

# 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*



## 147 Meins, Ryegate MT 59067

\$2,674,999

Acres: ± 2104

MLS#: 390839

# INTRODUCTION

Locomotive Butte towers over the horizon along the northwest edge of this historical and versatile ranch. A meandering trail leads to the top of Locomotive Butte where it surrenders sweeping views of Rafter J Ranch at Big Coulee. The sandstone rimrocks pile up in astonishing landforms while the fields below sprawl out among 2,104 deeded acres. Located 19 miles south of Ryegate, Montana, Rafter J Ranch provides advantages surpassed by few. The luscious grazing acres, fertile and nutrient-rich soils, and remarkable mountain views offer an outstanding blend of recreational and rural ranch living. Embrace this opportunity to own a diverse and efficient property with renewable water, the source that ranchers and farmers aspire for. With the improvements in place, little to no overhead is needed. The fertile farm ground can be leased to neighbors or utilized to grow your own feed. Draw in desirable wildlife such as elk by planting sainfoin and enjoy your recreational paradise. The sainfoin can double as a nutritious feed source for cattle that can be bailed and stored for winter. The south-central Montana ranch will support 130 pairs or 260+ yearlings seasonally with proper management and can support 100 pairs year-round. Rafter J Ranch boasts an Artesian well with geothermally heated water that gravity feeds every pasture. Concrete stock tanks are located in each of the five pastures. A perennial stream traverses the ranch in addition to the 2 seasonal springs. With native grasses encompassing the valley floor, an elk herd of 120 head frequently visit Rafter J Ranch. Other wildlife that utilizes life-giving waters and nutrient vegetation and can be seen wandering the landscape include mule deer, antelope, black bear, mountain lion, and bobcat. The windrows provide excellent cover for pheasants and game birds. Recreational opportunities to hunt are endless. The Montana ranch has a 3 bedroom, 2 bathroom manufactured home well equipped as living quarters or a fabulous hunting base camp. The ranch is fully operational with working corrals, sorting pens, and numerous outbuildings. A well-maintained gravel road gives suitable access at two different points. The commute is an easy 80 miles to Billings, 46 miles to Harlowton, or 17 miles to Ryegate. Yellowstone National Park is 138 miles via the extraordinary Beartooth Highway, a nationally depicted highway. MLS# 390839





## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Farm
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 2104
<b>Water Features:</b>	None
<b>Listing Date:</b>	2023-02-21
<b>Listing Agent:</b>	Trampus Corder of Corder & Associates

<b>Style:</b>	ManufacturedHome, MobileHome
<b>Year Built:</b>	1994
<b>Beds:</b>	3
<b>Baths:</b>	2
<b>Appliances:</b>	Range, Refrigerator
<b>Heating/Cooling:</b>	ForcedAir CentralAir

## LOCATION



Address: 147 Meins, Ryegate MT 59067



# 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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