

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



155 Peacemaker Ridge Road, Belt MT 59412

\$3,595,000

Acres: ± 18.667

MLS#: 388845

DELGER
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MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

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INTRODUCTION

Nestled in the picturesque Ranches at Belt Creek, this custom built home is a testament to luxury living in the heart of Montana. With the homes unique style and location, this property goes beyond the ordinary, offering a lifestyle defined by exclusive amenities and breathtaking surroundings. Located on a bluff in this private 800 acre community, residents enjoy access to a private clubhouse with dining, guest cabins, dedicated concierge service, equestrian facilities and a private stretch of Belt Creek. Adventure seekers will revel in the array of outdoor activities, from fishing to sporting clays, archery range and horseback riding to thrilling ATV and snowmobile adventures, all combine to create a haven for those who appreciate the great outdoors. In addition, homeowners and guests of the ranch have exclusive access to the 7000 acre Bearcat Ranch providing a myriad of amenities including fly fishing and guided hunting along with access to the adjacent Sluice Box State Park. The residence itself has a unique style combining rustic Montana with todays contemporary. A total of 5 bedrooms plus an upper level bonus area provide ample space for family and guests. The Great Room takes center stage with its circular gas fireplace, wine tasting area and statement wood wall, creating a warm and inviting ambiance that complements the stunning 360 degree views. The main level primary suite is a sanctuary of comfort, complete with his and hers closets. Two additional bedrooms are located on the main level, with two more in the lower level. The large lower level family room with game area, wet bar and outdoor patio with hot tub is ample space for hosting friends or enjoying quality family time. Beyond the confines of the ranch the convenient location sets it apart. Just 30 minutes from the vibrant city of Great Falls, residents enjoy the convenience of urban amenities and local airport, and for winter enthusiasts, Showdown Ski Area is less than an hour away and located within the Lewis & Clark National Forest which offers public access into thousands of acres for all season recreation. In essence, The Ranches at Belt Creek offer more than just a residence; they provide a lifestyle enriched by nature, adventure, and unparalleled luxury. This property stands as a testament to the extraordinary, inviting discerning individuals to experience the best of Montana living in a truly exceptional setting. MLS# 388845

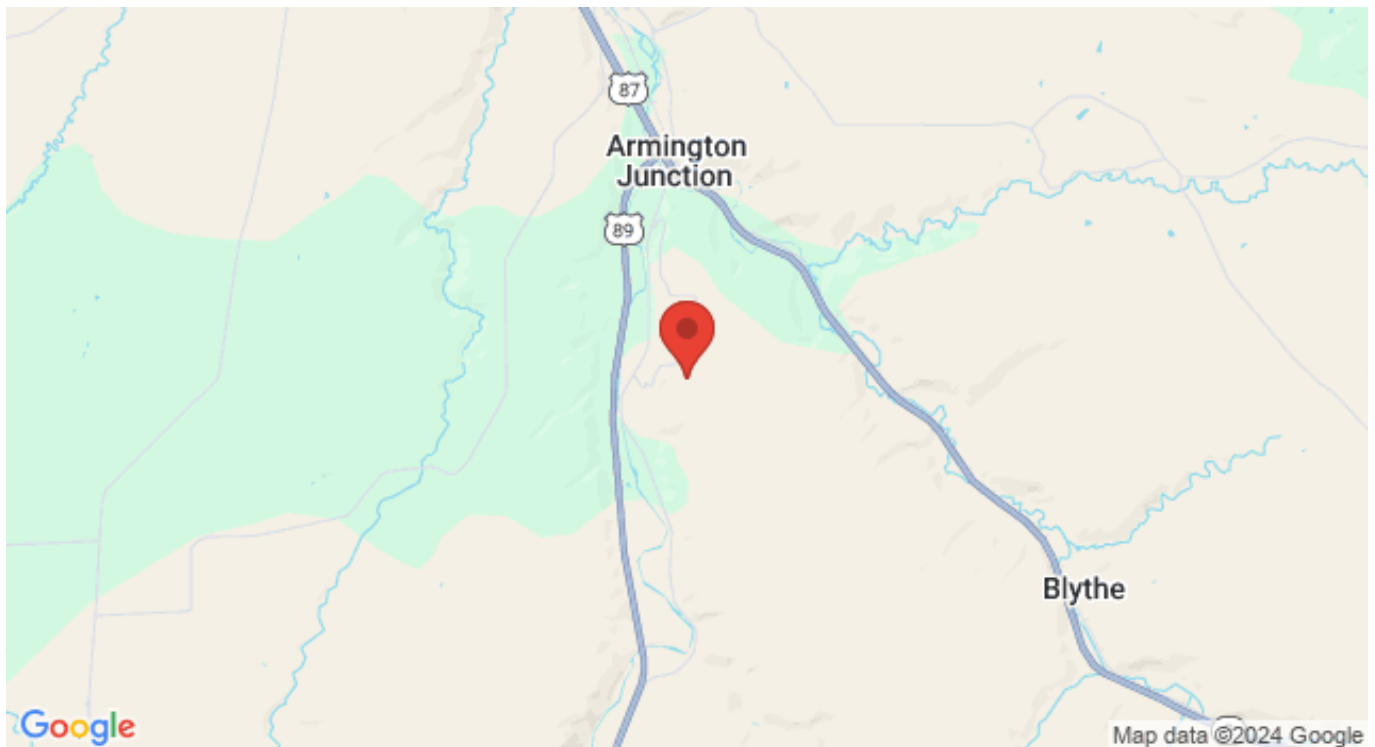


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 18.667
View:	Farmland, Mountains, Rural, Southern Exposure, Valley
Water Features:	None
Listing Date:	2024-01-11
Listing Agent:	Mike Schlauch of PureWest Christie's Int'l Real Estate - Bozeman

Style:	Custom
Year Built:	2014
Beds:	5
Baths:	5
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener, Wine Cooler, Washer
Heating/Cooling:	Propane Radiant Floor Central Air

LOCATION



Address: 155 Peacemaker Ridge Road, Belt MT 59412

PHOTOS

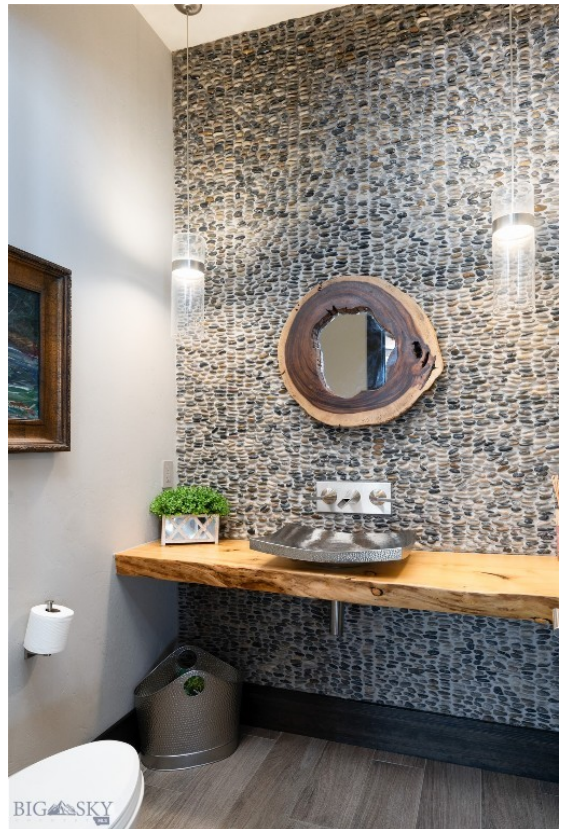
















INVESTING IN MONTANA RANCH LAND



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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