

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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519 Axolotl Lakes Road, Virginia City MT 59729

\$7,950,000
Acres: ± 379.25
MLS#: 388530

INTRODUCTION

Welcome to Fire Tower Ranch, a remarkable property nestled in the breathtaking landscape between Virginia City & Ennis, MT. Spanning across 379 acres of natural beauty, this ranch offers unparalleled sanctuary for those seeking solace in nature's embrace, while exceptional features & upgrades enhance both comfort & sustainability. Bordering over 450,000 ac of public land, the vast surroundings of the property provide unparalleled opportunities for outdoor enthusiasts to indulge in various recreational activities (hunting, camping, fishing, hiking, etc). With breathtaking views of 7 mountain ranges, the panorama unfolds before your eyes, revealing nature's grandeur in all its glory & diverse landscape. Discover the richness of a private stocked pond, complete with a dock & aerator system where rainbow trout thrive-where spring-fed valleys teem with abundant wildlife-all creating an immersive experience in the heart of nature. This exceptional property is conveniently located near the renowned Ruby & Madison Rivers, where anglers can indulge in their passions. The allure of the Yellowstone "Fire Tower", a 2nd "Bear's Den" cabin, the Trapper's Cabin, two additional building sites for a 3500 sqft home & smaller cabin, all nestle in a conservation easement next to an expanse of public land & wilderness. Fire Tower Ranch exemplifies a harmonious blend of functionality & environmental stewardship. Where selective logging on 120 ac has mitigated fire risks, the surrounding area has been thoughtfully rejuvenated. Additionally, 40 ac have undergone forestry mulching & seeding of native grasses & foliage, enhancing the natural ecosystem. New road infrastructure includes a freshly graded gravel road with three culverts & drainage, ensuring smooth access throughout the property. An additional access road extending 1.1 miles from the top of the ranch offers ease of movement to the west side. The 379 acres are fully fenced, with significant portions having been recently replaced & improved. Blink security cameras offer peace of mind & convenience when monitoring the ranch from afar, while the availability of Starlink satellite internet with a signal repeater ensures seamless connectivity even in remote surroundings. Fire Tower Ranch presents a unique opportunity to embrace the beauty of nature while enjoying modern comforts. Come & experience the allure of Fire Tower Ranch, where pristine landscapes & thoughtful upgrades converge to create a truly remarkable haven. MLS# 388530



FEATURES

Status:	Active	Style:	Custom
Type:	Farm	Year Built:	2006
Sub Type:	Single Family	Beds:	4
Acres:	± 379.25	Baths:	3
View:	Lake, Meadow, Mountains, Pond, River, SouthernExposure, CreekStream, Valley, TreesWoods	Appliances:	Cooktop, Dryer, Dishwasher, Freezer, Range, Refrigerator, Washer
Water Features:	Creek, Pond, Stream	Heating/Cooling:	Propane Solar Wood None
Listing Date:	2024-01-09		
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman		

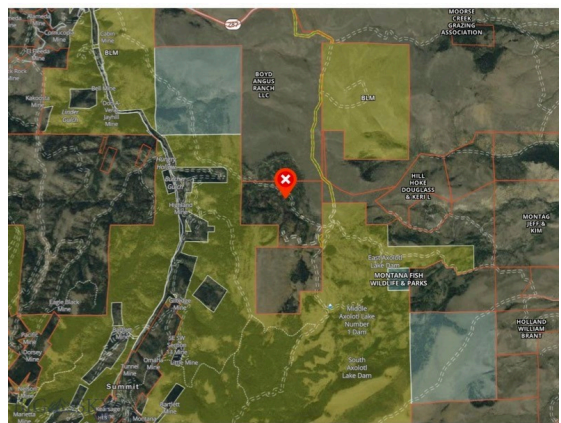
LOCATION



Address: 519 Axolotl Lakes Road, Virginia City MT 59729

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.

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LOCAL EXPERTISE*



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