

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



92 Big Indian Gulch Road, Montana City MT 59634

\$2,400,000
Acres: ± 6.73
MLS#: 393154

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MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Nestled in the picturesque Boulder Mountain Range, this custom-built home is a testament to luxury living in the heart of Montana. With its unique style and exceptional location, the property goes beyond the ordinary, offering a lifestyle defined by exclusive amenities and breathtaking surroundings. Situated at the end of the road near the top of the mountain and bordered by BLM land on two sides, you'll enjoy a private outdoor haven with access to thousands of nearby acres to explore. Abundant wildlife, including deer, elk, and moose, frequent the area, with two resident elk herds nearby. Designed and built by the original owner for his family, this well-appointed home reflects a thoughtful balance of luxury, efficiency, and detail, blending rustic Montana character with modern finishes. The home offers 4,861± sf of main living space, complemented by a partially finished daylight basement with an additional 2,840± sf of flexible space awaiting your custom design. The main level features a well-appointed kitchen, dining room, living room with see-through fireplace, master suite, den, bathroom, laundry, mudroom, and a large deck for entertaining. Granite countertops, solid coffee-stained oak floors, maple cabinetry and built-ins, and straight-grained fir trim create warmth and elegance throughout. The primary suite is a true sanctuary with his and her closets, oversized shower/spa room, jetted tub, and coffee bar, plus a private balcony overlooking the valley and Elkhorn Mountain Range views. The second level provides a large seating/TV area overlooking the living room below, a bedroom with connected playroom and 3/4 bath, a full guest bath, an additional bedroom or office, a craft room, and a large bonus room offering flexible space for family, guests, or hobbies. An oversized 3-car heated garage with heated outdoor concrete adds year-round convenience. Just 15 minutes from Helena, enjoy access to urban amenities and the Helena airport, while Great Divide Ski Area is approximately 45 minutes away. The Lewis & Clark National Forest offers year-round recreation including skiing, snowmobiling, fishing, hiking, hunting, and ATV riding. This home offers more than a residence—it provides a luxury Montana lifestyle enriched by nature, adventure, and convenience. MLS# 393154



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 6.73
View:	Mountains, Rural, SouthernExposure, Valley, TreesWoods
Water Features:	Creek, None
Listing Date:	2024-06-18
Listing Agent:	Nathan Knopf of Big Sky Sotheby's - Bozeman

Style:	Custom
Year Built:	2020
Beds:	4
Baths:	4
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Freezer, Microwave, Refrigerator, TrashCompactor, Washer, SomeGasAppliances, Stove
Heating/Cooling:	ForcedAir HeatPump RadiantFloor CentralAir, CeilingFans

LOCATION



Address: 92 Big Indian Gulch Road, Montana City MT 59634

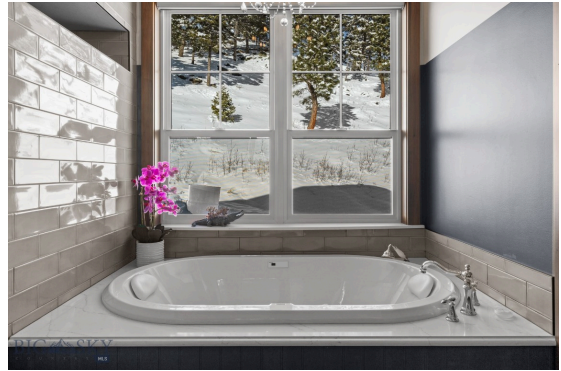
PHOTOS



















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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v1.01-2026-06-21

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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