

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



7 Neely Lane N, Cameron MT 59720

\$1,850,000

Acres: ± 20.39

MLS#: 388142

INTRODUCTION

Forever unobstructed views on the bench overlooking the Madison River Valley is this 5 bedroom - 4 bath home with a 2 car attached garage and a 3 car detached garage. Situated on 20+ acres you are within minutes of being on the river fishing, within an hour of Yellowstone Nation Park, or just a couple of miles to a Forest Service access for hunting, hiking, mountain bike riding or horseback riding. There is an easement on the south side that gives you access to an additional 320 acres of BLM lands and you can cross the Story Ditch to gain walking access to the Madison River (ask about the option of a draw bridge). This magnificent home is on 3 levels with the 2 bedrooms on the main floor both suites with three quarter baths. The open living area (kitchen, living room, and dining area) is the perfect center for entertaining or cozy up to the wood burning fireplace on a chilly evening. The basement level has another large family room, two non-conforming bedrooms (no egress windows), and yet another garage door into a storage area that is perfect for a golf cart or boat. The "gotcha" is the 3rd floor great room (has a wet bar) with walls of windows, another wood burning fireplace and west side covered balcony where you can see the Gravelly Mountain Range as well as the Tobacco Root Mountains. Add another huge bedroom suite with a walk-in shower, double vanity, sauna and a soaker tub with a view. Attention to detail, gives you 3 alternatives for heat: In floor radiant on the main and upper floor, propane forced air that is vented to all 3 floors, and the two wood burning fireplaces that add both ambiance and utility. The seller put in 2 - 1000 gallon propane tanks - perfect for the summer fill at reduced prices. You can purchase the house "as is" and finish it your way adding your own sweat equity (most of the hard work is done - mostly finish work to go) or the seller will continue to work on the finishes but also retains the right to increase the price as more work gets done. If you are looking for a home that gives you end of the road privacy, phenomenal views, tons of storage (remember 5+ car bays worth), access to recreational property in every direction, elbow room, and a great home for yourself and guests.....look no further!! In Montana you don't just buy a property.....you purchase a new lifestyle. Start YOURS today!!
MLS# 388142



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 20.39
View:	Mountains, River, SouthernExposure, CreekStream, Valley
Water Features:	RiverAccess, Seasonal
Listing Date:	2023-11-16
Listing Agent:	Melinda Merrill of Keller Williams Western MT - Big Sky

Style:	Custom
Year Built:	2015
Beds:	5
Baths:	4
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dishwasher, Disposal, Refrigerator
Heating/Cooling:	ForcedAir Propane RadiantFloor Wood CeilingFans

LOCATION



Address: 7 Neely Lane N, Cameron MT 59720

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.

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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



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