

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



334 MT HWY 87 Highway, Cameron MT 59720

\$1,275,000
Acres: ± 20.02
MLS#: 388400

INTRODUCTION

Beautiful views out every window from this wonderful custom Log home. Perfect for entertaining family and friends, the main floor houses a spacious living room, dining area with deck, kitchen with custom soft close mahogany cabinets, granite countertops and a large island with seating. The Master Suite located on the main floor has dual vanities, a large soaking tub, large walk-in shower, walk-in closet and private deck. The upstairs loft offers two bedrooms, a full bath and living area. Downstairs features a walk out basement with living area, full kitchen, storage area, 1 bedroom and full bath. Home has an attached garage and a detached 1500 sq. ft. shop, that makes a great work space with plenty of room for equipment and toy storage. The property has year-round access and is centrally located on beautiful Raynold's Pass. Adventure awaits you in any direction from this comfortable and inviting home. Whether you want world-class fly fishing on the Madison River or Henrys Fork of the Snake River, or a lake day on any of five lakes within proximity. Cliff and Wade Lakes, Henrys Lake, Quake Lake or Hebgen Lake are all just 10 to 20 minutes away and offer a wide variety of stunning views and fun for all water recreation. West Yellowstone and the west entrance to Yellowstone National Park are a short 25-minute drive away and offer a host of year-round recreational activities from hiking, biking and skiing, to snowshoeing and snowmobiling. This property is the perfect place to come live where you play! MLS# 388400



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MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

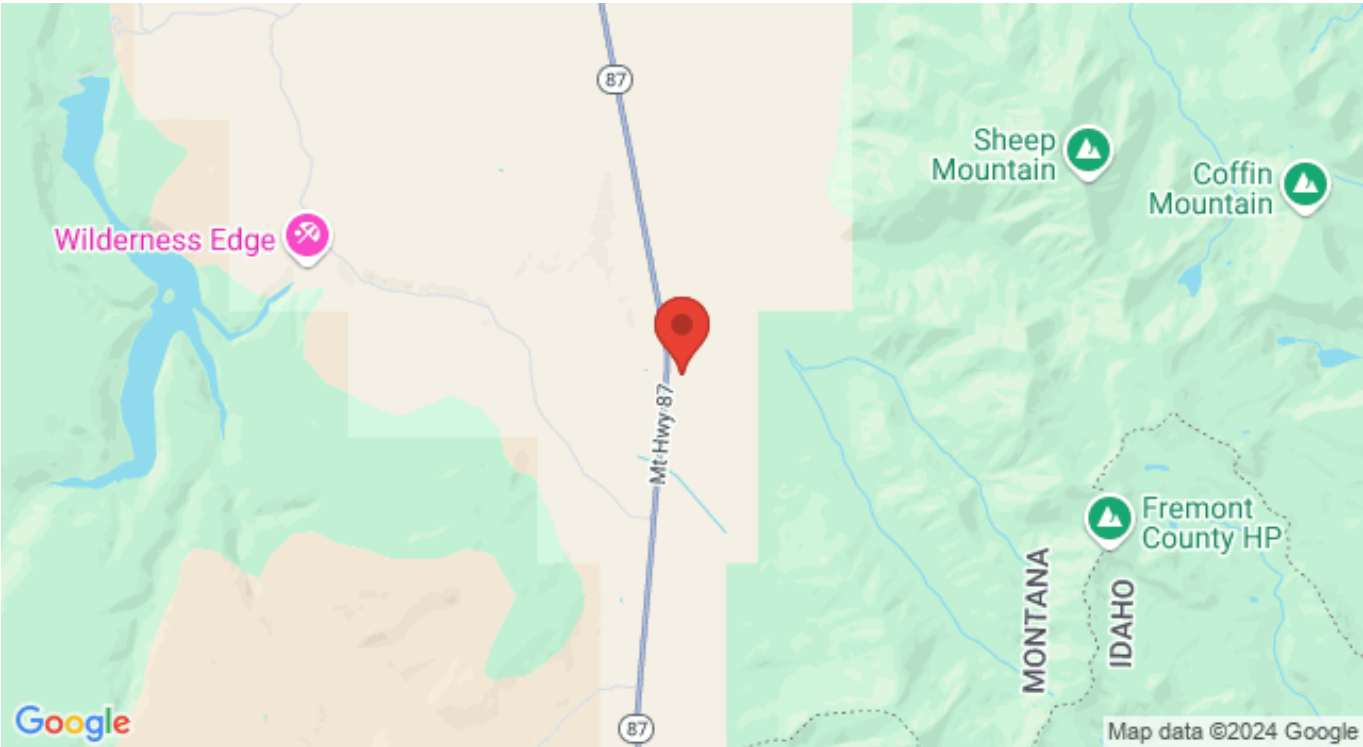
RanchRealEstateGroup.com

MLS  
Information deemed reliable,
but not guaranteed

FEATURES

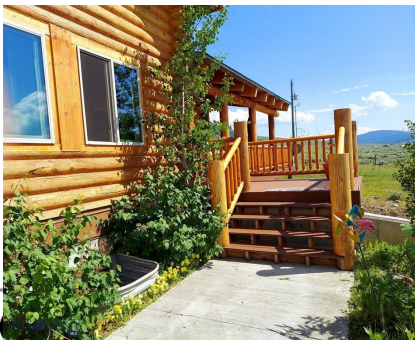
Status:	Active	Style:	Cabin
Type:	Residential	Year Built:	2017
Sub Type:	Single Family	Beds:	3
Acres:	± 20.02	Baths:	4
View:	Meadow, Mountains, Valley	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Water Features:	None	Heating/Cooling:	ForcedAir Propane None
Listing Date:	2023-07-07		
Listing Agent:	Liz Watt of Montana Territorial Land Co		

LOCATION



Address: 334 MT HWY 87 Highway, Cameron MT 59720

PHOTOS







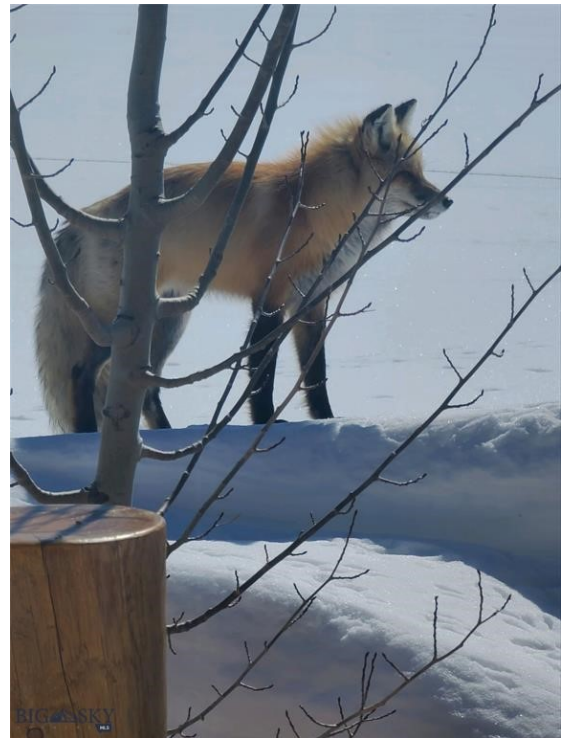














INVESTING IN MONTANA RANCH LAND



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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craigdelger@gmail.com

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