

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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TBD Overloop Trail, Toston MT 59643

\$275,000

Acres: ± 1.147

MLS#: 400700

INTRODUCTION

This waterfront lot on the Missouri River offers an extraordinary opportunity to enjoy world-class trout and walleye fishing right from your own backyard. With stunning mountain views, accessible riverfrontage, and a peaceful cul-de-sac location, this property combines natural beauty with a tranquil setting. About 3 miles upstream, there is a public boat launch where you can put it and float/fish right down to your private/HOA riverbank. This perk is exceptionally hard to find and demands attention from serious anglers and water lovers. The lot is further enhanced by an approved Letter of Map Amendment (LOMA), officially removing it from the FEMA floodplain, making it fully buildable and suitable for a septic system. With a well already in place, this property is ready for you to bring your dream home to life, set against a backdrop that looks like a Charles M. Russell painting. Located in the desirable Missouri River Rendezvous subdivision, known for its well-maintained homes and peaceful atmosphere, the lot is adjacent to over 4 acres of green space owned by the HOA, featuring a 3-hole golf course, a frisbee golf course, boat access, and picnic area—ensuring these recreational areas will never be developed. The parcel is situated approximately 45 minutes from Bozeman's International Airport and just 15 minutes from Townsend for most day-to-day amenities. This is a rare opportunity to own a piece of Montana paradise, where riverfront living, breathtaking scenery, and endless outdoor adventures create an ideal foundation for a life well-lived. MLS# 400700



FEATURES

Status:	Active
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 1.147
View:	Mountains, River, CreekStream
Water Features:	Creek, RiverFront, RiverAccess
Listing Date:	2025-04-02
Listing Agent:	Andrew Heppe of Whitetail Properties RE LLC

LOCATION



Address: TBD Overloop Trail, Toston MT 59643

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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LOCAL EXPERTISE*



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