

# 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*



## 0 Buffalo Coulee Unit, Glasgow MT 59230

\$1,750,000  
Acres: ± 1947  
MLS#: 388173

DELGER  
— REAL ESTATE —  
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS  
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

The Buffalo Coulee Ranch encapsulates 1,947 contiguous acres of nutrient-rich grazing land that satisfies livestock and wildlife alike. In addition, 320 acres are leased from the Bureau of Land Management Acres. The coulees and diverse terrain give the ultimate cover for wildlife ensuring a successful hunting season. The ranch consists of 3 separate pastures sustaining a grazing system that allows for the native grasses to flourish. A well-designed water system provides water to eight stock tanks located strategically within the three grazing pastures. There are an additional two wells with stock tanks for backup if ever needed. Structures on the property consist of working corrals and a round tub that makes sorting and shipping easy and efficient. The natural landscape of Buffalo Coulee Ranch is well-preserved and respected. The present wildlife offers opportunities to hunt and fill your freezer with grass-fed white-tailed and mule deer, antelope, pheasant, sharp-tailed grouse, and Hungarian partridge. The tranquility surrounds the seasonal Buffalo Coulee Creek. Historically, dry land wheat was seeded and harvested whereas the 80 acres of hay ground currently produce up to 300 bales. The area sees about 12 inches of rain annually and 32" of snow with only 1 inch of average depth. The high temperatures rise in July to about 87 degrees and the low drops in January to 4 degrees. In a year, the Glasgow area typically sees 196 days of sunshine. Opportunities abound with such a diverse property. The Fish, Wildlife, and Parks provide income in return for participation in the Block Management program. Buffalo Coulee Ranch has been enrolled since 2012 offering hunters a chance to fill their freezers as well. The property is situated approximately 19 miles west of Glasgow, Montana, and 23 miles east of Saco. A country gravel road leads to this rangeland ranch. MLS# 388173



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Farm
<b>Sub Type:</b>	UnimprovedLand
<b>Acres:</b>	± 1947
<b>Water Features:</b>	Creek, Seasonal
<b>Listing Date:</b>	2023-11-15
<b>Listing Agent:</b>	Trampus Corder of Corder & Associates

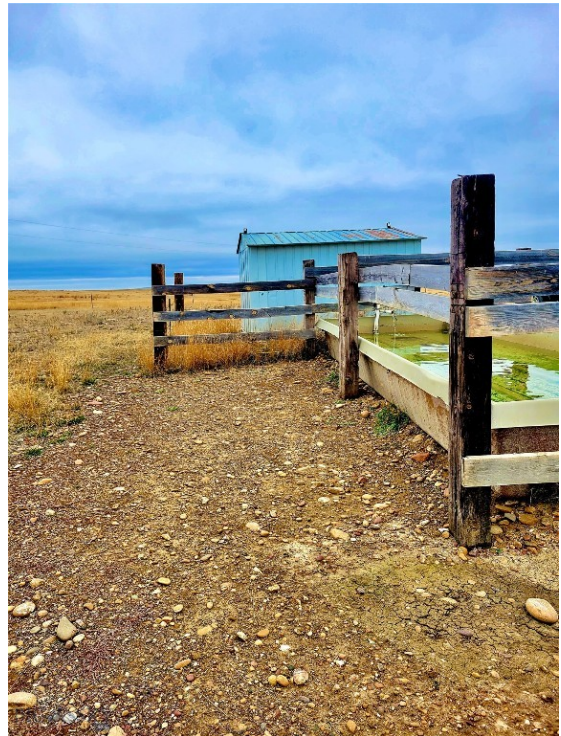
## LOCATION



Address: 0 Buffalo Coulee Unit, Glasgow MT 59230

# PHOTOS





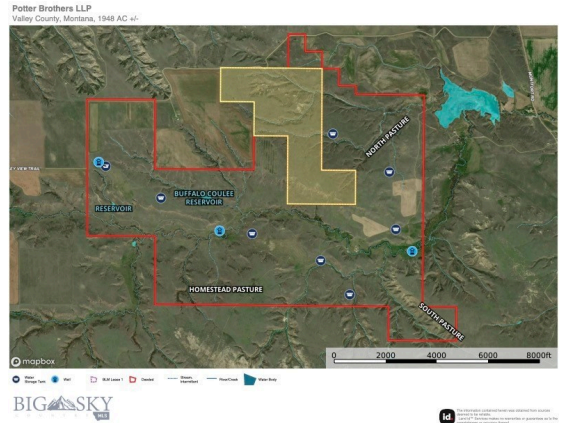












# INVESTING IN MONTANA RANCH LAND



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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