheep Creek is paradise for nature enthusiasts and anglers alike. Beyond fishing, the ranch is located in the MT General 303 Hunting District. Hundreds of elk seasonally roam throughout the ranch, providing excellent opportunity for those seeking to harvest large bull elk. The vast acres of rolling hills and lush meadows provide ample space for seasonal elk herds and cattle, making it ideal for both recreational and agricultural pursuits. Efficiently managed to set the standard for modern livestock management, this ranch offers a seamless cattle handling experience. Beyond its cattle operation, Elk Meadows Ranch offers a wealth of recreational possibilities that cater to outdoor enthusiasts of all kinds. MLS# 384764



BIG SKY
MLS

FEATURES

| | |
|------------------------|--|
| Status: | Active |
| Type: | Farm |
| Sub Type: | Single Family |
| Acres: | ± 6177 |
| View: | Farmland, Meadow, Mountains, Rural, River, CreekStream |
| Water Features: | Creek, Stream |
| Listing Date: | 2023-08-07 |
| Listing Agent: | Chance Bernall of Beaverhead Home and Ranch RE |

| | |
|--------------------|-------------------|
| Style: | Ranch |
| Year Built: | 2016 |
| Beds: | 5 |
| Baths: | 2 |
| Appliances: | Dishwasher, Range |

LOCATION



Address: Elk Meadows Ranch 3569 Gosman Lane, Lima MT 59724

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