

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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## NHN Pyramid Lane, Ennis MT 59729

\$10,000,000  
Acres: ± 27.979  
MLS#: 395172

# INTRODUCTION

Set in the rugged beauty of Ennis, Montana, this extraordinary property offers a true off-grid living experience. This 27+ acre compound features a unique combination of architecture and sustainable technology, making it an ideal space for a business venture, scientific research, or a personal retreat. The property includes three distinct buildings, each powered by its own off-grid wind, solar, and propane systems. The first building is a four-level pyramid-shaped home spanning 2,633 +/- sq ft. This structure was designed to replicate the exact dimensions of the missing capstone of the Great Pyramid and features a kitchen, living room, 3 bedrooms, a bathroom, a garage, and at the very top, the capstone room—a perfectly proportioned 12x12x12 foot space—crowns the pyramid, providing a unique and inspiring environment bathed in natural light. The second building has 3 bedrooms and 3 bathrooms across three levels: the ground floor is a vast 6,048 +/- sq ft shop area with a bathroom accessible by four industrial-sized doors. This space is perfect for a manufacturing business, large-scale projects, or simply as a highly accessible storage facility. The second level provides a spacious living area with a master bedroom, two additional bedrooms, and a large open-plan living space across 6,048 +/- sq ft with large windows that frame the spectacular views of the surrounding valley and mountain ranges. The top floor, 3,456 +/- sq ft bathed in natural light, is perfect for indoor gardening or any creative endeavor. The lab building mirrors the outline of Sphinx Mountain and serves as a sundial for equinox and solstice observations. The third building, originally designed as a commercial office space, offers 5,600 +/- sq ft over two floors, presenting a space for a variety of potential uses such as a business office, school, or retreat. This building features a full kitchen, a full bathroom, 1 bedroom and 2 non-conforming bedrooms. This property is not just about innovation; it is about independence. Vertical Axis Wind Turbines (VAWT) and Horizontal Axis Wind Turbines (HAWT), along with solar equipment, provide energy resilience. This off-grid haven offers unparalleled views of the surrounding valley and mountain ranges, making it a rare opportunity for those seeking a unique lifestyle or business opportunity. The combination of advanced engineering, symbolic architecture, and energy independence sets this property apart as one of the most remarkable in the region. MLS# 395172



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 27.979
<b>View:</b>	Mountains, Rural, SouthernExposure, Valley
<b>Water Features:</b>	None
<b>Listing Date:</b>	2024-08-23
<b>Listing Agent:</b>	Adam Greenberg of REAL Broker

<b>Style:</b>	Custom
<b>Year Built:</b>	2008
<b>Beds:</b>	9
<b>Baths:</b>	7
<b>Appliances:</b>	Refrigerator, Washer
<b>Heating/Cooling:</b>	PassiveSolar RadiantFloor Wood None

## LOCATION



Address: NHN Pyramid Lane, 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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