

# 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*



## 2191 Milligan Road, Cascade MT 59421

\$5,500,000

Acres: ± 2371

MLS#: 396689

**DELGER**  
— REAL ESTATE —  
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

REALTOR®  
**MLS**   
Information deemed reliable,  
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# INTRODUCTION

Nestled between the Missouri and Smith Rivers, this 2,371+ acre ranch in Cascade, Montana is a rare find. Spanish coulee ranch is a combination of careful consideration to agriculture and operational efficiency with an array of wildlife habitat and recreation. The property is comprised of 1,727+ acres of grazing, 208+ acres of Roundup Ready alfalfa and 400+ acres with elk fence provide sturdy fencing regardless of your needs. There are 11 separate pastures that lend themselves to the possibility of rotational grazing. Annual precipitation and snowfall averages a total of 85.53 inches according to U.S. Climate Data. Stock water to these pastures is provided via either deep wells or live water in Spanish Coulee, a vital water source for the ranch. This coulee collects from natural springs and diverted water and provides ample water supply for the ranch's crops and livestock. Domestic water is provided from a spring near the main home. The ranch is owner rated at 200 cows year around. Fencing, reservoirs and other improvements are all in excellent condition, making the operation a turn-key purchase. The pond located on the ranch is up to 30 feet deep in places and stocked with Kamloops trout, giving owners a peaceful and private fishing location amongst the rugged beauty of the landscape. Additional fishing opportunity exists just 5+ miles away along the Smith River. This ranch is fully equipped with cattle handling and processing facilities and other improvements include a shop, calving barn, implement barn, and utility room. Manager/Owner quarters consists of a 3,359+ SF home built in 1952 with 3 bedrooms and 2 bathrooms. Home features a basement for extra living space, Central AC and a garage for your vehicles. An older 800+ SF one bedroom, one bathroom adds charm to quarters providing additional living space for guests or ranch employees. Surrounded by the area's mountain ranges, the ranch offers panoramic views and recreation in all directions. Wildlife is abundant, with antelope, mule deer, abundant upland birds, and occasional elk passing through the property. With the Lewis & Clark National Forest, Gates of the Mountains Wilderness Area, and Beartooth Wildlife Management Area nearby, the hunting and fishing opportunities are endless. MLS# 396689



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Farm
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 2371
<b>View:</b>	Farmland, Mountains
<b>Water Features:</b>	Creek, Pond
<b>Listing Date:</b>	2024-09-13
<b>Listing Agent:</b>	Chance Bernall of Beaverhead Home and Ranch RE

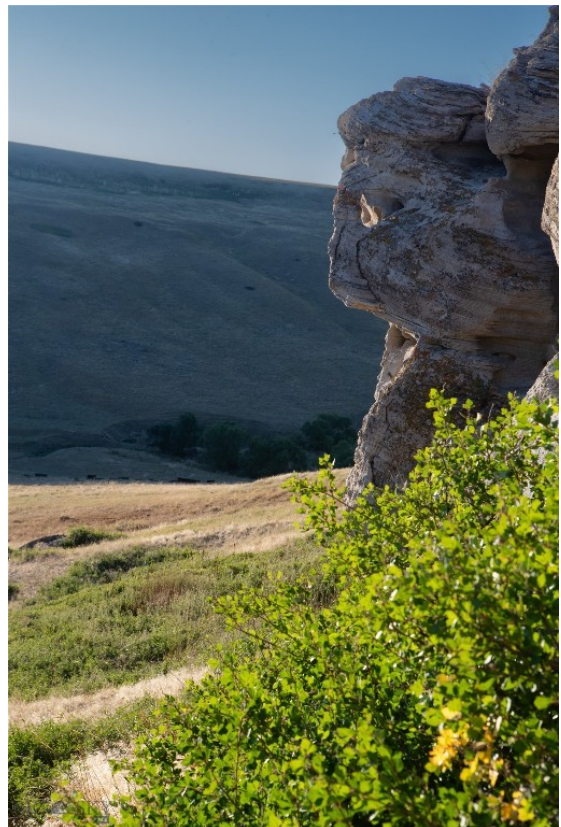
<b>Style:</b>	Ranch
<b>Year Built:</b>	1952
<b>Beds:</b>	4
<b>Baths:</b>	3
<b>Appliances:</b>	Range, Refrigerator
<b>Heating/Cooling:</b>	ForcedAir CentralAir

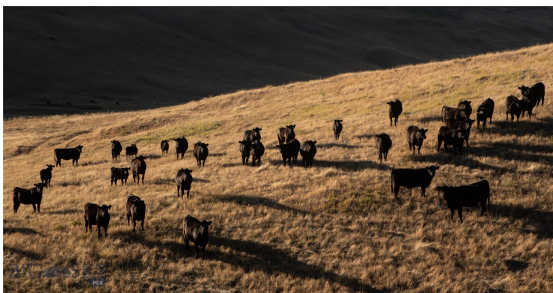
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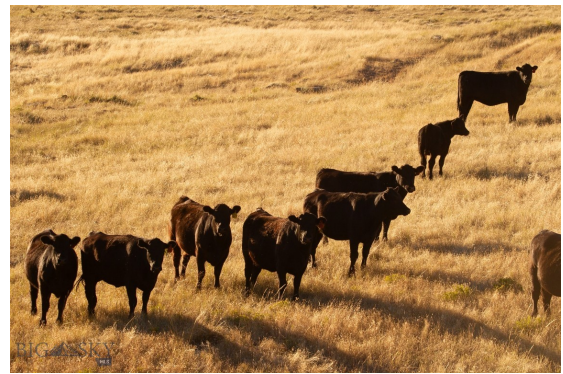
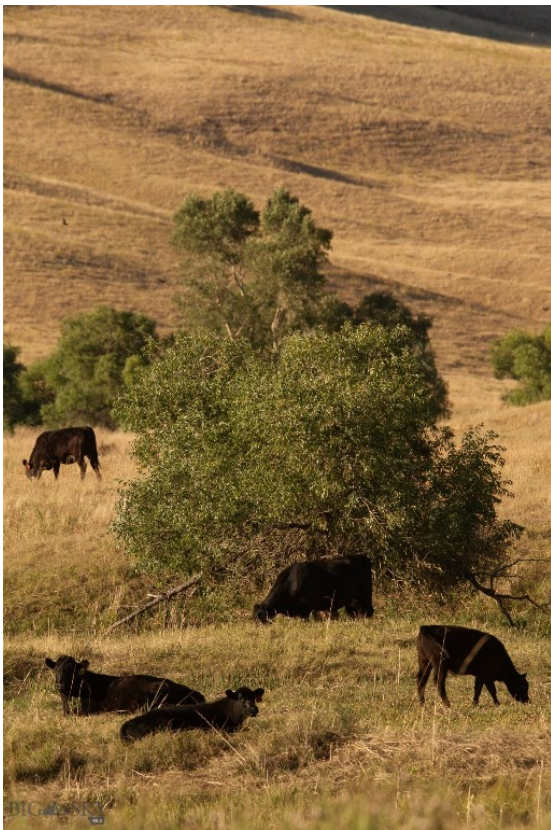


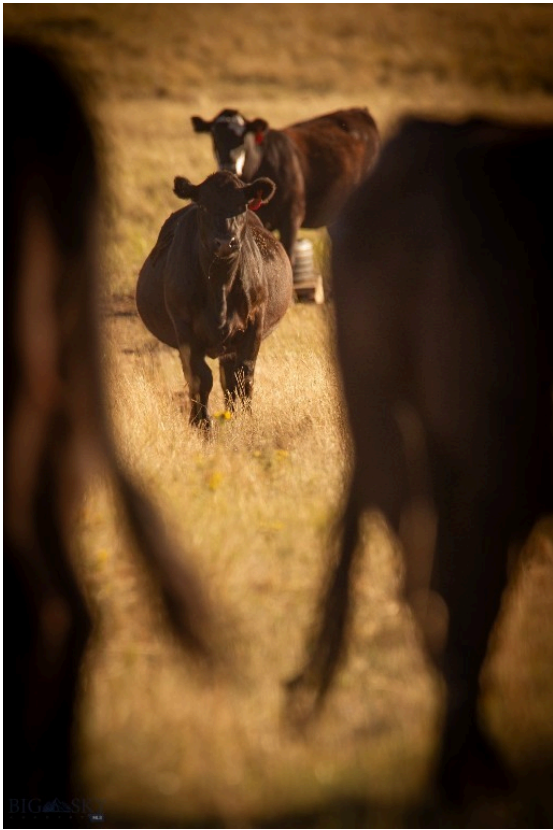
Address: 2191 Milligan Road, Cascade MT 59421

# PHOTOS



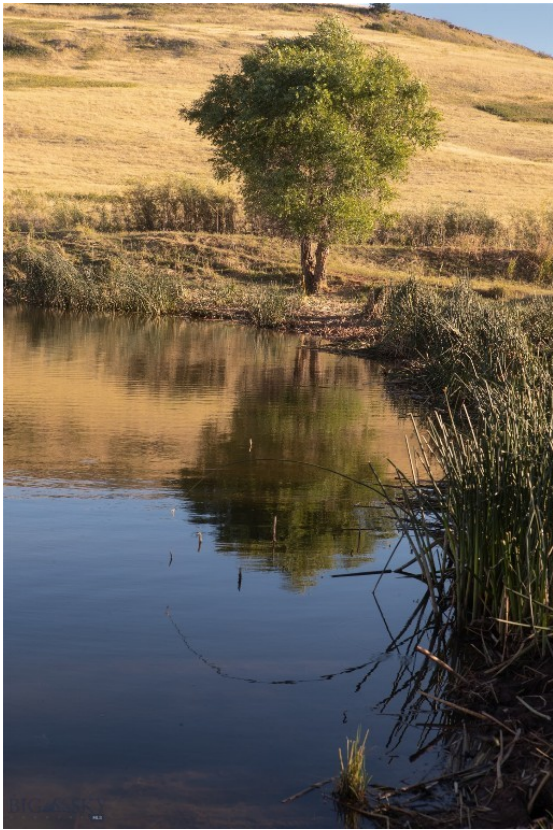


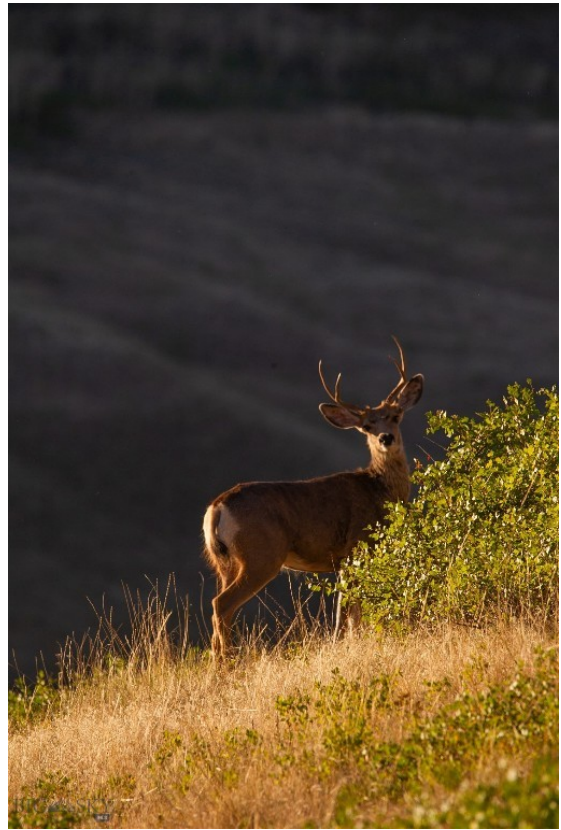


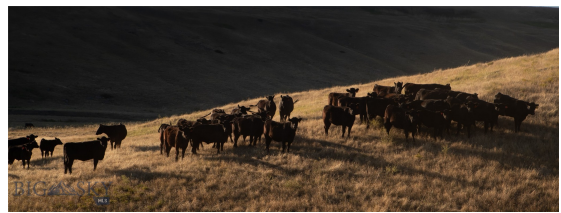
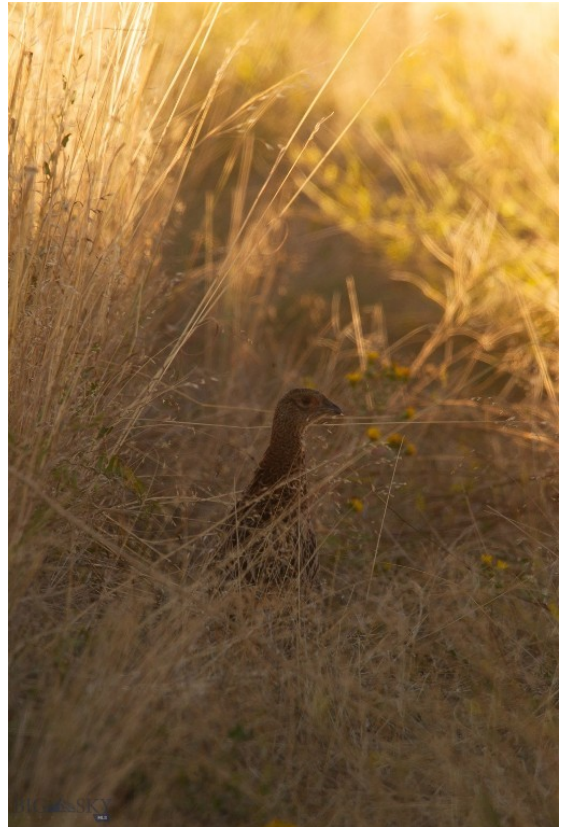


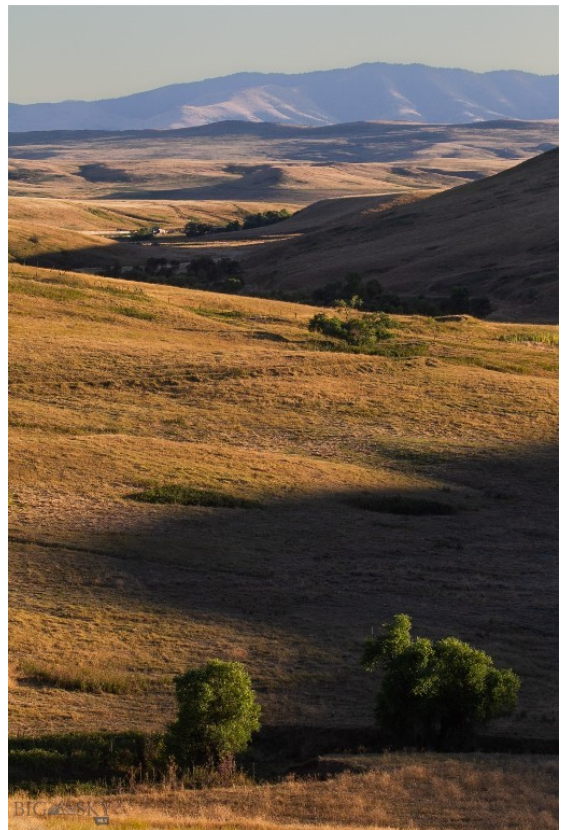














# INVESTING IN MONTANA RANCH LAND



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

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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