

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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66 Dutchman Trail, Cameron MT 59720

\$1,300,000
Acres: ± 40
MLS#: 392927

INTRODUCTION

If you love flyfishing and the mountains in Montana, this quintessential log cabin in the woods is calling your name. You will not be roughing in this lovely home nestled in a mountain meadow in an aspen grove surrounded by Douglas firs with an incredible view from all of the windows and decks. The home features an open layout, propane fireplace and cozy atmosphere. The kitchen shines with updated stainless appliances and granite countertops. The main level has the living room, dining room and kitchen opening to a sweeping deck facing east. The primary bedroom with attached bath is on this level and the laundry room is full sized with lots of storage. Head upstairs to the roomy loft and two bright and roomy guest bedrooms all with their own balconies and a shared full size bathroom. The lower level is an unfinished walk out with a plumbed bathroom. There is a small, one room cabin tucked into the woods providing a more rustic experience. This home is FULLY FURNISHED and ready to be the launching point for all of your outdoor adventures. It is located in seasonal Madison River Ranches which has a private 55 acre park with pond on the Madison River and near the infamous 3 Dollar Bridge. Nearby Cliff and Wade Lakes, Hebgen Lake and Quake Lake offer boating and stand-up paddle boarding fun. Yellowstone National Park and Island Park, Id are a short drive away. This property is 40 acres consisting of TWO 20+/- premiere lots loaded with a variety of trees, wildlife and its own gully. The two lots complement one another and you can access the property from three different points allowing you to easily access and enjoy all aspects of this private oasis. Additionally, power has been brought to the east edge of the lower lot where you could build another structure or cabin, and there is an RV pad with hookups near the home. This well maintained property is in a gated community with Madison Riverfront and is not a drive by. Winter access is by snowmobile or vehicle with tracks. MLS# 392927



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 40
View:	Mountains, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	None
Listing Date:	2024-06-14
Listing Agent:	Dawn Myrvik of PureWest Christie's Int'l Real Estate - Ennis

Style:	Cabin, Custom, Traditional
Year Built:	2014
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir Propane NaturalGas CeilingFans

LOCATION



Address: 66 Dutchman Trail, 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.

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MONTANA REAL ESTATE EXPERT

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LOCAL EXPERTISE*



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