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6 Snow Goose Ct, Three Forks MT 59752

\$765,000

Acres: ± 2.49

MLS#: 395173

INTRODUCTION

Welcome to 6 Snow Goose Court where multi-generational living was thoughtfully designed. This 4-bedroom, 3-bathroom residence can also be configured as a 3-bed, 2-bath with a 1-bed, 1-bath apartment -- all on one level. This property offers a perfect blend of comfort and versatility. Situated in Wheatland Meadows of Three Forks, this property provides ample room to roam and beautiful surroundings. The main home boasts a bright and airy living room with an open concept into the kitchen and dining spaces. The chef's kitchen includes high-performance appliances, ample counter space, and a convenient breakfast bar. The owner's suite bedroom is well-appointed with an ensuite bathroom and a walk-out porch. The two bedrooms are perfect for guest quarters or a den/office space. One of the standout features of this property is the additional 1-bed, 1-bath "wing" which can be accessed from within the home or through a separate exterior entrance. This bonus apartment contains a full kitchen and washer and dryer. Guests or tenants will enjoy the wrap-around deck overlooking the mountains and private pond. Whether you envision it as a guest suite, home office, or rental unit, the ADU is well-equipped, providing both privacy and functionality. Outside, the backyard offers a serene space for outdoor gatherings and relaxation. With an expansive lawn and a calming pond next to an established fire pit, you'll always be wanting to host backyard gatherings. Equipped with a 2 car garage and a separate shop space you'll have room for all your projects and gear. Furthermore, there is an additional storage shed large enough for wood storage, light equipment and materials, as well as a hen-house with fenced pen. Also listed as mls#396977. MLS# 395173

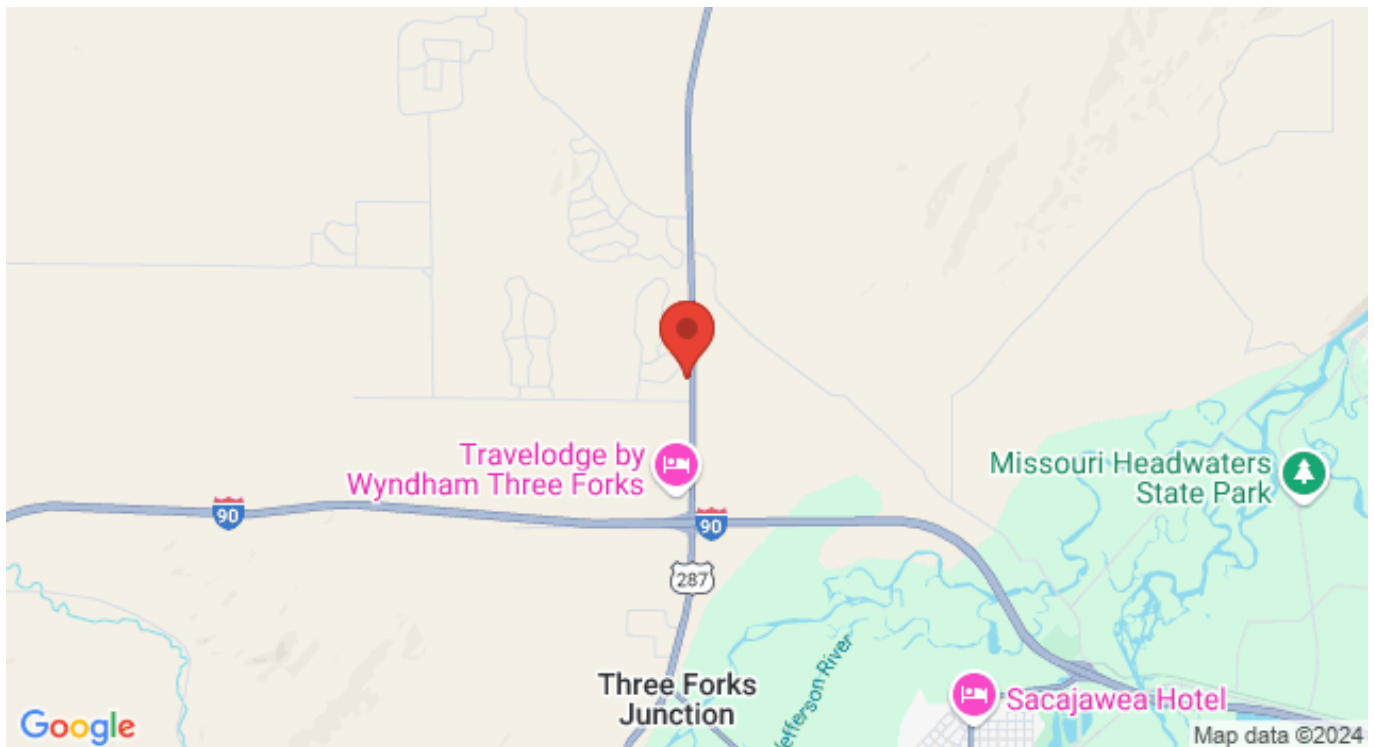


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 2.49
View:	Mountains, Valley
Water Features:	Pond
Listing Date:	2024-08-26
Listing Agent:	Dianne Click of Bozeman Brokers

Style:	Ranch
Year Built:	2020
Beds:	4
Baths:	3
Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Microwave, Washer
Heating/Cooling:	ForcedAir Propane CentralAir

LOCATION



Address: 6 Snow Goose Ct, Three Forks MT 59752

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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