

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



216 Trapper Creek Road, Dillon MT 59725

\$224,750

Acres: ± 5

MLS#: 392767

INTRODUCTION

5 acres surrounded by National Forest with no neighbors, a huge shop, amazing mountain views, trees, elk, and deer, all near Sappington Creek, Trapper Creek, Trapper Lake, and the famed Big Hole River. Here it is. The Montana mountain property you've been waiting for is surrounded by the Beaverhead/Deer Lodge National Forest. Let me say that again, it's SURROUNDED BY NATIONAL FOREST. There are no neighbors. This is an extremely rare find. It's right out in the middle of the Beaverhead Deer Lodge National Forest, not just along the edge of it. There's an unmaintained county road that comes close to the property and then a short stretch of National Forest Road that is open to drive to the property where the shop sits and where there are plenty of other level building or camping areas that are ready to go with some of the most amazing views of the surrounding mountains. There's Granite Mountain, Lion Mountain, Cleve Mountain, and Sheriff Mountains in the area to name just a few. The mountains are above tree line and it's got that great alpine look and feel. It's a must-see to believe and experience. The property has an approximately 8500-square-foot shop with a cement floor and steel beams. The roof and other items need some repair, but the building structure seems to be in pretty good shape. The building could be made into a living space, workspace, storage space, or all three. You can park your camper in it for the winter, too. There's lots of room on the ground level and an upper ½ level area as well. However, this is not a place to live year-round, as there's too much snow and it's too far in. It bears repeating: this is NOT a year-round property. It's amazing to find a building of this size up in such a remote area and in such wild country, so buy it now and enjoy the possibilities. It's a rare find and gives you lots of options for having your piece of heaven out in the mountains of Montana. Sappington Creek runs within 100 feet of the property on the National Forest, and it feeds into Trapper Creek, which is also very nearby. Both creeks have cutthroat trout in them for fishing and fresh mountain water right out your back door. Trapper Creek comes out of Trapper Lake, a high mountain Lake only about 2 miles from the property. It has lots of high mountain cutthroat trout in it for lots and lots of fun. MLS# 392767



FEATURES

Status:	Active
Type:	Land
Acres:	± 5
View:	Meadow, Mountains, River, CreekStream, Valley, TreesWoods
Water Features:	None
Listing Date:	2024-06-03
Listing Agent:	Scott Joyner of Joyner Realty

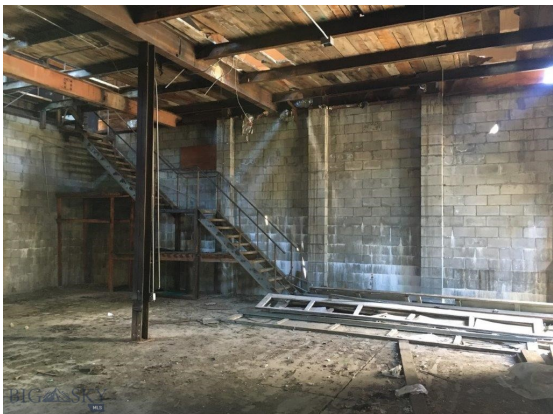
LOCATION



Address: 216 Trapper Creek Road, Dillon MT 59725

PHOTOS











Sappington Creek 100 feet away www.buy-montana-land.com



Bighorn Sheep on Lion Mtn www.buy-montana-land.com



Trapper Lake Fishing www.buy-montana-land.com

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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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