

# 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*



12640 Axtell Gateway Road, Gallatin Gateway MT  
59730

\$2,999,000  
Acres: ± 1.618  
MLS#: 393244

DELGER  
— REAL ESTATE —  
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

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

# INTRODUCTION

THIS IS IT! Welcome Home to BOZEMAN'S ULTIMATE GALLATIN RIVER RETREAT boasting 330+ feet of Gallatin River frontage, nestled on ~1.6+ acres surrounded by nature, wildlife, fly fishing & unlimited outdoor recreation. Ideally seated halfway between Bozeman and Big Sky, only 15 minutes from Bozeman Yellowstone International Airport, this property tells a story originating in the early 70's as a small & humble riverfront cabin with a primitive old barn. With the vision of the current contractor/owner who's had a passion for the location, the property has been transformed into a modern retreat while still holding homage to its unassuming origin. An expansive addition allows the property to now boast a 4 bedroom, 3 1/2 bath main home, including a 49'x50' garage/barn space (with polymer floor) that provides an additional 20'x50' bonus & rec space with elevated river front decking & offering the private 4th bedroom, artist studio, private office or fly-tying retreat. Adding to all of this is a 1 bed, 1 bath guest home constructed within the charm of the "old barn" that was painstakingly dismantled board by board on the exterior only to be restored & renovated to an guest apartment with it's own private deck that directly overlooks the river as well. The main residence is equipped with an indoor/outdoor Sonos system, Starlink to keep you connected & an absolutely tricked out bonus area including poker table, movie area, cozy wood fireplace & live edge bar w/ beverage center, ice maker & state of the art dishwasher. This property speaks to the soul & is a place that allows you to soak in quiet moments on the sprawling front porch watching the western sun set, & sip coffee or a cocktail on the back upper or lower deck while listening to the river & its water trickle and travel by. Better yet, this property brings you evenings around the fire pit roasting marshmallows & simply enjoying a different pace. Located in one of the valley's most sought-after areas with historic Gallatin Gateway, & its restaurants that hail a cult like following only moments away, adding to the charm & convenience. With no zoning restrictions, incredibly light covenants, & no homeowner's association you have the freedom to embrace the Montana lifestyle on your terms. Don't miss this rare opportunity to own a slice of paradise that truly captures the essence of Montana living. This home offers a serene oasis located in one of Bozeman and Big Sky Country's most desired locations. MLS# 393244

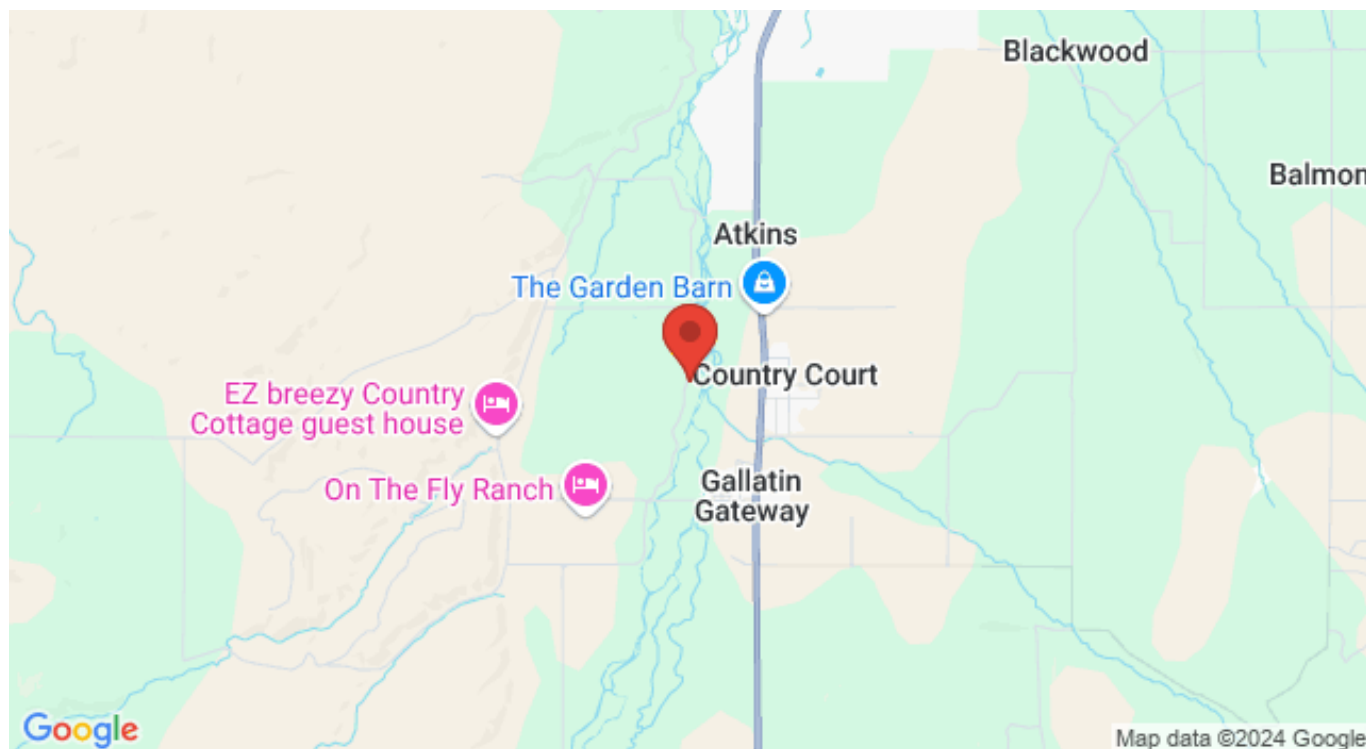




## FEATURES

|                        |  |                         |                             |
|------------------------|--|-------------------------|-----------------------------|
| <b>Status:</b>         | Active   | <b>Style:</b>           | Custom                      |
| <b>Type:</b>           | Residential                                      | <b>Year Built:</b>      | 1971                        |
| <b>Sub Type:</b>       | Single Family                                    | <b>Beds:</b>            | 4                           |
| <b>Acres:</b>          | ± 1.618  | <b>Baths:</b>           | 4                           |
| <b>View:</b>           | Mountains, Rural, River, CreekStream, TreesWoods | <b>Heating/Cooling:</b> | RadiantFloor<br>CeilingFans |
| <b>Water Features:</b> | Creek, RiverFront, RiverAccess                   |                         |                             |
| <b>Listing Date:</b>   | 2024-06-24                                       |                         |                             |
| <b>Listing Agent:</b>  | Carissa Paulson of ERA<br>Landmark Real Estate   |                         |                             |

## LOCATION



Address: 12640 Axtell Gateway Road, Gallatin Gateway MT 59730



# PHOTOS



































# GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres(2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size(Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.



# 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.

v1.01-2024-11-21



# 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*



**Craig Delger**  
BROKER / OWNER  
406.581.7504  
craigdelger@gmail.com

v1.01-2024-11-21