

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



45 Taft Road, Great Falls MT 59404

\$575,000

Acres: ± 26

MLS#: 390115

INTRODUCTION

Hunting and outfitting are major economic drivers in Montana, so this property offers a real opportunity to become a part of that! These sellers have 50 years of experience breeding, whelping, raising, and training quality hunting dogs and are willing to impart their knowledge to the new owners. The property provides all of the equipment and supplies necessary and 26 acres of room to roam. Not only will you be out of the city bustle, but you'll be situated in a beautiful location with sandstone ridges meeting prairie grasslands, as well as views of the Eastern Rocky Mountain Front. The option to run your own well-established and profitable business is an invaluable one. This land comes complete with exceptional living quarters in addition to the total business including Beagle and Lab dams and sires, kennels, doghouses, dog food, treats, whelping facility, laboratory equipment, vet supplies, and much more! The home is remodeled with lists of improvements that contribute to comfort and tranquility. Entertain all of your hobbies with the 100-yard shooting range or enjoy off-roading, horseback riding, fossil hunting, and opportunities to dig up historical artifacts. The home has 3 bedrooms and 2 bathrooms encompassed with luxury vinyl plank flooring and updates throughout! Enjoy the new central air conditioning and sleek appliances. The wood stove keeps things cozy in the colder months while a Rinnai tankless water heater produces on-demand hot water. The newer windows help efficiently keep the home hot or cool. New sinks, a bathtub, a shower, and new countertops illuminate the newly remodeled space. Great Falls, Montana is an easy twelve-mile commute, and the International Airport is less than 15 miles. Great Falls provides shopping, restaurants, events, and concerts for when it's time to get out and about. The location puts you in proximity to all kinds of recreation in any direction. Head to Glacier National Park for sights to behold or to Freezeout Lake to witness the massive snow geese migration. Take this opportunity to live a peaceful rural ranch life with impeccable Beagles and Labradors under the Big Sky of Montana! MLS# 390115



BIG SKY
REAL ESTATE
MONTANA RANCHES

FEATURES

Status:	Active
Type:	Farm
Sub Type:	Single Family
Acres:	± 26
Water Features:	None
Listing Date:	2024-03-04
Listing Agent:	Trampus Corder of Corder & Associates

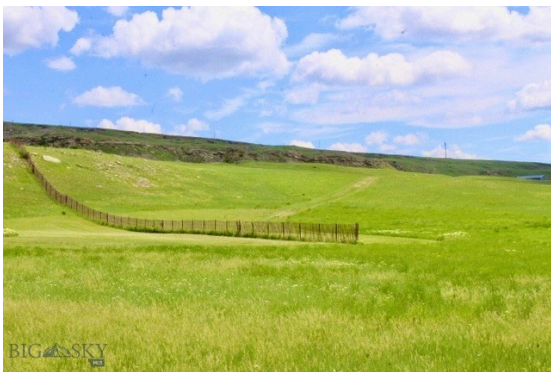
Style:	ManufacturedHome, MobileHome
Year Built:	1996
Beds:	3
Baths:	2
Appliances:	Dryer, Range, Refrigerator
Heating/Cooling:	ForcedAir CentralAir

LOCATION



Address: 45 Taft Road, Great Falls MT 59404

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.

All MLS Information ©Southwest Montana Multiple Listing Service, Inc. All rights reserved. MLS information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or Delger Real Estate.

v1.01-2024-11-25

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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-11-25