

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



659 Deadmans Canyon Road, Big Timber MT 59069

\$4,250,000
Acres: ± 1280
MLS#: 394632

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MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

The Stagecoach Trail Ranch was once a corridor in the old west providing passage to travelers from Billings to Bozeman. Today this hunter's paradise also serves as a major corridor for wildlife between two large land holdings that harbor herds of Elk, Mule Deer and Antelope. Not only does it offer the aforementioned species but, also, it offers black bear, turkey, upland birds, and mountain lion. The two parcel property consists of 1,280 +/- acres in total. Of this contiguous two section ranch, there is 160 +/- acres of dryland hay acreage with the remainder being lightly timbered filled draws and hills. The property gains elevation from east to west with spring fed tributaries carving out draws to the center of the property where the stagecoach trail was once located. The old stagecoach trail is now part of the county road where the two seasonal tributaries flow towards until meeting the Deadman's Creek that flows west to east throughout the main property. In it's current capacity it is a working ranch maintaining a balance of smaller ruminants and cattle. The headquarters of the ranch features the main 16'x80' 3B/2B modular home, homestead, barn, 7 additional outbuildings, and corrals. Additionally, there is a 2023 16'x80' 3B/2B modular home at the eastern border of the property. The Stagecoach Trail Ranch offers a multitude of opportunities at big and small game. It has historically been maintained as a self sustaining, easily ran livestock operation with adequate improvements. It is easily accessible 12 mile drive via the Greycliff exit from Interstate 90 to the headquarters of the ranch or 9 miles from Reed Point, MT. The old stagecoach trail is now the maintained county road that bisects the property running east to west. The road and trail systems on the ranch offer ease of access to traverse the terrain. Following the county road is the Deadman's Creek that runs throughout the property nearly year round. The topography, springs, and surprisingly diverse terrain of this contiguous holding enable it to thrive as a wildlife oasis that is situated between two large estates. To complement this, it also excels with its locale, has ease of access, terrain, and water. This ranch affords a unique opportunity to own a productive hunting property in South Central Montana. Come join us for a tour of the Stagecoach Trail Ranch in "The Best Last Place". MLS# 394632



FEATURES

Status:	Active
Type:	Farm
Sub Type:	Single Family
Acres:	± 1280
View:	Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek, Pond, Seasonal
Listing Date:	2024-08-01
Listing Agent:	John Andras of Sonny Todd Real Estate

Style:	ModularPrefab
Year Built:	1997
Beds:	3
Baths:	2
Appliances:	Dishwasher, Refrigerator

LOCATION

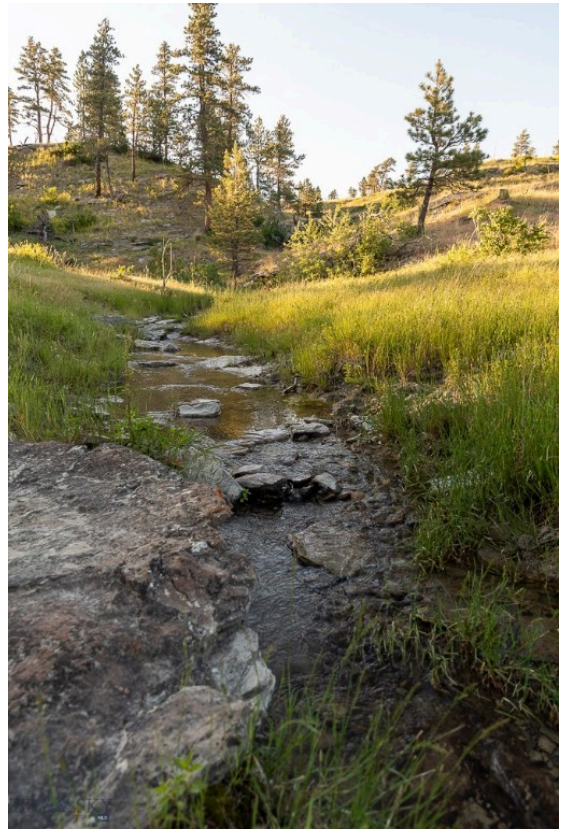


Address: 659 Deadmans Canyon Road, Big Timber MT 59069

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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v1.01-2024-10-29

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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