

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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4487 US Highway 287 N, Ennis MT 59729

\$2,550,000
Acres: ± 12.484
MLS#: 394374

INTRODUCTION

4487 Hwy 287 North in Ennis, Montana, offers a unique blend of rustic charm and modern conveniences, making it an ideal investment for those seeking a serene retreat or a potential business opportunity. Nestled in the picturesque Madison Valley, this property boasts stunning panoramic views of the surrounding mountains and vast open spaces. Conveniently located off Highway 287 North, the property provides easy access to the charming town of Ennis and nearby recreational opportunities. The expansive 12+ acre lot offers ample space for various uses, whether residential, agricultural, or commercial. The well-maintained main residence spans over 4,000 sq ft and includes four comfortable bedrooms and three modern bathrooms. The home is designed to capture the essence of Montana living with spacious living areas featuring large windows that maximize natural light and breathtaking views. The modern kitchen is equipped with ample counter space, perfect for culinary enthusiasts. Additionally, the home features a game room for entertainment, a mudroom for convenient storage of outdoor gear, and a two-car garage offering secure parking and additional storage. Outdoor living spaces, including a two deck and patio, provide ideal settings for entertaining or simply enjoying the serene environment. The property providing plenty of room for outdoor activities, gardening, or even livestock. It has its own well and spring, plus water rights to Bear Creek, making it ideal for irrigation or creating a personal oasis. The land includes pastures, shop and a full-size barn, three horse stalls, full tack room complete with a bathroom and shower, catering perfectly to equestrian enthusiasts. The entire property is completely fenced, ensuring privacy and security for livestock and pets. The location also provides close proximity to popular recreational destinations like the Madison River, renowned for fly fishing, and expansive public lands ideal for hiking, hunting, and outdoor adventures. 4487 Hwy 287 N in Ennis, Montana, is more than just a property; it's an opportunity to embrace the Montana lifestyle. With its prime location, extensive features, and breathtaking surroundings, it represents a unique chance to own a piece of the Madison Valley's natural beauty. If you are looking for an extensive home with all the bells and whistles, this is the home for you. Experience the ultimate Montana lifestyle your dream home with endless features awaits! MLS# 394374



BIG SKY
MLS

FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 12.484
View:	Mountains, River, CreekStream, Valley, TreesWoods
Water Features:	Creek
Listing Date:	2024-07-30
Listing Agent:	Raymond Iskander of Realty One Group Peak

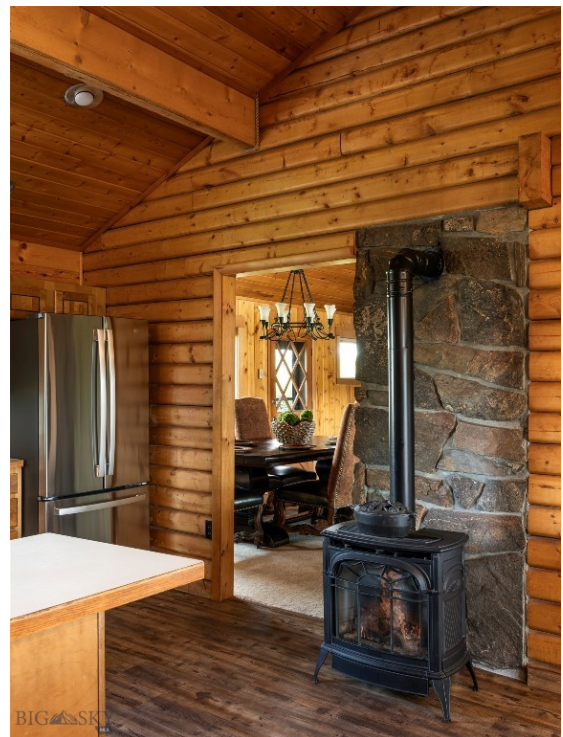
Style:	Cabin, Ranch
Year Built:	1979
Beds:	4
Baths:	3
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, TrashCompactor
Heating/Cooling:	Baseboard Electric ForcedAir Propane SpaceHeater Wood CentralAir, CeilingFans

LOCATION



Address: 4487 US Highway 287 N, Ennis MT 59729

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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POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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