

# 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*



## 54 Torry Rd, Cameron MT 59720

\$1,795,000

Acres: ± 20

MLS#: 391459

DELGER  
— REAL ESTATE —  
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

REALTOR®  
**MLS**   
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

Mountain Spirit Angler's Retreat offers private access to the Madison River for some of the best wade fishing on the upper Madison River and borders Sheep Creek. This beautiful custom log house sits on 20+ acres with amazing views of the surrounding mountains visible from both the front deck and side decks . The main floor welcomes you with an great room enhanced by vaulted ceilings, beautiful large rock fireplace, kitchen and dining area that opens onto the deck, great for entertaining. There are 2 bedrooms and bathroom on the main level, primary bedroom & bath, loft area & loft bedroom on the 2nd level. Outside is a fully furnished 1248 sqft guest cabin powered by a Solar System that features 2 units with a total of 7 beds and 2 kitchenettes that can be rented short or long term. Large detached garage/shop w/ utility room, and an additional 2 large bonus/office or craft rooms w/bathrooms. Mature Landscaping and Greenhouse . 20+ acres have jack leg fencing around home and pastures. Approximately 40 miles South of Ennis, located on the edge of the Lee Metcalf Wilderness area just down from Quake Lake and close to Cliff and Wade Lakes. Just miles from West Yellowstone, the western gate to Yellowstone National Park. Henry's Lake is a few miles down the road and Henry's Fork is ten miles further. This is a great income property along with an amazing place to live!! MLS# 391459



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 20
<b>View:</b>	Meadow, Mountains, Southern Exposure
<b>Water Features:</b>	Creek, River Front
<b>Listing Date:</b>	2024-04-25
<b>Listing Agent:</b>	Bill Mercer of RE/MAX Mountain Property

<b>Year Built:</b>	1992
<b>Beds:</b>	3
<b>Baths:</b>	2
<b>Appliances:</b>	Microwave, Range, Refrigerator
<b>Heating/Cooling:</b>	Baseboard Propane Solar Wood Ceiling Fans

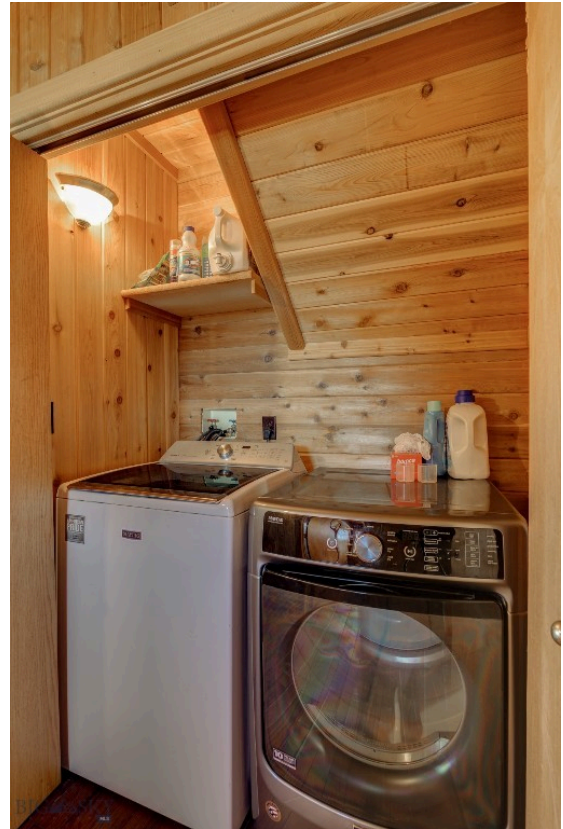
## LOCATION



Address: 54 Torry Rd, 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.

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.

v1.01-2024-11-24

# 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

v1.01-2024-11-24